



**To all Members of the Planning & Highways Committee**

*Cllrs Brooks, Hall, Hemsley 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 December 2024** at 7:00pm.

*H Munro*

Helen Munro

Parish Clerk

Date of Issue: 12 December 2024

**Members of the Public and Press are welcome to attend**

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**A G E N D A**

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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 20 November 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. **24/0900/FULL          6 Woodside Close**  
Variation of Condition 2 of Planning Permission 18/03170/FUL - change of shape of roof extension to a flat roofed design.

- b. **24/02814/FULL Chalket Farm , Chalket Lane**  
Variation of Condition 2 of Planning Permission 23/01770/FULL - (Retrospective) Main building: Amendments to external fenestration, materials, lighting, roof structure, main entrance arrangement, roof lights, balcony, & extended side and rear extension. Removal of chimney stack & replacement with low-level lean to roof and log burner flue. Addition of an air source heat pump, bird box, bat box, downpipe & guttering, and patio. Outbuilding: Amendments to external materials & fenestration, upper roof ridge & roof pitch. Addition of PV panels, bat box, access stairs, downpipe, first floor office space, rooflights. Addition of gate to entrance of property, reduced shingle surface area. Plus submission of details to address Conditions 3 (External Materials Schedule), 5 (Hard & Soft Landscaping Plan), 6 (Biodiversity Enhancement Scheme), & 7 (External Lighting Scheme).
  - c. **24/02981/TPO 3 Cornford Close**  
TREES: SCOTS PINE (T1/T2/T3/T4) - Remove any unsafe branches and reduce the height of the trees.
  - d. **24/03004/TPO 2 Amberleaze, Lower Green Road**  
TREES: Horse Chestnut (T3) – Fell.
  - e. **24/03032/FULL 2 Sandhurst Avenue**  
Single storey rear extension.
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 any other applications – for example Lawful Development certificates and Trees in a Conservation Area applications.
- a. **24/02672/LDCEX Pembury Hall Pembury Hall Road**  
Lawful Development Certificate (Existing) - Use of land for sitting a mobile unit for use incidental to the main dwelling.
  - b. **24/02846/TCA 31 Hastings Road**  
Trees in a Conservation Area Notification: LAUREL (1) - Remove up to 5 canopy branches <2cm diameter around communications cables; YEW (2) - Remove branches <4cm diameter surrounding communications cables; 2No LIME (2) - Remove canopy overhanging road & cut back to fenceline; YEW (3a) - Remove canopy/branches overhanging road; YEW (3b) - Remove dead branches overhanging road.
  - c. **24/02944/PNEC Itec Systems Ltd, Itec House, Penns Yard**  
Prior notification for the change of use from Commercial, Business and Service (Use Class E) to 4No dwellings (Use Class C3).
  - f. **24/02945/PNEC 13 High Street**  
Prior notification for the change of use from Commercial, Business and Service (Use Class E) to 2 dwellings (Use Class C3).

- g. **24/03011/TWORK Transmitter Mast Communication Station And Premises Pembury Road**  
Telecommunication Notification - Replacement of 1 no. antenna on new bracket, removal of 1 no. existing cabinet and installation of 1 no. proposed cabinet on existing tower base and ancillary works.
- d. **24/03060/TCA 5 Lower Green Road**  
Trees in a Conservation Area Notification - ASH (T1) - Fell - poor condition and evidence of ash dieback; BEECH (T2) - Reduce canopy by 4-5m; YEW ( T3) - Fell - dominating adjacent Japanese Maple and impinging growth; DOVE TREE (T4) - Remove deadwood; THUJA (T5) - Reduce overall height by 3m as three stems at risk of failure; CRAB APPLE (T6) - fell - suffering Apple Scab & significantly defoliated; ORNAMENTAL CHERRY (T7) - reduce height by 3-4m; MAGNOLIA (T8) - prune; ORNAMENTAL CHERRY (T9) - Remove deadwood; SWEET GUM (T10) - Remove deadwood & damaged stem, reduce undamaged stem by 4m; TULIP TREE (T11) - Remove extensive deadwood; WILLOW (T12) - Fell, sparse foliage and weak forks at 1m, basal decay and unstable; WHITEBEAM ( T13) - Remove deadwood; LABURNUM ( T14) - Remove dead stem; SPRUCE (T15) - Fell; FIELD MAPLE (T16) - Reduce to 3-4m tall; FIELD MAPLE (T17) - Reduce to 3-4m tall; CYPRESS (T18) - Reduce height by 3m; CYPRESS (T19) - Reduce height by 4m.
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. **24/02417/FULL 51 High Street**  
Loft conversion with hip to gable roof extension & rear dormer extension. Removal of chimney stack & replacement with flue. Introduction of composite cladding to rear elevation & proposed gable end extension. Amendments to fenestration and installation of two roof lights to front elevation. GRANTED
- b. **24/02494/FULL 1 Berkeley Close**  
Removal of conservatory and construction of single storey rear extension. GRANTED
- c. **24/02526/FULL Apple Barn, Kings Toll Road**  
Proposed detached garage. GRANTED
- d. **24/02540/FULL 6 The Paddock**  
Demolition of existing external garage. Erection of two storey side extension and single storey rear extension. GRANTED
- a. **24/02596/TPO 64 Hastings Road**  
TREES: 2NO SILVER BIRCH - Fell to Ground; ASH – Fell. GRANTED

