



To all Members of the Planning & Highways Committee

Cllrs Barrett, Brooks, Gautam, Hall, Reilly and Webster

You are hereby summoned to attend a meeting of the Planning & Highways Committee at the Parish Office, Lower Green Recreation Ground, Pembury TN2 4DZ on **22 April 2024** at 3.30pm.

#Munro

Helen Munro
Parish Clerk

Date of Issue: 16 April 2024

Members of the Public and Press are welcome to attend

A G E N D A

1. **APOLOGIES FOR ABSENCE.** To receive and note apologies for absence.
2. **DECLARATIONS OF INTEREST.** To receive declarations of pecuniary and non-pecuniary interests.
The disclosure must include the nature of the interest. If you become aware, during the course of a meeting, of an interest that has not been disclosed under this item, you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial. A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.
3. **MINUTES.** To receive and approve the minutes of the meeting held on 18 March 2024.
4. **CHAIRMAN'S ANNOUNCEMENTS.** To receive announcements.
5. **CLERK'S REPORT.** To receive report and update on previous actions.
6. **OPEN SESSION.** To adjourn the meeting to enable any members of the public present to address the Council. *Please note there can be no discussion of these items and issues will either be addressed elsewhere on the agenda or be referred to a future meeting of the Parish Council.*
7. **PLANNING APPLICATIONS.** To consider a response to the following:
 - a. **24/00797/FULL** **5a Lower Green Road**
Addition of 90cm trellis to existing 190cm close boarded fence.
 - b. **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.
 - c. **24/00893/TPO** **46 Maidstone Road**
Trees: MATURE OAK (T1) (mature oak tree) – Prune back crown on neighbouring bungalow side and remove dead wood.

15. **STREET LIGHTING ISSUES.** To consider quote and priority schedule of works required to street columns.
16. **RISKS.** To consider any new risks which may affect the Council and actions required.
17. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
18. **MEETING DATES.** Date of next meeting **20 May 2024** – 3.30pm. Parish meeting room.
19. **CLOSED SESSION.** Pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960, to consider excluding the public and press from the meeting for the next item of business on the grounds that it will involve the likely disclosure of exempt information.
20. **ENFORCEMENT.** To receive update on enforcement action.

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.

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

Report to: Planning & Highways Committee

Date: 22 April 2024

By: Claire Stewart

Subject: Update on previous actions

Required: To receive update

1. 23/495 Chairman of Committee

Cllr David Reilly was elected as chairman of the Planning and Highways Committee at the last full Council meeting.

2. 23/497 SPEEDING BANNER

This has been ordered but has not yet arrived, office will chase up supplier.

3. 23/498 Land South of Redwings Lane

Consultation response submitted regarding 2 appeals on applications for this site to the Planning Inspectorate.

4. 23/506 Streetlighting

Breakdown of priorities and costings provided.

Summary of changes made to original application to address PPC objections and those from others.

Reduced number of houses on the South East side of the site and replacement of bungalows with smaller 2 storey houses ; results in a lower density of development and enables longer gardens and a more spacious feel to address objection on grounds of overdevelopment in contravention of PNDP Design code Para 2.3

No provision of affordable housing, however now only 9 units so affordable not compulsory and no S106 applicable.

Addition of 2 visitor parking spaces is now included, provision of spaces on each property complies with current TWBC planning guidance.

Increased provision of greenery and trees within the boundary treatments .

Improved footpath provision with landscaping, this to address a KCC concern. Footpath from the new development will join the footpath at the rear of the Parish offices/recreation field.

Note-on the plus side

Each property has solar panels and a EV charging point.

Whilst there is no specific cycle parking, each unit has a driveway at the front with space for cycle parking if desired as well as the car parking space.

Elements of PPC objections not addressed by changes are :

Sewage and drainage, houses not 'set back' from road, no specific clarification re biodiversity net gain other than additional greenery/tree planting.

No comment re concerns re road surfacing on approach through The Westway.

Note

KCC have confirmed this road will not be adopted by KCC Highways.

TWBC Tree officer has addressed concerns :commenting that the TPO's on the trees to be removed should not be a barrier to development.

Category 1 should be done as soon as possible, Category 2 within 12 months and Category 3 next year.

Cat 1 total £4140 plus UKPN costs

Cat 2 total £110

Cat 3 total £1520 plus UKPN costs

Column number	Work required	Category	Cost
5	Missing cast iron column door	Cat 1	£105
10	Pruning req'd. Secondary isolation does not connect the neutral path to the lantern. REPAIR	Cat 2	£110
15	Clock. Clock box door hinges snapped (secured with cable ties) , old porcelain Mains Cut out in one side. Risk of doors falling leading to injury, doors cannot be fixed so column requires replacement. REPLACE	Cat 1	£1325
17	Secondary isolation does not connect the neutral path to the lantern. REPAIR	Cat 3	£65
20	Column leans 2 ways, required RTV. (in tarmac road with no footpath) Secondary isolation does not connect the neutral path to the lantern. Requires replacement. REPLACE	Cat 1	£745
22	Secondary isolation does not connect the neutral path to the lantern. REPAIR	Cat 3	£65
24	New column req'd within 2 years. Column solid at present but thinning below door and damp inside. REPLACE	Cat 3	£1325 plus UKPN costs.
26	New column req'd. Heavily corroded inside and column is malleable. REPLACE	Cat 1	£1325 plus UKPN costs.
29	Column bent and loose in the ground. Secondary isolation does not connect the neutral path to the lantern. SECURE COLUMN AND REPAIR	Cat 1	£640
31	Secondary isolation does not connect the neutral path to the lantern.	Cat 3	£65

Helen Munro

From: CLARK, Greg <greg.clark.mp@parliament.uk>
Sent: 03 April 2024 12:04
To: Helen Munro
Subject: KSL 344703 TC: Enforcement Action on sites in Redwings Lane Pembury TN2 4AD

Dear Helen

Thank you for your email, thank you also for copying me into your email to South East Water. I also wrote to both South East Water and the Environment Agency and have received responses similar to those that you have received.

I understand that the owners of this site have submitted an appeal, which is frustrating as it delays enforcement. I will speak to Tunbridge Wells Borough Council and ask that they keep a close eye on the site so that no further works are undertaken.

With best wishes

Greg

Sign up to receive my constituency newsletter [here](#).



GREG CLARK
Member of Parliament for
Tunbridge Wells

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A portrait of Greg Clark, a man with glasses and a blue suit, smiling.

To view my privacy notice and data protection policy, please click [here](#).

From: Helen Munro <clerk@pemburyparishcouncil.gov.uk>
Sent: Wednesday, March 13, 2024 11:51 AM
To: CLARK, Greg <greg.clark.mp@parliament.uk>
Subject: FW: KSL 344703 TC: Enforcement Action on sites in Redwings Lane Pembury TN2 4AD

Dear Greg

I have copied you into my email to South East Water about Pembury Parish Council's concerns about the lack of action on the sites in Redwings Lane.

Previously you agreed to contact the Environment Agency, South East Water and Tunbridge Wells borough Council about this matter. The Parish Council are becoming frustrated by the lack of action regarding this and would appreciate your continued support to push for action.

I look forward to hearing from you shortly.

Kind regards