

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **22 January 2024** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr V Gautam

Cllr D Reilly (Vice Chair)

Cllr J Webster

Cllr M Barrett

Officer Present:

Yvette Allen (Deputy Clerk)

Others Present:

One member of the public

23/401. **CHAIR OF THE MEETING.** It was **RESOLVED** that Vice Chair Cllr Reilly would chair the meeting as Cllr Hall would be late.

23/402. **APOLOGIES FOR ABSENCE.** There were none.

23/403. **DECLARATIONS OF INTEREST.** There were none.

23/404. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **18 December 2023** be approved and were signed by the Vice Chair as an accurate record.

Cllr Gautam arrived at 3.37pm. He declared a personal interest in planning application 23/03288/FULL as this is his neighbour.

23/405. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.

23/406. **OPEN SESSION.** The resident spoke about concerns with planning application 23/03491/FULL.

23/407. **CLERK'S REPORT.** The following report was noted:

a. Section 106 – A response from the Kent Highway Services Engagement Officer has been received. Further detail to be requested.

b. Speeding in Henwood Green Road – Another 30mph banner is awaited from Kent Highway Services.

Bin stickers are to be distributed along the High Street and Hastings Road. It was suggested this could be done with the next PVN delivery round.

c. An email requesting that one of the Parish Council's streetlights (at the junction of Woodside Road and Henwood Green Road) be left on overnight had been received. This may lead to a further discussion at a future meeting.

Cllr Hall arrived at 4.47pm.

23/408. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council:

a. **23/03288/FULL** **5 Ridgeway**

Demolition of garage; construction of new side extension to house; new accessible facilities.

No objection

b. **23/03491/FULL** **The Frith, 39 Lower Green Road**

Demolition of dwelling and structures for residential redevelopment comprising 4 no. 2-bed bungalows and 5 no. 4-bed dwellings, with associated access and parking.

Strongly object for the following reasons:

- There is overdevelopment of the site resulting in a cramped development with small rear gardens and with a very small distance between the proposed development and the site boundaries.
- The mix of housing sizes, types, tenures and affordability in the proposed development is inconsistent with the Pembury Neighbourhood Plan. No affordable housing is proposed which we believe should be included.
- We have concerns about the proposed underground surface water drainage system, which will direct drainage water into a large attenuation tank before being released into the existing drainage system within Westway.
- There is a history of sewage problems in the Westway area, and we are concerned that this amount of additional housing may add to the problem. There are no proposals to increase the sewage capacity to accommodate the additional housing which is inconsistent with Policy P5 of the PNP.
- There is no visitor parking included in the application, which would exacerbate the existing issue of parking problems in Westway.
- Assurances are needed that all existing boundary hedgerows/greenery are to be kept and greenery added to the areas which do not show any – in particular with the boundaries on to the Ridgeway.

Concerns:

- While some Bio-diversity Net Gain is proposed, the details have not been quantified. We request that this be clarified.
- There are no plans for Kent County Council to adopt the new road within the development and the roadway would be privately and jointly owned by the residents. It is requested that maintenance and management of the roadway is included in the planning conditions.
- The road surfaces in Westway and the Ridgeway are already breaking up and the effect of considerable lorry movements during construction would seriously affect this. If permission is granted, we ask that the Construction Plan is conditioned to ensure there is a robust management of transport operations throughout the development process with restrictions being placed on how construction vehicles access / leave the site.
- The developer is proposing to remove a holly tree (T1) and an apple tree (T2) which have TPOs.

If TWBC are minded to approve the application, the Parish Council will ask for this to be 'called in'.

The resident left at 4.38pm.

23/409. **OTHER APPLICATIONS.** The following were noted as no comment was required.

a. **23/03429/LAWPRO** **12 Lower Green Road**

Lawful Development Certificate (Proposed) – Stationing of mobile home ancillary to dwelling.

