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

**Councillors Present:**

Cllr D Reilly (Chair) Cllr M Barrett

Cllr K Brooks Cllr N Stratton (ex-officio)

**Apologies:**

Cllr G Hall Cllr J Webster

**Absent:**

Cllr V Gautam

**Officers Present:**

H Munro (Clerk)

C Stewart (Locum Deputy Clerk)

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|  | APOLOGIES FOR ABSENCE. Apologies had been received from Cllrs Hall and Webster and it was RESOLVED that the reasons be accepted. Cllr Gautam was not in attendance. |
|  | DECLARATIONS OF INTEREST. There were none. |
|  | MINUTES. It was RESOLVED that the minutes of the meeting held on 18 March 2024 be approved and they were signed by the Chair as an accurate record.  |
|  | CHAIRMAN’S ANNOUNCEMENTS. * The Chair thanked Cllr Hall for his hard work as the previous Chair of the Committee and was pleased to note that he would stay on as a valued member of the committee.
* The Chair asked for a ‘library’ of relevant documents be created for Committee members.
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|  | OPEN SESSION. No-one was present. |
|  | CLERK’S REPORT. The following report was noted:1. Speeding Banner. KCC advised that the banner is in stock and will be delivered shortly.
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|  | PLANNING APPLICATIONS. The following were considered, and it was RESOLVED to submit the following responses to Tunbridge Wells Borough Council (TWBC): |
|  |  | **24/00797/FULL** | **5a Lower Green Road** |
|  |  | Addition of 90cm trellis to existing 190cm close boarded fence.No objection |
|  |  | **23/003491/FULL** | **The Frith, 39 Lower Green Road (amended)** |
|  |  | Demolition of dwelling and ancillary structures and residential redevelopment of the site comprising 5 no. 3-bed and 4 no. 4-bed dwellings with associated new access, parking and footpath link.No objection but the Parish Council had the following concerns:1. In accordance with the adopted Pembury Neighbourhood Plan (PNP) Policy 2 there is an identified need for a supply of 1 and 2 bedroom houses which this proposal does not address.
2. The Parish Council supports the comments from Southern Water asking that a drainage plan for the development should be submitted and approved by TWBC in conjunction with Southern Water prior to commencement of the development.
3. The Parish Council requests that the maintenance and monitoring of SUDS features and in particular attenuation features such as the cellular tank to hold back water flows during times of heavy rainfall should be carried out by a properly constituted qualified company appointed by the developer and funded in perpetuity for the lifetime of the development.
4. To address concerns regarding the approach to the development by heavy construction traffic via Ridgeway and Westway, the Parish Council request a condition is agreed and discharged prior to commencement of the development for a detailed and robust Construction Environmental Management Plan. This should also ensure that any damage done by construction vehicles should be repaired in a timely fashion at the expense of the applicant/developer.
5. The Parish Council notes Kent County Council’s Public Rights of Way (PROW) officer’s acceptance of the proposal for a PROW that ensures accessibility of the development on foot from all the surrounding area.
6. The Parish Council is concerned about the future maintenance of the additional ‘triangle’ of land that is part of the development site is not included within the proposal plans.

