

Minutes of the meeting of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council office on Monday **18 March 2024** at 3.30pm.



Councillors Present:

Cllr G Hall (Chair)

Cllr M Barrett

Cllr D Reilly (Vice Chair)

Cllr J Webster

Absent:

Cllr V Gautam

Officers Present:

H Munro (Clerk)

Y Allen (Deputy Clerk)

Others Present:

Claire Stewart (Locum)

23/492. **APOLOGIES FOR ABSENCE.** There were none. Cllr Gautam was not in attendance.

23/493. **DECLARATIONS OF INTEREST.** There were none.

23/494. **MINUTES.** It was **RESOLVED** that the minutes of the meeting held on **19 February 2024** be approved and they were signed by the Chair as an accurate record.

23/495. **CHAIRMAN'S ANNOUNCEMENTS.**

- The Chair had arranged to speak to children at Pembury School about potential housing development in the village following the receipt of letters from some of them on this issue.
- The Chair would be stepping down as Chair but would remain as a member of the Committee.
- He thanked the Deputy Clerk for her work with the Planning and Highways Committee as this was her last meeting before leaving her position.

23/496. **OPEN SESSION.** No-one was present.

23/497. **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.

- c. Responding to planning applications. Following a query with the planning department about how best to respond to planning applications, a principal planning officer confirmed that there was no need to write out policies in full. A reference to individual policy numbers would suffice.
- d. Defibrillator. Following a query about how to identify the defibrillator outside the chemist in the event of an emergency, it was suggested that the postcode and 'What3words' were put on the outside of the cabinet.

23/498. **PLANNING APPLICATIONS.** The following were considered and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):

a. **24/00447/FULL** **Howfield Farm, Chalket Lane**

Variation of Condition 2 of 23/01267/FULL – Alteration to approved drawings to replace rooflights with dormer windows on west elevation.

No objection

b. **24/00470/FULL** **12 Knights Ridge**

Single-storey rear extension; side extension to garage; first floor front extension and associated alterations to fenestration.

No objection but ensure that consideration is given to all policies in Pembury's Neighbourhood Development Plan (NDP).

c. **24/00472/FULL** **1 Horse Pasture Cottages**

Single-storey rear extension.

No objection

d. **23/03376/FULL** **Land South of Redwings Lane**

Change of use of land to equestrian and erection of 2-bay stable block with store.

Strongly object for the following reasons:

The proposal is in the Metropolitan Green Belt (MGB) and an Area of Outstanding Natural Beauty (AONB) (now known as 'Natural Landscapes'). Points 152-6 'Proposals affecting the Green Belt' and points 182-183 'Conserving and Enhancing the Natural Environment' of the revised NPPF and Policy ED6 'Commercial and Private Recreation (including Equestrian) Uses in the Countryside' of the Emerging

Submission Local Plan refers. These references confirm that great weight should be given to conserving and enhancing the rural landscape character and scenic beauty of the High Weald AONB and Green Belt and to refuse inappropriate development except in 'Very Special Circumstances'. PPC consider the potential harm to the Green Belt by reason of inappropriateness is NOT outweighed by any 'Very Special Circumstances'

The proposal contravenes the following:

- Policy ED6 in the emerging Local Plan
- Policy ED8 in the emerging Local Plan
- Paragraph 176 of the National Planning Policy Framework
- Policy 3(a) + (b) NDP
- NDP Policy 5(c): Character and Design of Development
- NDP Policy 10(a): Managing the environmental impact of development
- NDP Policy 11: Locally significant views
- NDP Policy 12: Dark Skies
- NDP Policy 13(a): Improving walking, cycling and equestrian opportunities
- Support the concerns of South East Water as the site is over an aquifer which risks pollution of the water supply.
- Support the concerns of the Environment Agency regarding Groundwater vulnerability

There are concerns about:

- The welfare of animals
- Lack of manure, chemical or water storage
- No mention of an exercise area for horses
- No mention of increased traffic movements
- Lack of car parking
- No mention of the Public Right of Way on the site
- No mention of protected species

A full Environmental Impact Assessment is required.

