



To all Members of the Planning & Highways Committee

Cllrs Brooks, Hall, and Young

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 18 September 2024** at 7:00pm.

H Munro

Helen Munro

Parish Clerk

Date of Issue: 11 September 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 July 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 note responses to applications received during the summer recess under the Clerk's delegated powers.
8. **PLANNING APPLICATIONS.** To consider a response to Tunbridge Wells Borough Council (TWBC) for the following applications:
 - a. **24/02032/FULL** **Howfield Farm, Chalket Lane**
Change of use of agricultural land to residential and erection of garage.
 - b. **24/02103/FULL** **14 The Forstal**
Removal of 3 sheds & erection of wooden outbuilding.
 - c. **24/02085/OUT** **Hubbles Farm, Hastings Road**

Outline (Access only) - Demolition of existing residential, farm buildings & equestrian facilities, development of 99 dwellings with associated landscaping, cemetery expansion & associated infrastructure.

To receive update and consider any actions prior to consideration of a response at an Extraordinary Full Council meeting on 24 September 2024.

9. **LATE PLANNING APPLICATIONS.** To consider a response to TWBC for any applications received after the agenda was set and prior to the meeting.
10. **OTHER APPLICATIONS.** To consider any other applications – for example Lawful Development certificates and Trees in a Conservation Area applications.
 - a. **24/02198/LAWPRO 26 Tonbridge Road**
Lawful Development Certificate (Proposed) – erection of single storey side/rear extension, alteration to side porch and fenestration alterations.
 - b. **24/01818/LAWPRO 13 Herons Way**
Lawful Development Certificate (Proposed) – single storey rear extension.
11. **LATE OTHER APPLICATIONS.** To consider any other applications received after the agenda was set and prior to the meeting.
12. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.
 - a. **24/01273/TPO 41 The Gill**
TREES: 2no. OAK - 30% reduction of overhanging branches. GRANTED
 - 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. GRANTED
 - c. **24/01511/FULL Nursery Cottage, Stone Court Lane**
Demolition of existing dwelling & garage, erection of replacement dwelling & garage with landscaping. GRANTED
 - d. **24/01497/TPO 10 Maidstone Road**
Trees: SYCAMORE (T1) - Reduce to height of 5 metres above ground level. GRANTED
 - e. **24/01280/FULL Tesco, Pembury Road**
Click and collect parking with canopy above, 11x new bollards. 2x new van bays with safe zone between. GRANTED
 - f. **24/01578/FULL 11 Greenleas**
Double storey front and rear extension and single storey side extension GRANTED
13. **LIAISON WITH DEVELOPERS.** To review protocol for future liaison with developers.

14. **ENFORCEMENT.** To receive update on enforcement action.
15. **HIGHWAYS IMPROVEMENT PLAN (HIP).**
 - a. To receive update on meeting with Kent County Council to discuss the HIP.
 - b. To receive correspondence from a resident regarding safety concerns about road markings on Tonbridge Road leading to the Woodsgate traffic lights.
 - c. To consider any changes to the HIP and agree priority order for recommendation to Full Council.
 - d. To consider holding an informal public consultation about the installation of double yellow lines.
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.** To consider the date of next meeting scheduled on **Wednesday 16 October 2024 – 7pm** in the Parish Office meeting room.

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**

Initialled

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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

Report to: Planning & Highways Committee

Date: 18 September 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.

Planning & Highways Committee

Planning Applications received during the summer recess 2024.

Application No.	Address:	Details:	Deadline:	Response:	Submitted
24/01280/FULL	Tesco, Pembury Road	Click and collect parking with canopy above, 11x new bollards. 2x new van bays with safe zone between	08/08/2024	<p>PPC has NO OBJECTION to this application but have the following comments:</p> <ul style="list-style-type: none"> • PPC support the comments of KCC requesting the reduction in parking spaces in this proposal is taken into account with the larger approved application for an extension to the store and changes to the parking layout. • Policies EN19 and STR1 of Submission Local Plan relating to the High Weald Area of Outstanding Natural Beauty requires a landscape and visual impact assessment which is missing from the application. • The red canopy proposed is out of keeping and we request this is changed to a colour more sympathetic in an Area of Outstanding Natural Beauty. 	07/08/2024
24/01497/TPO	10 Maidstone Road	Trees: SYCAMORE (T1) - Reduce to height of 5 metres above ground level	14/08/2024	No objection	06/08/2024
24/01817/FULL	8 & 9 Amberleaze Drive	Single-storey side and rear extensions to dwellings	16/08/2024	PPC have NO OBJECTION to the above application but would like to request energy	23/08/2024

