

Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **WEDNESDAY 28 May 2025** at 2:00 pm.



**Councillors Present:**

Cllr K Brooks (Chair)

Cllr B Hemsley

Cllr N Stratton

**Officers Present:**

H Munro (Clerk)

C Bailey (Communications Officer)

25/035. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllrs Hall, Simmons and Young. It was **RESOLVED** that the apologies and reasons be accepted.

25/036. **DECLARATIONS OF INTEREST.** There were none.

25/037. **MINUTES.** It was **RESOLVED** that the minutes of the meeting of 23 April 2025 be approved and were signed by the Chair as an accurate record.

25/038. **CHAIR'S ANNOUNCEMENTS.** There were none.

25/039. **CLERK'S REPORT.** The following report was noted:

a. Woodsgate Corner – No update

b. Double Yellow Lines – No update

c. Highways Improvement Plan – Active Travel

Details of the Kent County Council (KCC) Active Travel have been passed to the Chair of Governors. No update from KCC.

d. Meeting with Pembury Primary School

This has been scheduled in June.

25/040. **OPEN SESSION.** No-one was present.

25/041. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

a. **25/01039/TPO      Pembury House, Lower Green Road**

Trees: COPPER BEECH (T1) - Fell to leave a monolith at approx 5-6m.

No Objection.

b. **25/00997/FULL      48 Hastings Road**

Single storey side/rear extension to existing dwelling.

No Objection subject to there being no loss of privacy to neighbouring properties.

25/042. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC

a. **25/01104/FULL 2 Hawkwell Cottage, Maidstone Road**

Extend dropped kerb by approx 2.8m to east side.

No Objection.

b. **25/01109/TPO The Old Chapel, Hastings Road**

TREES: PLUM (T1) - Prune back overhanging branches and carry out light thinning through canopy; 4 no. BIRCH (T2, T3, T4 & T5) – Remove.

No Objection subject to confirmation of replacement tree species.

c. **25/01147/FULL 1B Henwood Green Road,**

Convert garage into habitable accommodation; alteration of flat roof to a pitched roof; new open front porch with pitched canopy roof.

No Objection subject to no loss of adequate parking.

25/043. **OTHER APPLICATIONS.** The following applications were noted.

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

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

No objection.

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.

c. **25/01123/SUB 64 Henwood Green Road**

Submission of Details in relation to Condition 5 - (Tree protection details); Condition 8 - (Biodiversity enhancement scheme); Condition 11 - (details); Condition 12 - (Vehicle parking details); Condition 13 - (Landscaping scheme) of 23/03016/FULL.

d. **25/01124/SUB 64 Henwood Green Road**

Submission of Details in relation to Condition 8 - (Biodiversity enhancement scheme); Condition 11 - (Vehicle parking details); Condition 12 - (Surface water & foul drainage scheme); Condition 13 - (Landscaping scheme) of 24/00145/FULL.

25/044. **DECISIONS.** The following decisions were noted:

- |    |  |         |
|----|--|---------|
| a. | <b>25/00609/FULL 5 Lower Green Road</b><br>Replace existing fence.   | GRANTED |
| b. | <b>25/00382/FULL 36 Henwood Green Road</b><br>Extension & refurbishment of existing annexe to create an independent dwelling. Construction of a new dwelling.  | REFUSED |
| c. | <b>25/00633/FULL 9 Westway</b><br>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 |
| d. | <b>24/03004/TPO 2 Amberleaze Lower Green</b><br>TREES: HORSE CHESTNUT (T3) - Fell –retrospective.  | GRANTED |
| e. | <b>24/02129/FULL Hawkwell Farm, Maidstone Road</b><br>Conversion of existing buildings into 4no. residential dwellings, provision of two ancillary buildings and other associated works.   | GRANTED |
| f. | <b>25/00673/FULL 56 Church Road</b><br>Single storey extension & front entrance porch.<br>Demolition of existing garage.   | GRANTED |
|    | <b>25/00709/FULL 29 Romford Road</b><br>Variation of Condition 2 of Planning Permission<br>23/01688/FULL - Minor amendments to layout of building including alterations to fenestration and rooflights, changes to porch and solar panels.   | GRANTED |
|    | <b>25/00680/FULL 35 Beagles Wood Road</b><br>Single storey rear extension.   | GRANTED |
|    | <b>25/00798/FULL 22 Knights Ridge</b><br>Variation of Condition(s) 2 of Planning Permission<br>22/02693/FULL - (Alterations to side extension plans and elevations; addition of bike storage; alteration from flat to pitched roof with rooflight).                                      | GRANTED |

25/045. **ENFORCEMENT.** The update on enforcement action was noted.

25/046. **STREETLIGHTS.**

- a. The report was noted, and clarification of the phrase "secondary isolation does not disconnect to the neutral path to the lantern" for lampposts 10, 17, 20, 22, 29 and 31 to be requested.
- b. It was **RESOLVED** that the maintenance contract would be reviewed and that other contractors to be contacted to quote. Councillors would attend site visits with contractors.
- c. It was **RESOLVED** that the streetlights would be allocated to Councillors for regular inspections.
- d. This will be added to a future agenda.

25/047. **RISKS.** There were none.

25/048. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

25/049. **MEETING DATES.** The next meeting will take place on Wednesday 18 June 2025 at 7pm in the Parish Office.

There being no other business, the meeting closed at 2:45 pm.

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