If TWBC is minded to approve the application, Pembury Parish Council will ask for it to be 'called in'.

It was **RESOLVED** that the detailed response to be submitted to TWBC would be delegated to the Clerk in conjunction with Cllr Reilly.

e. **24/00558/FULL**

30 Henwoods Mount

Single-storey extension.

No objection but query whether any provision has been made for surface water drainage.

f. **24/00684/REM** **Land East of Kingstanding Way,
Tunbridge Wells**

Approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) including details for Condition 2; Condition 6; Condition 39; Condition 41 pursuant to 23/03103/FULL for Variation of Conditions 3 and 4 of 22/02789/FULL – to allow the redistribution of B1 and B8 uses.

No comment

e. **24/00690/REM** **Land East of Kingstanding Way,
Tunbridge Wells**

Approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) including details for Condition 2; Condition 6; Condition 39; Condition 41 pursuant to 22/02789/FULL for the Amendment to approved application 19/02267/OUT (Alteration to conditions 2 and 3) to allow redistribution of B1 and B8 uses.

No comment

23/499. **OTHER APPLICATIONS.** The following was noted:

a. **24/00635/TCA** **Postilions, 2 Hastings Road**

Trees in a Conservation Area Notification: BEECH (A) – Removal of branches growing over garage and into lawn in front of Church; SWEET CHESTNUT (B) – Removal of one branch growing across garden; HORSE CHESTNUT (C) – Removal of 3 branches growing over garden; 2 FLOWERING CHERRIES (D) – Removal of lower branches.

23/500. **LATE PLANNING APPLICATIONS.** It was **RESOLVED** to consider the following application at the next Full Council meeting:

a. **24/00431/FULL** **Downingbury Farm, Maidstone Road**

Conversion of cold store and stables into 2 no. dwellings with associated parking and landscaping.

23/501. **OTHER LATE APPLICATIONS.** The following application was noted.

b. **24/00639/SUB** **Tunbridge Wells Hospital, Tonbridge Road**

Submission of details in relation to Condition 15 – travel plan; Condition 16 – parking strategy 21/00797 FULL.

23/502. **DECISIONS.** The following decision was noted:

a. **23/03185/FULL** **Friars Hatch, Romford Road**

Erection of 2-storey extension to rear elevation **GRANTED**
(amendment from approved application 23/00820/FULL)

23/503. **LATE PLANNING DECISIONS.** There were none.

23/504. **LOCAL PLAN.** There was no update.

23/505. **PROPOSED TELECOMMUNICATIONS UPGRADE AT NOTCUTTS.** The information was noted.

23/506. **STREET LIGHTING ISSUES.** A further report was awaited prioritising the works required with costs. It was **RESOLVED** to defer this until the next meeting.

23/507. **PARKING ISSUE AT PENNS YARD.** An email had been received requesting double yellow lines at the entrance to Penns Yard. It was **RESOLVED** to send a response explaining the difficulties in implementing double yellow lines.

23/508. **RISKS.** There were none.

23/509. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

23/510. **FUTURE MEETINGS** – Monday **22 April 2024** at 3.30pm at the Parish meeting room.

23/511. **CLOSED SESSION.** Pursuant to section 1(2) of the Public bodies (Admission to meetings) Act 1960, it was **RESOLVED** to exclude the public and the press from the meeting at 4.56pm for the next item of business on the grounds that it would involve the likely disclosure of exempt information.

23/512. **ENFORCEMENT.** An update was given and it was **RESOLVED** to wait for further information about the most recent application for the site before sending a letter to Greg Clark MP to demand action.

There being no other business, the meeting closed at 5.03pm.

Signed: _____ Date: _____
Chair