			EXTENDED to 23/08/2024	efficiency proposals are included as per Policy P4 of the Pembury Neighbourhood Plan.	
24/01972/TPO	8 Amberleaze Drive	Trees: SYCAMORE (T8) - Remove	20/08/2024	No objection	20/08/2024
24/01976/FULL	3 Sandhurst Avenue	Two-storey side extension & single-storey rear extension	02/09/2024	PPC has NO OBJECTION although there are concerns about the impact of the ground floor extension up to the boundary of the neighbouring property.	16/08/2024
24/01356/FULL	Tesco, Pembury Road	2no. extensions to existing store & alterations to parking	19/08/2024	<p><i>PPC has NO OBJECTION but supports the conditions and planning obligations raised by KCC and National Highways.</i></p> <p><i>Additionally, as the site lies within the High Weald National Landscape, we request that conditions are applied to prevent any potentially hazardous environmental effect.</i></p> <p><i>As the development is located outside of the Limits to Build Development, we request that a condition be imposed to ensure it is carried out in strict accordance with the details of the external materials specified.</i></p> <p><i>A construction management plan should prevent construction deliveries conflicting with food deliveries and visits by shoppers at peak times. Construction vehicles should also avoid</i></p>	28/08/2024

				<i>peak AM/PM deliveries from the A21 / Pembury Road to minimise incremental congestion.</i>	
24/02138/TPO	St Peters House, 9 Knights Close	TREES: SYCAMORE (T1) - 30% crown reduction	10/09/2024	No objection.	28/08/2024

Pembury Parish Council
Protocol for future meetings with proposed developers.

January 2024

1. Introduction

- 1.1. Proposed developers are contacting the Parish Council to arrange meetings with Parish Councillors as part of their Community Engagement.

2. Preparation

- 2.1. Meetings are to be open to all Parish Councillors and one officer.
- 2.2. Parish Councillors are not to meet with developers on their own.
- 2.3. Any conflict of interest must be declared – err on the side of caution.

3. Meetings

- 3.1 Meetings are for fact finding and discussion only but no agreement.
- 3.2 Minutes are to be taken and published at the earliest opportunity, so that transparency is evident. Published minutes will not contain any commercially sensitive information.

4. Recommendation to developers

- 4.1 A recommendation will be made to the developer that a public presentation is held as early as possible.



Guidelines for Pre Application Community Involvement

These guidelines are recommended as good practice that the council expect from all major planning proposals, including Reserved Matters applications, as well as those that are below the major threshold but have significant local impact. They are drawn from BCC's **Statement of Community Involvement Ground Rules**.

They are also informed by the National Planning Policy Framework paragraph 66.

See our Statement of Community involvement for more information - <https://www.bristol.gov.uk/planning-and-building-regulations/planning-policy>

Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably' and by the **'Before submitting an application'** section of the National Planning Practice Guidance - <https://www.gov.uk/guidance/before-submitting-an-application>.

A key lesson since the Guidelines were introduced in 2008 is that exhibitions and similar events do not by themselves constitute involvement as defined in the Statement of Community Involvement (Oct 2008), but that they can be valuable later in the process to ensure information is taken to the wider community at the end of the involvement process or at application stage.

Step 1: The developer will contact **Bristol Neighbourhood Planning Network (NPN)** administrator (networkadministrator@bristolnbn.net) as early as possible before proposals are fixed and while significant options are still open, giving preliminary details of site location and type of development. The NPN will provide contact details of groups to be involved.

The developer should also contact:

- Local ward councillors
- Bristol City Council Neighbourhood Partnership co-ordinators - neighbourhood.partnerships@bristol.gov.uk.

Councillors and Neighbourhood Partnership co-ordinators may also be able to suggest other local groups who should be involved in pre-application engagement.

Step 2: The developer will arrange to meet representatives of the resident/amenity group where there will be a brief discussion about the site, what existing planning policies are relevant and what issues are important either to the developer or to the community. The Community Involvement procedure will be agreed. The group representative(s) will inform the developer about how they will consult local opinion and to what extent they will need to make the proposals public.

Step 3: Applicant/developer to prepare early sketches, and present to the group for discussion. This stage may involve several meetings, if the development is large, complicated or contentious. The group will undertake to make a written response within 2 weeks of any meeting with the developer.

If both parties wish to check that their discussions have identified all community issues, an exhibition for the wider public may be mounted. Any questionnaire/ response form must be agreed by both parties. Community responses must be submitted in full with the planning application (with a copy of this information with identifying details redacted for posting on the website), and not summarised in a Community Involvement Statement (CIS).

Step 4: The developer prepares plans, as far as possible taking account of the consensus view, and presents the plans that they intend to send for planning permission to the resident/amenity group

Step 5: As a supporting document to the planning application the developer prepares a Community Involvement Statement (CIS) as a record of the Community Involvement process (this is a validation requirement for Major planning applications). A standard form is available on the council's website. The statement will include:-

- points that were made by the community, and
- changes made by the developer to accommodate these points, and
- where the developer is unable or unwilling to respond to these points, giving reasons why not.