- b. **24/02761/FULL 8 Middle Field**  
First floor extension & installation of timber cladding to exterior porch. GRANTED

12. **ENFORCEMENT.** To receive update on enforcement action.

13. **MOTION FROM CLLR HALL.**

- a. To receive complaints about issues from construction traffic on residential roads when accessing development site and agree any actions.
- b. To receive complaints about traffic issues at Woodsgate Corner and agree any actions.

14. **A21.** To receive correspondence from a resident to National Highways and consider any action.

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 DATE.** To consider the date of next meeting scheduled on **Wednesday 22 January 2025 – 7pm** in the Parish Office meeting room.

Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **WEDNESDAY 20 NOVEMBER 2024** at 7:00pm.



**Councillors Present:**

Cllr K Brooks (Chair)  
Cllr G Hall

Cllr B Hemsley  
Cllr L Young

**Officers Present:**

H Munro (Clerk)

24/289. **APOLOGIES FOR ABSENCE.** There were none.

24/290. **DECLARATIONS OF INTEREST.** There were none.

24/291. **MINUTES.** It was **RESOLVED** that the minutes of the meeting of 16 October 2024 be approved and were signed by the Chair as an accurate record.

24/292. **CHAIR'S ANNOUNCEMENTS.** The Chair welcomed Cllr Hemsley to the Committee.

24/293. **CLERK'S REPORT.** The following report was noted:

- a. Enforcement. An update about what legal support the Tunbridge Wells Borough Council (TWBC) Planning Officers have for applications such as the Redwings Lane planning appeals is awaited.
- b. Highways Consultation. Work has commenced and will be ready shortly.
- c. Large or complex planning applications – protocol. Full Council approved the recommended protocol.

24/294. **OPEN SESSION.** No-one was present.

24/295. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to Tunbridge Wells Borough Council (TWBC):

- a. **23/01089/FULL                      Owlsnest Wood, Tonbridge Road**  
Variation of Conditions 2, 3, 4, 6, 9, 12, 16, 20, 26, 28, 29, 30 and 31 of Planning Permission 19/01600/FULL - Amendments to approved plans for internal and external alterations and changes to the roof level, site layout and landscaping.

No objection.

- b. **24/02515/FULL Lane at Redwings Lane, Redwings Lane**  
(Retrospective) – Erection of agricultural outbuilding and plot perimeter fence.

Pembury Parish Council object to the application for the following reasons:

- The land is protected by an Article 4 direction.
- There are no details of the polytunnels proposed. This could be contrary to Policy 11 in the Pembury Neighbourhood Plan (PNP) and negatively impact view 9.
- There is no mention of lighting in the application and the impact on Dark Skies (Policy P12) in this part of the Parish.
- Access to footpath WT218 should not be obstructed.
- There are concerns about the integrity of the documentation as the Planning Statement refers to Shropshire Council throughout.

- c. **24/02761/FULL 8 Middle Field**  
First floor extension & installation of timber to cladding to exterior porch.

No objection but the Parish Council asks that Policy P4 of the PNP for energy efficiency and design measures are taken into account.

