



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 **Wednesday 17 July 2024 at 7:00pm**.

H Munro

Helen Munro

Parish Clerk

Date of Issue: 11 July 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 17 June 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 Tunbridge Wells Borough Council (TWBC) for the following applications:
 - a. **24/01578/FULL 11 Greenleas**
Double storey front and rear extension and single storey side extension.
 - b. **24/01586/FULL 2 Stone Court Lane**
Demolish existing and erect a part single, part two storey rear extension, first floor front extension and side porch.
8. **LATE PLANNING APPLICATIONS.** To consider a response to TWBC for any applications received after the agenda was set and prior to the meeting.

9. **OTHER APPLICATIONS.** To consider a response to any other applications – for example Lawful Development certificates and Trees in a Conservation Area applications.
 - a. **24/01640/SUB 30 Henwoods Mount**
Submission of Details in relation to Condition 3 (External Materials) of 24/00558/FULL.
 - b. **24/01656/TCA Postillions 2 Hastings Road**
Trees in a Conservation Area Notification: CYPRESS HEDGE (A) - Partial removal; CHERRY (B) - Remove; SYCAMORE (C) - Removal of 4no. branches overshadowing church lawn; BEECH (D) - Removal of 4no. branches overshadowing orchard; PERSIAN IRONWOOD (E) - Removal of 2no. branches.
10. **LATE OTHER APPLICATIONS.** To consider any other 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.
 - a. **24/01244/SUB 2 Hawkwell Cottage, Maidstone Road**
Submission of Details in relation to Condition 4 - Rooflight GRANTED
Details of 23/03195/LBC.
 - b. **24/01443/NMAMD Orchard View Stone Court Lane**
Non-Material Amendment in relation to 24/00220/FULL - REFUSED
Pitched roof to rear.
 - c. **21/02291/FULL The Meadows, Pastheap Farm, Hastings Road**
Erection of 2.3m acoustic fencing (Retrospective). WITHDRAWN
 - d. **21/02292/FULL The Meadows, Pastheap Farm, Hastings Road**
Erection of 40m x 20m riding arena with associated WITHDRAWN
earthworks (Retrospective).
12. **CORNFORD COURT APPLICATION 23/03419/FULL.** To consider next steps and make recommendation to Full Council.
13. **LOCAL PLAN.** To receive update on the Stage 3 Hearing.
14. **PE3 – LAND SOUTH OF HASTINGS ROAD.** To note public exhibition on 31 July and consider next steps.
15. **DEFIBRILLATOR.** To consider quotes to replace the public access defibrillator on the Chemist wall.
16. **HIGHWAYS IMPROVEMENT PLAN (HIP).**
 - a. To note meeting with Kent County Council to discuss the HIP on 19 July.
 - b. To consider any changes to the HIP.
 - c. To consider forming a group to investigate research into future schemes.

17. **ENFORCEMENT.** To receive update on enforcement action.
18. **RISKS.** To consider any new risks which may affect the Council and actions required.
19. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
20. **MEETING DATES.** To consider the date of next meeting scheduled on **Wednesday 18 September 2024 – 7pm** in the Parish Office meeting room.

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

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;
- b. 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 residential redevelopment of the site comprising 5 no. 3-bed and 4 no. 4-bed dwellings, with associated new access, parking and footpath link. GRANTED
- b. **24/00917/FULL 3 Sandhurst Avenue**
Two storey side extension with single storey rear extension GRANTED
- 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 back crown on neighbouring bungalow side and remove dead wood. GRANTED

- 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; replacement porch, doors & windows; replace 2 rear windows with French doors. GRANTED
- g. **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, extension of sedum roof over link. GRANTED
- h. **24/00996/FULL** **6 The Paddock**
Part two storey, part single storey side and front extension; part two storey, part single storey rear extension. GRANTED
- i. **24/00951/FULL** **Great Bayhall Barn, Chalket Lane**
Variation of Conditions 2, 3, 4 and 5 of 19/03602/FULL - Alterations to landscaping and swimming pool, alterations to fenestration and changes to materials (Alternative to 23/00538/FULL). GRANTED

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

Report to: Planning & Highways Committee

Date: 17 July 2024

By: Helen Munro (Clerk)

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 and will be raised at the meeting with Kent Highways.

2. **24/01356/FULL – Tesco**

The applicant is preparing further information as a result of transport queries raised. Consultation on the updated information to be undertaken when Tunbridge Wells Borough Council notifies the Parish Council.