This record will be agreed and signed by both parties and submitted with the planning application. If no agreement on the document can be reached, then both parties may submit their own statement to the council to be considered along with other information relating to the application.

Planning Enforcement / Appeals Log

Planning Ref: TWBC	Planning Ref: PINS	Location	Application Details	Type	History	Current status
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	26/07/2023 Submitted comment to PINS	Appeal Withdrawn
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	21/08/2023 Submitted comment to PINS	Appeal withdrawn
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	24/04/2024 Submitted comments to PINS	Appeal in progress. Hearing date 08/10/2024 10am
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	24/04/2024 Submitted comments to PINS	Appeal in progress. Hearing date 08/10/2024 10am
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	31/05/2024 submitted comments to PINS TWBC issued 2 Article 4(1) Directive that comes into force on 29/06/2024 & ends on 16/11/2024	Appeal decision awaited.

Attendees:

- Kent County Council - Nigel Rowe (KCC Community Engagement Officer), Cllr Paul Barrington-King,
- Pembury Parish Council – Cllr David Reilly, Cllr Katy Brooks, Cllr Graham Hall, Cllr Astra Birch, Helen Munro (Clerk)

The following was discussed:

- The last HIP was reviewed in 2022.
- The village gateway at Hastings Road had stalled due to the high cost of replacement. KCC require their own contractor to undertake the works. It was likely that this area of the village would be redeveloped due to the likely new developments proposed. **ACTION:** Add to the HIP if this is wanted.
- Road safety around the primary school was the Parish Council's highest priority. Corner protection was required at the junction of church Road with Maidstone Road, particularly at school drop off and pick up. PPC would be required to undertake an informal consultation for highways changes. A copy of a template survey letter was included in the Highways Improvement Pack. The informal consultation gauges local feelings before progressing to a formal consultation. **ACTION:** PPC to consider undertaking an informal consultation.
- A query into the differences between Pembury Primary School and St James' primary school in Tunbridge Wells was raised.
- A Traffic Regulation Order (TRO) currently cost in the region of £3,000. A TRO would only be progressed once an informal consultation had been undertaken and results submitted to KCC. Significant objections would make it difficult to progress with the works. However, if there were 6 or more objections to a TRO formal consultation then it could go to a KCC Committee for a decision.
- Multiple projects could be added into the TRO to save money.
- PPC should list items on the HIP in priority order with number 1 being the highest priority. **ACTION:** prioritisation to be discussed at the next Committee meeting.
- Priority 2 is the junction of Canterbury Road with Hastings Road. There is very limited visibility when pulling out into Hastings Road and is very dangerous.
- The other end of Canterbury Road junction with Henwood Green Road was raised. The problem related to parking from the new development (Oast Gardens) obstructing buses and dust lorries. **ACTION:** This could be added to the HIP and a priority given. It could be added to the TRO work at the same time as the other items.

- Making parts of Henwood Green Road one way was discussed and there were concerns about parking causing problems for buses and dust carts to get through. A previous informal public consultation showed strong objections to the proposal, but a new consultation could be considered. This would require investigation by the Public Transport team as it would impact on local bus routes.
- Project Funding was discussed. Elsewhere Community Infrastructure Levy (CIL) funding was used but Tunbridge Wells Borough Council had not introduced this. CIL money is used to fund lots of schemes included on other HIPs. The Community Engagement Officer had a small budget for the whole of Kent small projects. Additional funding could be obtained from Member's Grants. KCC will prepare design documents and report on likely costs of proposed works.
- Funding through TWBC was raised. Cllr Birch reported that she is investigating funds earmarked for street improvements and traffic measures and would report back when the officer involved returned from their holiday.
- Information on Kippings Cross and the Pembury corridor Review was raised.
- Woodgate Corner – yellow box junction. The Intelligent Traffic System Team can review the area, as per our HIP. PPC were encouraged to speak to the police about any issues they know about and to report PPCs finding. KCC will be rolling out some enforcement over the coming months with cameras on busy junctions. It was felt that Pembury should be a priority as this was a busy junction, near a hospital. This was already on the HIP. **ACTION:** PPC to liaise with the local police.

Extract of email from resident

Regarding Tonbridge Road from the hospital up to the Woodsgate traffic lights.

I have noticed more and more cars overtaking outside the lane in order to get up to the lights when turning right out of the lane to turn right cars zoom up on the hatched part overtaking the cars. Equally when turning into right my lane just beyond the hotel from the lights direction you are sometimes met with cars face to face that have come up! Do I wondered if a narrow or something could be put in front of the road marking warning cars to stay in their lane.



