



To all Members of the Planning & Highways Committee

Cllrs Barrett, Brooks, 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 **20 May 2024** at 3.30pm.

H Munro

Helen Munro

Parish Clerk

Date of Issue: 14 May 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 22 April 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. **24/00874/FULL** **15 Knights Ridge**
Two storey front extension
- 8 **OTHER APPLICATIONS.** To consider any other applications – for example Lawful Development and Trees in a Conservation Area applications.
- 9 **LATE PLANNING APPLICATIONS.** To consider any applications received after the agenda was set and prior to the meeting.
- 10 **OTHER LATE APPLICATIONS.** To consider any other applications - for example Lawful Development applications received after the agenda was set and prior to the meeting.

11 **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.

- b. **24/00884/TCA** **1 High Street**
Trees in Conservation Area Notification - 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 RAISED
- c. **24/00635/TCA** **Postillions, 2 Hastings Road**
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
- d. **24/00558/FULL** **30 Henwoods Mount**
Single-storey extension
GRANTED
- e. **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
GRANTED
- f. **24/00248/FULL** **7 The Forstal**
Demolition of garage and erection of single storey side and rear extension and enlarged dormer
GRANTED
- g. **24/00375/TCA** **Village Green, High Street**
OAK (0323) - Raise low canopy to 3m
NO OBJECTION RAISED
- h. **24/00271/FULL** **23 Cornford Park**
Conversion of existing detached garage to annexe
GRANTED
- h. **24/00797/FULL** **5a Lower Green Road**
Addition of 30 inch trellis to existing 190cm close boarded fence.
GRANTED
- I. **24/00431/FULL** **Downingbury Farm**
Conversion of cold store and stables into 2no. dwellings with associated parking and landscaping
GRANTED

12 **LOCAL PLAN.** The Tunbridge Wells Draft Local Plan is moving to the next stage of hearings before the Planning Inspector. To consider response.

13 **REQUESTS FROM RESIDENTS.** To consider requests from residents to install yellow lines in Hastings Road, Junction of Church Road and Maidstone Road and Junction of Canterbury Road and Hastings Road.

- 14 **ENFORCEMENT.** To receive update on enforcement action. Updated log provided.
- 15 **RISKS.** To consider any new risks which may affect the Council and actions required.
- 16 **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
- 17 **MEETING DATES.** Date of next meeting **17 June 2024** – 3.30pm. Parish meeting room.
- 18 **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.
- 19 **NOTIFICATION OF INTENTION TO APPLY FOR PLANNING PERMISSION**

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 K Brooks

Cllr M Barrett
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)

- 23/539. **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.
- 23/540. **DECLARATIONS OF INTEREST.** There were none.
- 23/541. **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.
- 23/542. **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.
- 23/543. **OPEN SESSION.** No-one was present.
- 23/544. **CLERK'S REPORT.** The following report was noted:
- a. Speeding Banner. KCC advised that the banner is in stock and will be delivered shortly.
- 23/545. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):
- a. **24/00797/FULL** **5a Lower Green Road**
Addition of 90cm trellis to existing 190cm close boarded fence.

No objection

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.

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.

- 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.
- No objection subject to review and approval by the Tree Officer
- d. **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.

- e. **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.

23/546. **OTHER APPLICATIONS.** The following was noted:

- a. **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.
- b. **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.

23/547. **LATE PLANNING APPLICATIONS.** it was **RESOLVED** to submit the following responses to TWBC:

a. **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.

b. **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.

c. **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.

23/548. **OTHER LATE APPLICATIONS.** There were none.

23/549. **DECISIONS.** The following decision was noted:

a. **24/00248/FULL 7** **The Forstal**
Demolition of garage and erection of single storey side and rear extension and enlarged dormer. GRANTED

b. **24/00375/TCA** **Village Green, High Street**
Trees in Conservation Area Notification – OAK (0323) – Raise low canopy to 3m. NO OBJECTION RAISED

c. **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

d. **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

- e. **24/00271/FULL** **23 Cornford Park**
Conversion of existing detached garage to annexe. GRANTED
- f. **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
- g. **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
- h. **24/00145/FULL** **64 Henwood Green Road**
Demolition of outbuilding and erection of 2 single storey dwellings with associated garaging and external works. GRANTED
- i. **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
- j. **24/00367/LDCEX** **Amhurst Hill Farm**
Lawful Development Certificate (Existing) - Permanent Lawful Development Certificate (Existing) - Permanent siting of mobile home. NOT REQ'D

23/550. **LATE PLANNING DECISIONS.** There were none.

23/551. **LOCAL PLAN.** The extended consultation period has now ended.

23/552. **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.

23/553. **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 the contract.

To address the risk of the required works, the costs would be added to the next budget to ensure these could be completed as soon as funds were available.