Report to: Planning & Highways Committee

Date: 17/07/2024

By: Clerk

Subject: Defibrillator

Decision/s Required: **To consider quotes to replace the public access defibrillator on the Chemist wall.**

1. Background

The public access defibrillator owned by the Parish Council, was scheduled to be replaced in September. However, following a routine inspection, its replacement needs to be brought forward slightly as the battery is no longer working at full capacity.

2. Specification

Following discussion with the volunteer who has helped the Parish Council, an iPAD SP1 Fully Automatic Defibrillator is the preferred option.

3. Budget

A budget of £1,000 has be allocated for the purchase of the new defibrillator.

4. Quotes

The cost of the preferred defibrillator is £920 plus VAT.



Highway Improvements Team working in Partnership with Pembury Parish Council Highway Improvement Plan



Submission Date: 05/10/2022

(Please remember that the HIP is for new initiatives/measures/schemes in your community – it is NOT to be used as a maintenance log, as these MUST be logged using the online reporting tool via this link <https://www.kent.gov.uk/roads-and-travel/report-a-problem>)

HIP Front Cover

| HIP Version | Submitted by (Name) | HIP Date | Record Of Meeting Dates with KCC Virtual or Face to Face | Please list below the funding Opportunities/Sources for HIP initiatives/Measures | |
|---|---|---|--|--|---|
| | | | | County Member, Parish Precept Donation, LTP bid | |
| Are you an active member of the Speed Watch Scheme? | | Yes <input type="checkbox"/> No <input type="checkbox"/> | | Are you an active member of the Lorry Watch Scheme? | |
| Yes <input type="checkbox"/> No <input type="checkbox"/> | | Yes <input type="checkbox"/> No <input type="checkbox"/> | | | |
| Name of HIP Representative | | Contact Telephone Number | | Email Address | |
| Name of Clerk | | Contact Telephone Number | | Email Address | |
| Name of Chair | Cllr Graham Hall Planning & Highways Committee | Contact Telephone Number | 01892 822689 | Email Address | graham.hall@pemburyparishcouncil.gov.uk |
| KCC Project Manager Name | | Contact Telephone Number | | Email Address | |

- Please note the Priority column MUST be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down) KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year.

Live Priorities Record

| Priority | Location | Problem/Concern | What do you feel are the potential solutions? | KCC Comments (This column is to be completed by Project Manager ONLY) |
|----------|----------|-----------------|---|---|
|----------|----------|-----------------|---|---|

Please Note: Highway Improvement Plans will only be accepted if they are in this prescribed template format. PLEASE DO NOT ALTER IN ANY WAY. Whilst this is intended to be a living document for your Parish/Town Council*, KCC can only make resources available to review your HIP annually.



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| Priority | Location | Problem/Concern | What do you feel are the potential solutions | KCC Comments (This column is to be completed by Project Manager ONLY) |
|----------|--|---|--|---|
| HIGH | Romford Road, Henwood Green Road, Woodside Road, Kings Toll Road | Congestion on the A21 Kippings Cross roundabout encourages traffic to use rural roads as a cut through. These are regularly used by walkers, cyclists and horse riders. There are three accident blackspots – on the junction at Hazeldene House; Wish Hill (north east of Albans Lodge); Blind bend where WT221 crosses Romford Road. Additional housing in Paddock Wood and Matfield will worsen the rat-running. | Reduce speed limit, mitigation and traffic calming measures, warning signage, improving verges | |
| High | High Street | Speeding, parking, pavement/parking, traffic using as a cut through to get to the A228/A264 from A21 | To implement new road layout with road furniture which will require traffic to note oncoming traffic priority in several sites along the High Street | |
| HIGH | Hastings Road | Speeding, parking, pavement/parking as traffic uses this road as a cut through | To implement new road layout with road furniture which will require traffic to note oncoming traffic priority in several sites along Hastings Road | |

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| | | | | |
|-------------|--|--|---|---|
| HIGH | Lower Green Road | Speeding | To implement new road layout with road furniture which will require traffic to note oncoming traffic priority in several sites along Lower Green Road | |
| HIGH | Top of Church Road/Maidstone Road | Parking on junction | Double yellow lines | KCC can install corner protection DYL where the need arises, the first step in the process is consultation to ensure local support. KCC will not carry out any further consultation aside from site notices. Please refer to New Highway Works Requests Information Pack for process considerations and costs incurred for the Traffic Regulation Order. (Informal consultation with local residents will need to be carried out by the PC in the first instance) |
| HIGH/MEDIUM | Henwood Green Road from Hastings Road to Woodside Road | Parking issues | Consider making this one way | |
| MEDIUM | Canterbury Road/Hastings Road | Difficulty in pulling out of Canterbury Road due to parked cars on Hastings Road | Double yellow lines | KCC can install corner protection DYL where the need arises, the first step in the process is consultation to ensure local support. KCC will not carry out any further consultation aside from site notices. Please refer to New Highway Works Requests Information Pack for process considerations and costs incurred for the Traffic Regulation Order. (Informal consultation with local residents will need to be carried out by the PC in the first instance) |

