

Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **MONDAY 17 JULY 2024** at 7:00pm.



Councillors Present:

Cllr D Reilly (Chair)

Cllr M Barrett

Cllr G Hall (Vice-Chair)

Cllr K Brooks

Apologies:

Cllr J Webster

Officers Present:

H Munro (Clerk)

Other Attendees:

2 Members of the public

24/120. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllr Webster. It was **RESOLVED** that the apology and reason be accepted.

24/121. **DECLARATIONS OF INTEREST.** There were no declarations of interest made. Cllr Reilly declared he had been lobbied by a resident about item 24/126a. 24/01578/FULL 11 Greenleas.

24/122. **MINUTES.** It was **RESOLVED** that the minutes of the 17 June 2024 be approved and were signed by the Chair as an accurate record.

24/123. **CHAIR'S ANNOUNCEMENTS.** The Chair announced that proposed changes to Planning legislation would be closely monitored. Until the legislation was available it was not known if there would be an impact on the Pembury Neighbourhood Plan (PNP). Housing targets have been reimposed on Local Authorities, which could have implications on the emerging Local Plan.

24/124. **CLERK'S REPORT.** The following report was noted:

- a. Speeding in the Village. Another 30-mph banner is still awaited from Kent Highway Services and will be raised at the meeting with them.
- b. 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 (TWBC) notifies the Parish Council.

24/125. **OPEN SESSION.** Residents spoke about their concern about traffic and speeding in the village.

24/126. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **24/01578/FULL 11 Greenleas**

Double storey front and rear extension and single storey side extension.

Pembury Parish Council were unable to respond due to the lack of detail or measurements submitted within the planning application. However, they do have the following concerns:

- The extension is very large and much bigger than other extensions on neighbouring properties.
- The proposed dwelling is not in keeping with the existing streetscene.
- The proposed dwelling would overshadow neighbouring properties, particularly no. 13.
- There is no mention of energy saving measures as per Policy P4 of the PNP.
- There is no reference to the requirements of PNP policies within the application.

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.

SUPPORT if it does not impact the residential and visual amenity.

24/127. **LATE PLANNING APPLICATIONS.** There were none.

24/128. **OTHER APPLICATIONS.** The following applications were noted.

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.

24/129. **OTHER LATE APPLICATIONS.** There were none.

24/130. **DECISIONS.** The following decisions were noted:

a. **24/01244/SUB 2 Hawkwell Cottage, Maidstone Road**

Submission of Details in relation to Condition 4 - GRANTED
Rooflight Details of 23/03195/LBC.

- b. **24/01443/NMA Orchard View, Stone Court Lane**
Non-Material Amendment in relation to REFUSED
24/00220/FULL - Pitched roof to rear.
- c. **21/02291/FULL The Meadows, Pastheap Farm, Hastings Rd**
Erection of 2.3m acoustic fencing (Retrospective). WITHDRAWN
- d. **21/02292/FULL The Meadows, Pastheap Farm, Hastings Rd**
Erection of 40m x 20m riding arena with associated WITHDRAWN
earthworks (Retrospective).
- e. **24/01272/FULL Cottleston Farm, Kings Toll Road**
Extension to barn conversion & alterations to GRANTED
fenestration on all elevations (23/02496/FULL
refers).

24/131. **CORNFORD COURT APPLICATION 23/03419/FULL.** The next steps were considered. The letter to the Chief Executive and Head of Planning at TWBC would be finalised shortly and emailed to committee members before being sent. It was **RESOLVED** that consideration of the next steps up to and including a judicial review would be discussed at the next Committee meeting and a recommendation made to Full Council for consideration at the October meeting.

24/132. **LOCAL PLAN.** An update on progress of the Local Plan hearings was reported. It was **RESOLVED** that an update be sought from representatives of neighbouring parish councils. Borough Cllr Paterson would also be asked to give an update at the September Full Council meeting.

24/133. **PE3 – LAND SOUTH OF HASTINGS ROAD.** The public exhibition on 31 July from 3:30pm to 7pm in Pembury Pavilion was noted.

There was concern that TWBC used Section 106 rather than the Community Infrastructure Levy (CIL) which could benefit local communities more and could make an 'Infrastructure First' approach more realistic. It was **RESOLVED** that an item be put on the September Full Council agenda for discussion of the Parish Council's stance on CIL.

24/134. **DEFIBRILLATOR.** The recommended quotes to replace the public access defibrillator on the Chemist wall were considered. It was **RESOLVED** to purchase the iPad SP1 Fully Automatic Defibrillator from the Defib Warehouse at a cost of £920 plus VAT.

24/135. **HIGHWAYS IMPROVEMENT PLAN (HIP)**

- a. The meeting with Kent County Council to discuss the HIP on 19 July was noted.

- b. Changes to the HIP were considered and it was **RESOLVED** that safety measures around the school would be priority 1. The junction of Canterbury Road with Hastings Road would priority 2.
- c. Consideration of forming a group to research into future schemes was discussed. It was **RESOLVED** that interested residents, Planning & Highways Committee members and County and Borough Councillors be invited to join the group.

24/136. **ENFORCEMENT.** An update on enforcement action was noted. An update on the obstruction of a footpath would be requested.

24/137. **RISKS.** There was nothing further discussed.

24/138. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

24/139. **MEETING DATES.** The next meeting would take place on Wednesday 18 September at 7pm.

There being no other business, the meeting closed at 8:20pm.

Signed: _____ Date: _____
Chair