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



Submission Date: 19/07/2024

(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"/>	
Name of HIP Representative		Contact Telephone Number		Email Address	
Name of Clerk	Helen Munro	Contact Telephone Number	01892 823193	Email Address	clerk@pemburyparishcouncil.gov.uk
Name of Chair	Cllr David Reilly Planning & Highways Committee	Contact Telephone Number		Email Address	David.reilly@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)
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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.



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



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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)
1.	Lower Green Road / top of Church Road/Maidstone Road	Road safety particularly during school drop off and pick up, is an issue. Compared to St James Primary school in Tunbridge Wells, there are much fewer interventions. Parking on Maidstone Road near the junction of Church Road, particularly at school drop off and pick up, makes it difficult for people exiting Church Road to see vehicles on Maidstone Road	Speed survey during term time. Double yellow lines. School keep clear markings.	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)
2.	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)
3.	Canterbury Road / Henwood Green Road	On-street parking in the area caused significant congestion. Buses and dustbin vans cannot always get through Henwood		

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		Green Road due to parked cars blocking their access.		
4.	Henwood Green Road from Hastings Road to Woodside Road	Parking issues	Consider making this one way	
5.	Henwood Green Road from Hastings Road to Woodside Road	Parking Issues leading to obstruction particularly near the doctor's surgery	Consider making this one way	
6.	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 (northeast 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. Funding from Section 106	
7.	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	

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.



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



Submission Date: 19/07/2024

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			priority in several sites along the High Street. Funding from Section 106.	
8.	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. Funding from Section 106.	
9.	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. Funding from Section 106.	
10.	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
11.	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. What3Words location: slugs.being.joins	We have been unable to locate the depot referred to, could you please supply a more detailed description of the location or a plan.
12.	Hastings Road – village gateway			

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



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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.
6.	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	Speed survey undertaken in 2022.

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7.	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.
8.	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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Have your say – Installation of Double Yellow Lines, *location

Following concerns raised by residents, *** *Parish/ Town Council* and Kent County Council's (KCC) Highway Improvements Team have been reviewing on-street parking provision in *** and we have ascertained a number of roads where additional parking restrictions could be installed to facilitate access and turning.

Ahead of any statutory consultation, we are canvassing local opinion and we have provided this feedback questionnaire for you to tell us your views.

If there is no clear consensus, or a strong view that parking restrictions should not be implemented, then these proposals may be abandoned. Either way, the outcome of this pre-consultation engagement will be discussed in detail by *** *Parish/ Town Council* and the feedback will be taken into account as part of any decision-making process.

We are proposing to install double yellow lines on sections of the following roads, as shown on the enclosed map(s):

-
-
-

Please answer the questions below and email your responses to: * *Parish/ Town Council email address* or post them to **Parish/ Town Council postal address*. **The deadline to receive responses is ***.**

Q1. Are you responding as...?

Please select the option from the list below that most closely represents how you will be responding to this consultation. *Please select **one** option.*

- A *Parish/Town* resident
- A resident from somewhere else
- On behalf of a friend or relative ([please complete this questionnaire using their information](#))
- A representative of a local community group or residents' association
- On behalf of a charity or Voluntary, Community or Social Enterprise organisation (VCSE)
- On behalf of a local business
- On behalf of a Parish / Town / Borough / District Council in an official capacity
- A Parish / Town / Borough / District / County Councillor
- On behalf of an educational establishment, such as a school or college
- On behalf of the emergency services
- Other, please specify:

Q1a. If you are responding on behalf of an organisation, please tell us the name of your organisation. Please write in below.

Q2. Please tell us the first 5 characters of your postcode:

Please do not reveal your whole postcode. If you are responding on behalf of an organisation, please use your organisation's postcode. If you are responding on behalf of someone else, please use their postcode. We use this to help us to analyse our data. It will not be used to identify who you are.

Q3. Do you agree with the proposals to decrease on street parking as shown on the attached plan(s)? Please select *one* option.

- Yes
- No
- Don't know

Q4. Please tell us the reason for your answer to Q3, using the box below.

Q5. Is there a particular road where you feel that parking should be decreased? Please select *one* option.

- Yes
- No
- Don't know

Q6. If "Yes" please specify which road, and why, using the box below.

Q7. Do you have any other comments on these proposals?

Please do not include any personal information that identifies who you are.

- Kent Police Roadspol.td@kent.pnn.police.uk
- Kent Fire and Rescue Service enquiries@kent.fire-uk.org
- Ambulance Service enquiries@secamb.nhs.uk
- Road Haulage Association Southern-eastern@rha.uk.net
- Freight Transport Authority trafficordersgreatersoutheast@fta.co.uk
- [County Councillor](#) (if applicable)
- District/Borough Councillor
- Parish Council (if applicable)
- Local Bus Operators (See [KCC website](#) for local bus operators)
- Affected Dwellings (those immediately affected)