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Highway Improvements Team working in Partnership with Pembury Parish Council Highway Improvement Plan



Submission Date: 05/10/2022

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| | | | | |
|--------|--------------------|---|---|---|
| MEDIUM | Woodsgate Corner | Drivers jumping red lights and vehicles blocking the junction | CCTV Yellow hatching | This will need to be reviewed by the Intelligent Traffic Systems Team email hmc@kent.gov.uk |
| MEDIUM | Henwood Green Road | Speeding | | Speed surveys can be carried out, funded by the Parish to ascertain the extent of the problem, and the basis for any future proposals. Await to hear if PC have funding for ATC tube surveys to go down. |
| LOW | Woodside Road | Dangerous for groundsmen to pull out of the depot compound onto Woodside Road as the compound has a concealed entrance. | Concealed entrance sign sited on the verge 100m before the entrance | We have been unable to locate the depot referred to, could you please supply a more detailed description of the location or a plan. |
| LOW | Canterbury Road | Speeding | Reduce speed limit to 20mph | Canterbury Road does not meet the criteria for a 20mph limit/zone, the minimum speed limit length is 600m in accordance with 'setting local speeds' DFT circular 01/2013. Consider half on half off parking. CRK to do site survey and report back to PPC. |

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Highway Improvements Team working in Partnership with Pembury Parish Council Highway Improvement Plan



Submission Date: 05/10/2022

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Historical Priorities Record

| No | Location | Problem/Concern | What do you feel are the potential solutions? | KCC Comments |
|----|-------------------------------|---|--|---|
| 1. | Lower Green Road | Speeding – in particular outside the school | Reduce speed limit to 20mph outside school '20's plenty' | Ordered and due to be installed prior to 19.03.2021 works complete |
| 2. | Woodsgate Way | Entrance roadway is too narrow | Widening of roadway | The entranceway looks to be no narrower than other residential streets – This would be difficult to undertake, as consideration to the tree root protection area would prohibit civils. NB the wider the road faster speeds swinging in and out. No further action from KCC at this time. |
| 3. | Penns Yard | Parking issues | Double Yellow Lines on one side of the road. Cllr Barrington King in discussion with TWBC officers | No action for KCC at this time |
| 4. | Cornford Lane | Major traffic congestion | Discussions taking place with residents to canvas their thoughts | No KCC action proposed at this time. |
| 5. | Woodside Road/Kings Toll Road | Road being used as a rat run | A feeder lane on the A21 at Kippings Cross for easier access to Matfield Cllr Barrington King working with National Highways (previously known as Highways England) to develop and lobby for the dualling of the A21 further south from Kippings Cross. | Noted – No Action for KCC at this time. |

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Planning Enforcement / Appeals Log

| Planning Ref: TWBC | Planning Ref: PINS | Location | Application Details | Type | Status | PPC Action Taken |
|-------------------------------|--------------------|---|---|----------------------------|--|--|
| 21/02291/FULL 23/00016/ENF | 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 | 03/07/2024 - Appeal withdrawn | 26/07/2023 Submitted comment to PINS |
| 21/02292/FULL 23/00019/ENF | 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. | Appeal against enforcement | 03/07/2024 - Appeal withdrawn | 21/08/2023 Submitted comment to PINS |
| 23/02302/FULL | 3339338 3339337 | East Pitch West Pitch The Ranch UK Redwings Lane | Change of use of land from agricultural to provide a Gypsy and Traveller pitch (retrospective) | Appeal against refusal | Appeal in progress. Hearing date 08/10/2024 10am | 24/04/2024 Submitted comments to PINS |
| 23/02303/FULL 24/00007/ENF | 3339249 3339251 | East Pitch West Pitch The Ranch UK Redwings Lane | Change of use of land from agricultural to provide a Gypsy and Traveller pitch (retrospective) | Appeal against refusal | Appeal in progress. Hearing date 08/10/2024 10am | 24/04/2024 Submitted comments to PINS |
| 23/01668/FULL 24/00013 | 3339009 | Plot 9-11 Land off Redwings Lane | Change of use of land for private equestrian activities and siting of a lodge for office and site management activities. | Appeal against refusal | Appeal in progress. TWBC issued 2 Article 4(1) Directive that comes into force on 29/06/2024 & ends on 16/11/2024 | 31/05/2024 submitted comments to PINS |