The Parish Council withdraws its previous request that the application should be called in to the TWBC Planning Committee. |
|  |  | **24/00893/TPO** | **46 Maidstone Road** |
|  |  | Trees: MATURE OAK (T1) (mature oak tree) – Prune back crown on neighbouring bungalow side and remove dead wood.No objection subject to review and approval by the Tree Officer |
|  |  | **24/00639/SUB** | **The Tunbridge Wells Hospital Tonbridge Road** |
|  |  | Submission of Details in relation to Condition 15 - Travel Plan; Condition 16 - Parking Strategy of 21/00797/FULL.No objection as the proposals emphasise the importance of supporting travel by cycle and on foot in accordance with Policy P13 of the adopted PNP.*Cllr Stratton left the meeting at 4:50pm.* |
|  |  | **24/00955/FULL**  | **Great Bayhall Barn Chalket Lane** |
|  |  | Variation of Conditions 2 & 3 of 23/00478/FULL - Alterations to fenestration to all elevations, addition of PV panels, plant shed, external material alterations.No objection. |
|  | OTHER APPLICATIONS. The following was noted: |
|  |  | **24/00884/TCA** | **1 High Street** |
|  |  | NORWAY MAPLE (T1 & T2) - Minor tip reduction of western canopies of trees where limbs significantly overhang the boundary and roof of 3 High Street. Maximum reduction of limbs will be 1.5 metres and up to historic pruning points.No objection. |
|  |  | **24/00904/TN0T56**  | **Notcutts Garden Centre Tonbridge Road**  |
|  |  | NORWAY MAPLE (T1 & T2) - Minor tip reduction of western canopies of trees where limbs significantly overhang the boundary and roof of 3 High Street. Maximum reduction of limbs will be 1.5 metres and up to historic pruning points. No objection. |
|  | LATE PLANNING APPLICATIONS. it was RESOLVED to submit the following responses to TWBC: |
|  |  | **24/00951** | **Great Bayhall Barn, Chalket Lane.** |
|  |  | Variation of Condition 2, 4 and 5 of 19/03602/FULL - Alterations to landscaping, Window style changes, Material alterations to elevations.No objection. |
|  |  | **24/00932/FULL** | **Fletchers, Hastings Road** |
|  |  | Single storey side extension, first floor side dormers; replacement porch, doors & windows; replace 2 rear windows with French doors.No objection.  |
|  |  | **24/00996/FULL** | **6 The Paddock** |
|  |  | Part two storey, part single storey side and front extension; part two storey, part single storey rear extension.No objection.  |
|  | OTHER LATE APPLICATIONS. There were none. |
|  | DECISIONS. The following decision was noted: |
|  |  | **24/00248/FULL 7**  | **The Forstal**  |
|  |  | Demolition of garage and erection of single storey side and rear extension and enlarged dormer. | GRANTED |
|  |  | **24/00375/TCA**  | **Village Green, High Street** |
|  |  | Trees in Conservation Area Notification – OAK (0323) – Raise low canopy to 3m.  | NO OBJECTION RAISED |
|  |  | **24/00220/FULL**  | **Orchard View, Stone Court Lane** |
|  |  | Lower and upper ground floor extensions with 2 no. box dormers to front and rear roof slopes. | GRANTED |
|  |  | **24/00376/TPO**  | **Old Coach Road** |
|  |  | 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%. | GRANTED |
|  |  | **24/00271/FULL**  | **23 Cornford Park** |
|  |  | Conversion of existing detached garage to annexe. | GRANTED |
|  |  | **23/02333/LBC**  | **Myrtle Cottage, 2 Romford Road** |
|  |  | Listed Building Consent – replacement of modern triangular brace on kitchen ceiling with full width beam to strengthen ceiling and bedroom floor above. | GRANTED |
|  |  | **24/00635/TCA**  | **Postillions 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.  | NO OBJECTION RAISED  |
|  |  | **24/00145/FULL**  | **64 Henwood Green Road** |
|  |  | Demolition of outbuilding and erection of 2 single storey dwellings with associated garaging and external works. | GRANTED |
|  |  | **24/00776/ENVSCR**  | **Downingbury Farm Maidstone Road** |
|  |  | EIA Screening Opinion - Conversion of cold store and stables into 2no. dwellings with associated parking and landscaping (24/00431/FULL refers). | GRANTED |
|  |  | **24/00367/LDCEX**  | **Amhurst Hill Farm** |
|  |  | Lawful Development Certificate (Existing) - Permanent Lawful Development Certificate (Existing) - Permanent siting of mobile home siting of mobile home. | NOT REQ’D |
|  | LATE PLANNING DECISIONS. There were none. |
|  | **LOCAL PLAN.** The extended consultation period has now ended. |
|  | **RESIDENT’S REQUEST.** A request had been received for a roadside mirror on the Village Green to assist in crossing the road at this point. After discussion it was agreed that there were concerns with this suggestion that prevented it being possible and that the office would contact the resident with this decision. |
|  | **STREET LIGHTING ISSUES.** Following the report from the contractors regarding the works required to ensure that the various streetlights were safe, the terms of the maintenance contract would be reviewed to establish if any of the works now required should have been completed under thecontract. To address the riskof the required works, the costs would be added to the next budget to ensure these could be completed as soon as funds were available. |
|  | RISKS. There was nothing further discussed. |
|  | QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS. There were none. |
|  | FUTURE MEETINGS – Monday 20 May 2024 at 3.30pm at the Parish meeting room. |
|  | ENFORCEMENT. * 1. APPEAL APP/M2270/W/24/3339337 – 23/02302/FULL Change of use from agricultural to provide a Gypsy and Traveller Pitch (retrospective) – The Ranch, Redwings Lane.
	2. APPEAL APP/M2270/W/24/3339338 – 23/02303/FULL - Change of use from agricultural to provide a Gypsy and Traveller Pitch (retrospective) – The Ranch, Redwings Lane.

It was RESOLVED that the same submission to the Planning Inspector previously agreed should be submitted for related appeals on the same site.  |
|  | 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 5:24pm for the next item of business on the grounds that it would involve the likely disclosure of exempt information. |
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 | ENFORCEMENT. The enforcement update was noted. |

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

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| Signed: |  | Date: |  |
|  | Chair |  |  |