- d. **24/02828/FULL Cedarwood, 1 Woodside Close**  
Erection of outbuilding.

The Parish Council has concerns as the property is outside the Limit to Built Development and therefore does not comply with Policy P1 of the PNP. There are also concerns about potential light pollution through the roof lights.

- e. **24/02697/FULL The Meadows, Pastheap Farm, Hastings Road**  
Retrospective change of use and the stationing of 12 mobile homes, 3 touring caravans, 1 portacabin and 3 containers.

Pembury Parish Council **STRONGLY OBJECT** to the application for the following reasons:

- The site is in the Metropolitan Green Belt (MGB) which makes a strong contribution to the green belt on all 4 counts. The application does not establish the very special circumstances required by the National Planning Policy Framework (NPPF) (para 144) and the National Planning Policy for Travellers Sites (Policy E) to justify development within the MGB.

- The previous application (21/02290/FULL) for up to 10 mobile homes on the site was refused. The Tunbridge Wells Borough Council Planning Policy Officer stated that as there was no need for a new site in the borough, the special circumstances could not be shown. There is no change in this position.
- It is in the High Weald National Landscape. This development will not enhance the natural beauty of the area.
- It is outside the Limit to Built Development and therefore is contrary to Policy P1 of the PNP.
- The Parish Council strongly disputes the comment in the Planning Statement (p.20) that "the impact of the landscape character of the locality is minimal". The Planning Statement acknowledges that "the resulting harm to the countryside has been created by the development". PPC believe this harm is unacceptable.
- PPC has highway safety concerns with egress from and onto the A21. There is no slip road onto the A21 and potentially slow moving traffic joining the A21 could be extremely hazardous.
- Sustainability – the location is isolated and there are no services in the immediate area. The Planning Statement refers to services and amenities being within certain driving distances only and does not comply with the NPPF in providing "sustainable development".
- There are concerns about the impact on the environment in a rural area. Hastings Road is a narrow country lane. Increased vehicular movement could cause damage to hedges and verges etc.
- This proposal is contrary to the TWBC policy of expanding existing sites rather than creating new ones.
- The development is out of keeping in a rural area and is contrary to Policy P6 of the PNP. The development proposal does not enhance the nearby listed building, Pastheap Farm.
- There are concerns about surface water drainage due to the hardstanding.

- There is no information provided regarding the disposal of sewage / foul water.
- This application is retrospective and the Planning Statement (p.20) states that “the application has been in the same physical condition now for several years and to some extent has settled into the landscape without unduly or significantly harming the countryside.” Previous similar retrospective applications have either been refused or withdrawn and PPC believes there is no reason that this application is any different and should be refused.

The Parish Council will request that this application be ‘called in’ by a Borough Councillor.

24/296. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **24/02737/FULL Pippins Farm, Stone Court Lane**  
Change of use of a single storey outbuilding from storage & meeting room (unused) to annexe for habitable accommodation.  
Amendments to external fenestration & roof.

No objection.

24/297. **OTHER APPLICATIONS.** The following application was noted with no comments.

- a. **24/02703/TCA Camden Court, Chalket Lane**  
GOLDEN CHAIN (T3) - Reduce canopy by 1-1.5m to suitable growth points, remove deadwood & crown lift to 3m; LARGE SILVER BIRCH (T4-T7) - Reduce canopies by 2.5-3m to suitable growth points, remove major deadwood, crown thin by 10%, crown lift to 3.5m & remove epicormic growth; CHERRY (T8) - Reduce canopy by 1.5-2m to suitable growth points, crown lift to 2.5m & remove deadwood; SYCAMORE (T9-T12) - Reduce lateral growth over carpark by 2.5-3m to suitable growth points, remove major deadwood, crown lift to 5m over carpark and sever ivy at 1m to ground level; LAUREL (G1) prune all overhanging growth and trim top to shape; BLUE CEDAR (T13) - Section fell to ground; FIR (T14) - Crown lift to 3m over footpath, 5m over highway, remove major deadwood & sever ivy at 1m to ground level.

24/298. **LATE OTHER APPLICATIONS.** The following responses would be submitted.

- a. **N/a Public footpath WT240, Chalket Lane**



Claim for route to be recorded as a bridleway.