Cllr Gautam left at 4.40pm.

b. **23/03476/SUB** **Amhurst Hill Farm, Amhurst Bank Road**

Submission of details in relation to Condition 3 – (External materials, joinery details, hardstanding/boundary features); Condition 5 – (Parking areas); Condition 7 – (Hard and Soft Landscaping); Condition 9 – (Bio-diversity enhancement scheme); Condition 10 – (External lighting details); Condition 11 – (Foundations details) of 22/00977/FULL.

23/410. **LATE PLANNING APPLICATIONS.** There were none.

23/411. **OTHER LATE APPLICATIONS.** The following applications were noted.

a. **23/03505/SUB** **29 Romford Road**

Submission of details in relation to Condition 4 – (Finished floor levels) of 23/01688/FULL.

b. **24/00022/SUB** **Owlsnest Wood, Tonbridge Road**

Submission of details in relation to Condition 18 – (Notable and protected species survey); Condition 19 – (LEMP) of 19/01600/FULL

c. **24/00090/SUB** **40-44 Sunhill Place, High Street**

Submission of details in relation to Condition 3(a) – (External materials) of 21/04232/FULL.

23/412. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

a. **23/02655/FULL** **OS Plot 4494 Junction of Romford Road and Woodside Road**

Change of use of the land from agricultural to the keeping and grazing of horses; erection of a stable building with associated roadstone track and turning area. GRANTED

b. **23/02941/TPO** **6 Maidstone Road**

TREES: OAK (T1) – reduce lateral branches overhanging Maidstone Road by 1.5-2.5 metres. GRANTED

c. **23/02926/TPO** **7 Knights Close**

TREES: LIME – removal of epicormic growth below 7 feet annually for a period of 10 years. GRANTED

d. **23/03079/FULL** **55 Batchelors**

Erection of single storey outbuilding to provide office space. GRANTED

e. **23/03065/FULL** **Nursery Cottage, Stone Court Lane**

Demolition of existing dwelling and detached garage; erection of replacement dwelling and garage with landscaping work. REFUSED

f. **23/03001/TCA** **Amberleaze, 2 Lower Green Road**

Trees in Conservation Area Notification: HORSE CHESTNUT (T3) – Fell; LAWSON CYPRESS (T2) – Fell WITHDRAWN

- 23/413. **LATE PLANNING DECISIONS.** There were none.
- 23/414. **LOCAL PLAN**
- a. Consultation 15 January 2024 to 26 February 2024. It was **RESOLVED** to recommend that no action be taken to Full Council.
 - b. Approach from developer of PE2. It was noted that a meeting with the developer of PE2 has been arranged.
- 23/415. **SECTION 106.** The following suggestions are to be recommended to Full Council:
- Woodside pavilion
 - Woodside condition of pitches
 - Improvement to the Recreation Ground
 - Bus-stop at Polley Close
- 23/416. **PLANNING APPLICATION 22/03534/LAWPRO – 5 LOWER GREEN ROAD.** It is noted that there has been no planning breach but with reference to the Conditions placed on the LAWPRO approval, the Parish Council would like to ask if these Conditions have been monitored and would request updated information on the development.
- 23/417. **PEMBURY SCHOOL ROAD SAFETY.** It was noted that Kent Highway Services are to carry out an upgrading to yellow zig-zag lines outside Pembury School using their 'small works' budget. The Committee support this initiative.
- 23/418. **VILLAGE GATEWAY.** It was agreed not to progress with a replacement Gateway due to the cost but to further consider repairs to the existing one.
- 23/419. **UPDATE ON ENFORCEMENT ISSUES.** No response had been received from TWBC on the delay in enforcement issues and the Clerk would be asked to chase this as a matter of urgency.
- 23/420. **RISKS.** There were none.
- 23/421. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 23/422. **FUTURE MEETINGS – Monday 19 February 2024** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.31pm.

Signed: _____ Date: _____
Chair