23/554. **RISKS.** There was nothing further discussed.

23/555. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

23/556. **FUTURE MEETINGS** – Monday **20 May 2024** at 3.30pm at the Parish meeting room.

23/557. **ENFORCEMENT.**

- a. 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.
- b. 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.

23/558. **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.

23/559. **ENFORCEMENT.** The enforcement update was noted.

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

Signed: _____ Date: _____
Chair

Report to: Planning & Highways Committee
Date: 20 May 2024
By: Claire Stewart
Subject: Update on previous actions

Decision/s Required: To receive update

1. Speeding in the village

Another 30mph banner is still awaited from Kent Highway Services

2. 23/03419/FULL Cornford Court, Cornford Lane, Royal Tunbridge Wells, Kent, TN2 4QX

An invitation to speak/attend the TWBC Planning committee meeting that will determine this application has been received.

3. Streetlights-Following the last meeting the Clerk contacted the contractor as agreed and the relevant staff member is on annual leave. The matter of the maintenance contract will be followed up.

4. YELLOW LINES -possible inclusion in HIP , email correspondence forwarded to members.

5. LOCAL PLAN The Tunbridge Wells Draft Local Plan is moving to the next stage of hearings before the Planning Inspector
the sections that seem likely to affect Pembury Parish are:

Matter 3 Issues 1,2,and 3 pages 4 and 5.

Matter 4 Issue 4 Highways Infrastructure page7

Matter 7 Issue 1 page 10

These relate to highways infrastructure (and other infrastructure). Relevant are discussions of :

Colts Hill Bypass, changes at Kippings Cross that might affect routes near Pembury (rat runs to avoid congestion).

Colts Hill bypass,in particular, has issues with deliverability (once Tudeley allocation has been dropped), whether required with only the big allocations at Paddock Wood and the effect that its route will have on the AONB, landscape character and setting of landscape and heritage assets.

The Chair of the Planning and Highways Committee asked the office to contact Brenchley and Matfield PC and Capel PC to ask whether they are going to attend and what representations they intend to make.

Locum Deputy Clerk contacted Brenchley and Matfield and Capel PC's to see what their intentions are for the next round of hearings.

Brenchley and Matfield advised that for BMPC, the issues at the hearings are highways and transport, particularly in relation to the proposed developments at Paddock Wood and East Capel. Two BMPC representatives will attend for Matter 4, The Strategy for Paddock Wood and Matter 7, Highways Infrastructure. The detail of any statements were discussed at their 3rd June Meeting, information to follow.

Capel are attending 16/17/18 and 19th. They have 'joined forces' with Save Capel again to hire a barrister again for the 18th and 19th but he is not available for the other dates so they will represent themselves. They have the same concerns as everyone else about highways infrastructure and are still concerned about the Tudeley proposed strategic allocation.

Requests from residents have been received for Parish support for installation of double yellow lines at the following locations:

Hastings Road- area around the King William public house

Junction of Maidstone Road and Church Road

Junction of Hastings Road and Canterbury Road

Planning Enforcement / Appeals Register

PLANNING REFERENCE TWBC&PINS	LOCATION	APPLICATION	ENFORCEMENT OR APPEAL	STATUS	PPC	TWBC Officer
21/02291 3321734	The Meadows Pastheap Farm Hastings Road	Appeal against Enforcement Notice PF/T017839 - Without planning permission the installation of acoustic fencing over 2 metres in height along the northern part of the Land adjacent to the boundary.	Appeal against enforcement	In progress	Submitted comment to PINS	James Moysey
21/02292 3323513	The Meadows Pastheap Farm Hastings Road	Appeal against Enforcement Notice PF/T017839.1 - Without planning permission the erection of a 40m x 20m riding arena with associated earthworks The Meadows Pastheap Farm Hastings Road	Appeal against enforcement	In progress	Submitted comment to PINS	James Moysey
23/02302	The Ranch UK Redwings Lane	Change of use of land from agricultural to provide a Gypsy	Appeal against refusal	In progress	Submitted comments to PINS	Thomas Vint (copied in)

3339338 3339337	East Pitch West Pitch	and Traveller pitch (retrospective)				
23/02303 3339249 3339251	The Ranch UK Redwings Lane East Pitch West Pitch	Change of use of land from agricultural to provide a Gypsy and Traveller pitch (retrospective)	Appeal against refusal	In progress	Submitted comments to PINS	Thomas Vint (copied in)
24/00013 3339009	Plot 9-11 Land off Redwings Lane Pembury Tunbridge Wells Kent TN2 4AD	Change of use of land for private equestrian activities and siting of a lodge for office and site management activities	Appeal against refusal	In progress	Deadline for comments 28 May	Kirsty Minney