Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **MONDAY 17 JUNE 2024** at 3.30pm.



Councillors Present:

Cllr D Reilly (Chair) Cllr K Brooks (Vice-Chair) Cllr M Barrett Cllr G Hall Cllr J Webster

Officers Present:

Y Allen (Burial Officer)

Other Attendees:

4 Members of the public

- 24/073. **APOLOGIES FOR ABSENCE.** There were none.
- 24/074. **DECLARATIONS OF INTEREST.** Cllr Reilly had met with a Tesco representative and had had a site visit planning application 24/01356 refers.
- 24/075. **MINUTES.** It was **RESOLVED** that the minutes of the 20 May 2024 be approved and were signed by the Chair as an accurate record.
- 24/076. **CHAIR'S ANNOUNCEMENTS.** As meetings on Monday afternoons were no longer convenient for Committee members, changes to meeting days and times would be discussed later on in the agenda.

The Chair also thanked everyone who attended the Tunbridge Wells Borough Council (TWBC) Planning Committee meeting regarding Cornford Court. He had requested a recording of the meeting as there were concerns at the way the meeting had been conducted and this would be followed up.

- 24/077. **CLERK'S REPORT**. The following report was noted:
 - a. Another 30-mph banner is still awaited from KCC Highway Services.
 - b. The query relating to the streetlight maintenance contract is still outstanding as the contractor.
- 24/078. **OPEN SESSION.** One resident spoke about enforcement matters at Redwings Lane.
- 24/079. **ENFORCEMENT.** An updated enforcement and appeals log was noted. An update on progress with the appeals on the Redwings Lane sites was reported and it was **RESOLVED** that the new revised date for the appeal hearing would be sought from the Head of Planning at TWBC.

All members of the public left at 4.09pm.

- 24/080. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:
 - a. **24/01272/FULL** Cottleston Farm, Kings Toll Road Extension to barn conversion & alterations to fenestration on all elevations (23/02496/FULL refers).

Support with a request to include the following conditions:

- a. Ecology. Works are undertaken in line with the recommendations set out in the PEA and Bat Survey;
- Trees. A condition to be added to ensure the surrounding trees are protected during the construction phase of the development;
- c. The scheme is to be landscaped in accordance with the condition on the previous consent including ecology measures.

b. 24/01356/FULL Tesco, Pembury Road

2no. extensions to existing store & alterations to parking.

Cllr Reilly reported that he visited the site. It was **RESOLVED** to write to the Local Planning Authority requesting deferment of comments as consultee until transport issues have been resolved.

c. 24/01404/ENVSCR Tesco, Pembury Road

EIA Screening Opinion - 2no. extensions to existing store & alterations to parking (24/01356/FULL).

It was noted that an EIA was not needed.

d. 24/01273/TPO 41 The Gill

TREES: 2no. OAK - 30% reduction of overhanging branches.

The Parish Council requests that this application is referred to the TWBC Tree Officer with regard to ownership of the land on which the tree is situated.

24/081. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

a. 24/01497/TPO 10 Maidstone Road

Reduce to height of 5 metres above ground level.

Noted.

b. **24/01511/FULL** Nursery Cottage, Stone Court Lane Demolition of existing dwelling & garage, erection of replacement dwelling & garage with landscaping.

Pembury Parish Council supports the scheme as it is more sustainable and higher quality than the dwelling currently on site. Subject to suitable conditions for protection and proposed landscaping, the scheme will have no detrimental impact on site trees, including those subject to TPOs. The scheme will accordingly comply with Policies P8 (Pembury Neighbourhood Plan) and EN13.

- 24/082. **OTHER APPLICATIONS.** The following applications were noted.
 - a. 24/01244/SUB 2 Hawkwell Cottages, Maidstone Road
 Submission of details in relation to Condition 4 Rooflight details of 23/03195/LBC
 - b. **24/01384/LAWPRO Pembury Hall Pembury Hall Road** Use of the land for siting of a mobile unit for use of forestry / agriculture purposes.
 - c. 24/01396/SUB Maidstone & Tunbridge Wells NHS Trust The Tunbridge Wells Hospital Tonbridge Road

Submission of Details in relation to Condition 20 - Landscape & Ecological Management Plan of 21/00797/FULL.

- d. **24/01384/LAWPRO** Orchard View Stone Court Lane Pitched roof to rear.
- 24/083. **OTHER LATE APPLICATIONS.** There were none.
- 24/084. **DECISIONS.** The following decisions were noted:
 - a. **23/03491/FULL** The Frith, **39 Lower Green Road** Demolition of dwelling and ancillary structures and GRANTED residential redevelopment of the site comprising 5 no. 3-bed and 4 no. 4-bed dwellings, with associated new access, parking and footpath link.

b. 24/00917/FULL 3 Sandhurst Avenue Two storey side extension with single storey rear GRANTED extension

- c. 24/00874/FULL 15 Knights Ridge Two storey front extension GRANTED
- d. 24/00893/TPO 46 Maidstone Road

Trees: MATURE OAK (T1) (mature oak tree) - Prune GRANTED back crown on neighbouring bungalow side and remove dead wood.

e. 24/00472/FULL 1 Horse Pasture Cottages, Maidstone Road

Single storey rear extension

GRANTED

f. 24/00932/FULL Fletchers, Hastings Road

Single storey side extension, first floor side dormers; GRANTED replacement porch, doors & windows; replace 2 rear windows with French doors.

g. 24/00955/FULL Great Bayhall Barn, Chalket Lane

Variation of Conditions 2 & 3 of 23/00478/FULL -GRANTEDAlterations to fenestration to all elevations, addition ofPV panels, plant shed, external material alterations,extension of sedum roof over link.

h. **24/00996/FULL 6 The Paddock** Part two storey, part single storey side and front GRANTED extension; part two storey, part single storey rear extension.

i. 24/00951/FULL Great Bayhall Barn, Chalket Lane Variation of Conditions 2, 3, 4 and 5 of 19/03602/FULL GRANTED Alterations to landscaping and swimming pool, alterations to fenestration and changes to materials (Alternative to 23/00538/FULL).

24/085. **LOCAL PLAN.** The response submitted to the Planning Inspector for the Stage 3 Hearings is in progress and would be submitted prior to the deadline of 28 June. It was **RESOLVED** that no one would attend the hearings on behalf of the Parish Council.

24/086. HIGHWAYS IMPROVEMENT PLAN (HIP)

- a. Highways improvements near the primary school were discussed and it was noted that concerns had already been identified as a high priority in Pembury's HIP. Cllr Reilly was keen to form a group consisting of a Borough and County Councillors together with Parish Councillors and concerned residents to investigate possible solutions and research grant funding for any future scheme.
- b. No changes would be made to the HIP.
- 24/087. **RISKS.** There was nothing further discussed.

- 24/088. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 24/089. **MEETING DATES.** The next meeting would take place on Wednesday 17 July at 7pm. It was **RESOLVED** to recommend to Full Council that future Planning & Highways Committee meetings take place on the third Wednesday in the month at 7pm.

There being no other business, the meeting closed at 5.10pm.

Signed:		Date:	
	Chair		