

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **19 February 2024** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr D Reilly (Vice Chair)

Cllr M Barrett

Cllr N Stratton

Cllr J Webster

Absent:

Cllr V Gautam

Officer Present:

Yvette Allen (Deputy Clerk)

Others Present:

Five members of the public

- 23/445. **APOLOGIES FOR ABSENCE.** There were none. Cllr Gautam was not in attendance.
- 23/446. **DECLARATIONS OF INTEREST.** Cllr Reilly wished it to be recorded that he had spoken against the original planning application 17/01151/FULL at Cornford Court in 2017.
- 23/447. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **22 January 2024** be approved with an amendment to the arrival time of the Cllr Hall. Once amended, they were signed by the Chair as an accurate record.
- 23/448. **CHAIRMAN'S ANNOUNCEMENTS.** There were none.
- 23/449. **OPEN SESSION.** Residents spoke about concerns with planning application 23/03491/FULL and were interested to hear the Parish Council's views.
- 23/450. **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 the village. Another 30mph banner is awaited from Kent Highway Services. Bin stickers are to be distributed along the High Street and Hastings Road. This could be done with the next PVN delivery round.
 - c. 23/03491/FULL – The Frith, 39 Lower Green Road. This application had been called in by Borough Cllr Barrington-King and an update is awaited.

- d. 22/03534/LAWPRO – 5 Lower Green Road. A response regarding conditions had been received. The proposal complied with the requirements for the Caravan Act and there would not be any conditions.
- e. Hastings Road Gateway. It was reported that the wood on the bottom of the gateway was rotting and would be difficult to repair. As it was the responsibility of KCC it would be reported to them to deal with.

23/451. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):

23/452. It was **RESOLVED** to bring forward the discussion on 23/03419/FULL.

a. **23/03419/FULL** **Cornford Court**

Demolition of existing single-storey structure and erection of a part two-part three-storey Assisted Living unit (use C2) comprising of 69 two-bedroom suites along with a Gym, Community Room and Hydrotherapy pool along with associated car parking, landscaping and alterations to site levels.

It was **RESOLVED** to object to the application due to concerns about the Scale & Design, the impact on Access and Traffic, Green Infrastructure and Sewerage & Drainage Infrastructure and the final response will be delegated to the Clerk in consultation with committee members by email.

The residents left at 5.06pm.

b. **24/00220/FULL** **Orchard View, Stone Court Lane**

Lower and upper ground floor extensions with 2 box dormers to front and rear roof slopes.

SUPPORT

c. **24/00248/FULL** **7 The Forstal**

Demolition of garage and erection of single-storey side and rear extension and enlarged dormer.

SUPPORT

d. **24/00271/FULL** **23 Cornford Park**

Conversion of existing detached garage to annexe.

SUPPORT

e. **24/00376/TPO** **Old Coach Road, Pembury**

Trees: ASH (0330) – Fell; ASH (0331) – Fell; ELM x 2 (0332) – Fell; ASH (0333) – Reduce faulted limbs 30%; ASH (0334) – Pollard to 10m; ASH (0335) – Pollard to 15m; BEECH (2574) – Reduce western limb with cavity, end weight reduction 30%; BEECH x 2 (2585) – Reduce crown 30%.

SUPPORT

23/453. **OTHER APPLICATIONS.** There were none.

23/454. **LATE PLANNING APPLICATIONS.** There were none.

23/455. **OTHER LATE APPLICATIONS.** The following applications were noted.

a. **24/00276/SUB** **Howfield Farm, Chalket Lane**

Submission of details in relation to Condition 6 (External lighting); Condition 8 – (Biodiversity enhancement) of 23/01237/FULL.

b. **24/00375/TCA** **Village Green, Pembury**

Trees in Conservation Area Notification – OAK (0323) – Raise canopy to 3 metres.

c. **24/00367/LDCEX** **Amhurst Hill Farm, Amhurst Bank Road**

Permanent siting of mobile home.

23/456. **DECISIONS.** The following applications granted, refused, amended or withdrawn since the last meeting were noted:

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

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

b. **23/03238/FULL** **The Corner House, 1f Beagles Wood Road**

Single-storey side extension to existing dwelling. GRANTED

c. **23/02170/FULL** **36 Henwood Green Road**

Demolition of existing buildings and erection of a detached dwellinghouse and attached car port and GRANTED

shared access with retained existing dwelling with
revised car parking.

d. **23/01962/FULL**

**Land on the South-West of Redwings
Lane**

Construction of agricultural barn

NOT
PROCEEDED
WITH

- 23/457. **LATE PLANNING DECISIONS.** There were none.
- 23/458. **PE2 HUBBLES FARM PROPOSED DEVELOPMENT.** The minutes of the meeting held with developers and a public exhibition on 27 February 2024 were noted.
- 23/459. **LOCAL PLAN.** There was no update.
- 23/460. **ENFORCEMENT.** There was dissatisfaction at the lack of action by the Environment Agency and the water companies regarding the health and safety issues of potential contamination of the water supply at a local site. A further response from Greg Clark, MP is awaited.
- 23/461. **LETTERS FROM PEMBURY PRIMARY SCHOOL.** Letters from children from the Primary School had been received giving their views about new housing proposals. Cllr Hall offered to speak to them about the planning processes.
- 23/462. **TRAFFIC AT PEMBURY SCHOOL.** The Parish Council had been copied into a letter written by a resident to Kent County Council expressing serious concerns about traffic and parking issues at the school. An acknowledgement is to be sent stating that the school and Kent Highway Services are working on a traffic plan. It is also on the Parish Council's Highways Improvement Plan.
- 23/463. **RISKS.** There were none.
- 23/464. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 23/465. **FUTURE MEETINGS – Monday 18 March 2024** at 3.30pm at the Parish meeting room.

There being no other business, the meeting closed at 5.26pm.

Signed:

Chair

Date: