

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

*Cllrs Brooks, Hall, Hemsley, Simmons 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 28 May 2025** at 2:00pm.

*H Munro*

Helen Munro

Parish Clerk

Date of Issue: 22 May 2025

**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 23 April 2025.
4. **CHAIR'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. **25/01039/TPO** **Pembury House, Lower Green Road**  
Trees: COPPER BEECH (T1) - Fell to leave a monolith at approx 5-6m.

- b.     **25/00997/FULL           48 Hastings Road**  
Single storey side/rear extension to existing dwelling.

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 applications received and whether a response is required and if so, agree comments to TWBC.
10. **DECISIONS.** To note appeals and applications granted, refused, amended or withdrawn since the last meeting.

**25/00609/FULL           5 Lower Green Road**  
Replace existing fence. GRANTED

**25/00382/FULL           36 Henwood Green Road**  
Extension & refurbishment of existing annexe to create an independent dwelling. Construction of a new dwelling. REFUSED

**25/00633/FULL           9 Westway**  
Rear extension, conversion of the garage to living accommodation, installation of roof lights, demolition of the bin store and WC, construction of a new WC and front porch, new driveway and off-street parking, and extended dropped kerb/crossover. GRANTED

**24/03004/TPO           2 Amberleaze Lower Green**  
TREES: HORSE CHESTNUT (T3) - Fell – retrospective. GRANTED

11. **ENFORCEMENT.** To receive update on enforcement action.
12. **STREETLIGHTS.**
- a. To consider the streetlight review by Cllrs Hall and Hemsley.
  - b. To consider ongoing maintenance contracts.
  - c. To consider regular inspections by councillors.
  - d. To agree next steps.
13. **RISKS.** To consider any new risks which may affect the Council and actions required.
14. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.**
15. **MEETING DATE.** To consider the date of next meeting scheduled on **Wednesday 18 June 2025 – 7pm** in the Parish Office meeting room.

Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **WEDNESDAY 23 APRIL 2025** at 7:00 pm.



**Councillors Present:**

Cllr K Brooks (Chair)  
Cllr G Hall

Cllr B Hemsley  
Cllr L Young

**Officers Present:**

H Munro (Clerk)  
C Bailey (Communications Officer)

24/554. **APOLOGIES FOR ABSENCE.** There were none.

24/555. **DECLARATIONS OF INTEREST.** Cllr Hemsley declared a pecuniary interest in item 24/560d, application 25/00609/FULL, as he was a neighbour.

24/556. **MINUTES.** It was **RESOLVED** that the minutes of the meeting of 19 March 2025 be approved and were signed by the Chair as an accurate record.

24/557. **CHAIR'S ANNOUNCEMENTS.** There were none.

24/558. **CLERK'S REPORT.** The following report was noted:

- a. Woodsgate Corner – No update
- b. Double Yellow Lines – No update
- c. Highways Improvement Plan - Liaison with the Primary School  
It was agreed that Cllr Brooks and the Clerk would meet with the Chair of Governors to discuss further.

24/559. **OPEN SESSION.** No-one was present.

24/560. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **25/00618/TPO**      **Owlsnest Wood, Tonbridge Road,**  
TREES: SWEET CHESTNUT (T16) - reduce crown by 3m height & 2m spread with pruning back to growth points; SYCAMORE (T43) - pollard leaving 30cm stubs; 4no. SWEET CHESTNUT (T102) - reduce height & spread by 2m; 4no. SWEET CHESTNUT (T155) - fell to ground; 5no. SWEET CHESTNUT (T156) - coppice 2no stems to North leaving 50cm stubs; GOAT WILLOW (T157) - fell to ground; 3no. SWEET CHESTNUT (G170) - coppice leaving 50cm stubs; 2no. GOAT WILLOW (T174) - fell to ground; GOAT WILLOW (176) - coppice; GOAT WILLOW (T177) - fell to ground.

No Objection.

- b. **25/00673/FULL            56 Church Road,**  
Single storey extension & front entrance porch. Demolition of existing garage.
- No Objection.
- c. **25/00680/FULL            35 Beagles Wood Road**  
Single storey rear extension.
- No Objection.
- d. **25/00609/FULL            5 Lower Green Road**  
Replace existing fence.
- No Objection, however, concerns were raised about the impact the installation of the fence would have on the health of existing trees on the boundary.
- e. **25/00709/FULL            29 Romford Road**  
Variation of Condition 2 of Planning Permission 23/01688/FULL - (Minor amendments to layout of building).
- No Objection but there are concerns regarding Southern Water's comments in relation to the required 3m easement distance.
- f. **25/00345/FULL            The Flat, 9 High Street,**  
Construction of additional storey to flat.
- Additional comments to the previous objection to be submitted:
- There is concern about vehicle access for parking across the pavement and the likely increase in parking in front of the building on the pavement due to the additional dwelling.
  - There is concern about the impact of overlooking on the neighbouring properties.
- g. **93 Woodhill Park            93 Woodhill Park**  
Demolition of garage & erection of two storey extension.
- No Objection.
- h. **25/00798/FULL            22 Knights Ridge**  
Variation of Condition(s) 2 of Planning Permission 22/02693/FULL - (Alterations to side extension plans and elevations; addition of bike storage; alteration from flat to pitched roof with rooflight).
- No Objection.

i. **25/00633/FULL 9 Westway**

Rear extension, conversion of the garage to living accommodation, installation of roof lights, demolition of the bin store and WC, construction of a new WC and front porch, new driveway and off-street parking, and extended dropped kerb/crossover.

No Objection.

24/561. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

a. **25/00930/FULL Hawkwell Farm, Maidstone Road**

Part change of use of existing agricultural building & land to dog daycare facility (sui generis), and provision of parking area (retrospective).

No Objection.

24/562. **OTHER APPLICATIONS.** The following applications were noted.

a. **25/00873/NMAMD The Frith 39 Lower Green Road**

Non-Material Amendment in relation to 23/03491/FULL - Realignment of the new footpath link.

b. **25/00811/TCA Deacon Ridge Hastings Road**

Trees in Conservation Area Notification: Leylandii (T3, T4 & T5) - Fell & replace.

c. **25/00664/LAWPRO 45 Herons Way**

Lawful Development Certificate (Proposed) - Conversion of garage to habitable room.

24/563. **LATE OTHER APPLICATIONS.** There were none.

24/564. **OTHER APPLICATIONS.** It was **RESOLVED** that all other applications would not be listed individually in the agenda in future and only contentious applications would be discussed. However, a list of other applications would be included in the meeting pack.

24/565. **APPEALS.**

a. **24/02697/FULL THE MEADOWS PASTHEAP FARM  
HASTINGS ROAD**

Retrospective change of use and the stationing of 12 mobile homes, 5 touring caravans, 1 portacabin For residential use, 3 containers, 1 static caravan for storage, and septic tank.

It was **RESOLVED** that the response be ratified.

24/566. **DECISIONS.** The following decisions were noted:

**25/00162/FULL      Longhill, Romford Road,**  
Proposed detached garage and replacement rear outbuilding. GRANTED

**24/01356/FULL      Tesco, Pembury Road**  
Extensions to existing store & alterations to parking. GRANTED

**25/00363/TPO      9 Amberleaze Drive**  
TREES: ASH (T1) - Remove/Fell; SYCAMORE (T3) - Pollard; BIRCH (T4) - Pollard; SYCAMORE (T6) - Pollard; ASH (T7) - Pollard. GRANTED

**25/00337/FULL      Cedarwood, 1 Woodside Close**  
Erection of outbuilding. GRANTED

**25/00320/FULL      Great Bayhall Barn, Chalket Lane**  
Variation of Conditions 2, 3 & 5 of Planning Permission 19/03602/FULL - Removal of sedum roof; terrace reduced in size and replaced with grassland; Revised gabion wall orientation; Reduction of terrace width along main barn and slight increase southwards; Brise soleil material change to aluminium to match roof covering; alterations to fenestration including sliding doors on front elevation altered to single window and changes to rooflights at roof terrace level; alteration to flue size GRANTED

**25/00319/FULL      Great Bayhall Barn, Chalket Lane**  
Variation of Conditions 2 & 3 of Planning Permission 23/00478/FULL - Removal of sedum roof on glass link & to remain as flat roof; Pool plant enclosure enlarged & moved to the east; 2no. air source heat pump & 2no. condenser units proposed adjacent to the pool plant enclosure with open lattice timber screening. GRANTED

**25/00483/FULL      10 The Forstal**  
Demolition of existing garage with replacement single garage and infill extension GRANTED

24/567. **PUBLIC CONSULTATION ON THE PROPOSED MAIN MODIFICATIONS TO THE TUNBRIDGE WELLS PRE-SUBMISSION LOCAL PLAN UNDER SECTION 20(7C) OF THE PLANNING AND COMPULSORY PURCHASE ACT 2004 AND PART 6 9 SECTION20) OF THE TOWN AND COUNTRY**

**PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012. TO CONSIDER A RESPONSE TO TUNBRIDGE WELLS BOROUGH COUNCIL FOR THE CONSULTATION.** It was **RESOLVED** that no response would be submitted.

- 24/568. **ENFORCEMENT.** The update on enforcement action was noted.
- 24/569. **STREETLIGHTS.** Quotes for repair work had been obtained which were discussed. It was agreed that further investigation is required and Cllrs Hall and Hemsley would undertake a site visit. This would be added to the next agenda.
- 24/570. **RISKS.** There were none.
- 24/571. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.
- 24/572. **MEETING DATES.** The next meeting will take place on Wednesday 21 May 2025 at 7pm in the Parish Office.

There being no other business, the meeting closed at 7:49 pm.

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

**Report to:** Planning & Highways Committee  
**Date:** 28 May 2025  
**By:** The Clerk  
**Subject:** Update on previous actions

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

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1. **Woodsgate Corner**

A request for a quote to add yellow box markings at the junction has been made and is still awaited. This has been chased without success.

2. **Double Yellow Lines**

Kent Highways are assessing the results of the public consultation, and their comments are awaited. This has been chased without success.

3. **Highways Improvement Plan – Liaison with the Primary School**

Details of the Kent County Council Active Travel have been passed to the Chair of Governors. This has been chased without success.

4. **Meting with Pembury Primary School**

A meeting is being arranged but is likely to take place in June.



Planning & Highways Committee  
21 May 2025



**Other Applications – Agenda item 9**


a. **25/01033/PLNLIC      Recreation Ground Lower Green Road**



Application for club premises certificate (Licensing  
ref.25/01472/LACPC)


b. **25/00799/SUB              The Firs 8A Camden Avenue**

Submission of Details in relation to Condition 3 - (a. Driveway  
Drainage Details; b. External Lighting; c. Cycle Store; d. Bin Store);  
Condition 4 - (Hard & Soft Landscaping); Condition 5 - (Biodiversity  
Details); Condition 6 - (Vehicle Parking & Turning Details) of  
21/03069/FULL.

Column Ref	Location	Photo 08/05/2025	Contractors Comments	Cost	Councillors' comments
5	Belfield Road – opposite no. 51		Missing Cast iron column door (column now wrapped in yellow electrical warning wrap)	£105	Door is on.
10	Henwood Green Road – opposite junction with Stanam Road		Pruning required. Secondary isolation does not disconnect the neutral path to the lantern.	£130	Pruning required on edge of allotment. G/men to prune to reduce contractor costs.

Column Ref	Location	Photo 08/05/2025	Contractors Comments	Cost	Councillors' comments
15	Henwood Green Road – outside no. 78		Cast Iron clock box swan neck column. Both clock box doors have snapped hinges and are just held on by cable ties. Old porcelain Mains Cut out in one side, these are heavy cast doors and could potentially cause harm if the cable tie gave and they fell and hit someone. There is no fix for the doors so the only option is to replace the column.	£1,325 plus UKPN £2,132 TOTAL £3,457	Very tall column, small fuse box on top of column. There are 2 hinges holding door but needs 2 screws to be replaced which will hold the door shut. It is so tall that it poses no danger to the public as it is.
17	Henwood Green Road – Outside no. 102		Secondary isolation does not disconnect the neutral path	£75	Needs electrical work which we cannot solve!

Column Ref	Location	Photo 08/05/2025	Contractors Comments	Cost	Councillors' comments
20	Romford Road – outside no.8		Column leans two ways, required RTV (in tarmac road where there is no footpath) Requires replacement butterfly lock door, badly damaged from vehicle impacts. Secondary Isolation does not disconnect the Neutral path to the lantern.	£780	A very slight dent in the door at base of column and keyhole slightly bent. No need for complete door replacement unless the door is unable to open.
22	Romford Road – outside no. 49			£75	Needs electrical work which we cannot solve!
24	Romford Road – adjacent to Priory Farm		New column required within two years. Column is solid at present but is thinning below the door entry hole and is very damp inside.	£1,325 plus UKPN not yet obtained	<p>The base area needs pruning and removal of vegetation. We have done a little, but it needs more in order to prevent it covering the whole base.</p> <p>There are signs of surface rust at the base which needs a wire brush treatment and painting with rust proof paint. Concern about suggestion of total replacement.</p> <p>Do as much in house as possible.</p>

Column Ref	Location	Photo 08/05/2025	Contractors Comments	Cost	Councillors' comments
26	Romford Road – outside Syndal		New column required – heavily corroded inside and the column is now malleable.	£1,325 plus UKPN £5,022 TOTAL £6,347	No exterior damage obvious. We need to see inside to assess whether it is that serious. Seeing inside is essential as the cost of works proposed is very high.
29	Romford Road – Outside Silron Paddock (possibly now Tanglewood?)		This is a very bent column that is a little loose in the ground. Secondary Isolation does not disconnect the Neutral path to the lantern	£675	Couldn't find column.
31	Kings Toll Road – junction with Romford Road			£75	Needs electrical work which we cannot solve!