The Parish Council have serious concerns about the claim as insufficient information has been provided with the application to prove the claim. Chalket Lane is a private road with locked vehicular gates and therefore it is unlikely that the road has been used historically as a bridleway.

There is also concern about the conflict with existing vehicular traffic from the Cricket Club and other dwellings at the top of Chalket Lane with horses or cycles using the bridleway. Chalket Lane also leads directly onto the busy Hastings Road, High Street junction in the centre of the village.

- b. **24/02854/NMAMD 8 & 9 Amberleaze Drive**  
Non-material amendment in relation to 24/01817/FULL – Middle extension at the rear extended by an extra 1 meter.

No objection.

- c. **24/02846/TCA 31 Hastings Road**  
Trees in a Conservation Area Notification: LAUREL (1) - Remove up to 5 canopy branches <2cm diameter around communications cables; YEW (2) - Remove branches <4cm diameter surrounding communications cables; 2No LIME (2) - Remove canopy overhanging road & cut back to fenceline; YEW (3a) - Remove canopy/branches overhanging road; YEW (3b) - Remove dead branches overhanging road.

No objection.

- d. **24/02909/TWORK Telecommunications Mast Hubbles Farm, Hastings Road**  
Telecommunications Notification - Remove and replace 3no. antenna, 1no. cabinet, along with associated equipment works.

No objection

24/299. **DECISIONS.** The following decisions were noted:

- a. **24/02032/FULL Howfield Farm, Chalket Lane**  
Change of use of agricultural land to residential garden & erection of garage. GRANTED
- b. **24/02219/FULL Hawkwell Business Centre, Maidstone Road**  
Addition of windows to east elevation. GRANTED

- c. **23/01668/FULL Plot 9-11, Land off Redwings Lane**  
Change of use of land for private equestrian activities APPEAL  
and siting of a lodge for office and site management DISMISSED  
activities.
  
- d. **24/02138/TPO St Peter's House, 9 Knight's Close**  
Trees: Sycamore (t1) – 30% crown reduction GRANTED

- 24/300. **ENFORCEMENT.** The update on enforcement action was noted.
  
- 24/301. **CONSULTATION.** The public consultation on the proposed main modifications to the Kent Minerals and Waste Local Plan 2024-39 was noted.
  
- 24/302. **RESIDENT'S CORRESPONDENCE.** An email from a resident regarding parking in the village was circulated. The Committee noted their concerns and the response from Kent Police is awaited.
  
- 24/303. **RISKS.** There was none.
  
- 24/304. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
  
- 24/305. **MEETING DATES.** The next meeting would take place on Wednesday 18 December at 7pm.

There being no other business, the meeting closed at 8:13pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair

**Report to:** Planning & Highways Committee

**Date:** 18 December 2024

**By:** Helen Munro - Clerk

**Subject:** Update on previous actions

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**Decision/s Required:** To receive update.

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1. **Highways Consultation**

Surveys have been delivered to nearby homes and an online survey shared on social media. The deadline for responses is 8 January 2025 and the results reported to the committee.

**Planning Enforcement / Appeals Log**

<b>Planning Ref: TWBC</b>	<b>Planning Ref: PINS</b>	<b>Location</b>	<b>Application Details</b>	<b>Type</b>	<b>History</b>	<b>Current status</b>
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 08/10/2024 - Hearing date	Appeal in progress. Outcome awaited.
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 08/10/2024 - Hearing date	Appeal in progress. Outcome awaited.

Email from resident to National Highways, copied to Mike Martin, MP  
Sent: 09/12/2024

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Dear Mr Phillips

It is some time since there has been any direct contact from yourselves regarding easing of the problems to local residents from traffic diverting from the A21 north of Kippings Cross on to local lanes.

This level of diverted traffic continues to create a significant danger to pedestrians, cyclists and horse riders on the narrow single track lanes, particularly on these winter days.

I note from the Link 2-Tonbridge to Lamberhurst section on your website, that amongst other things National Highways will be improving driver information at Kippings Cross on this section of the A21.

Although, anything but a complete solution to our local safety problem, an affordable interim effort to keep traffic on the A21 would be to erect a timed sign, say north of the A264 junction with the Pembury Road, to indicate what are often just relatively short delays approaching Kippings Cross from the north.

Kind regards