



To all Members of the Planning & Highways Committee

Cllrs Brooks, Hall, Hemsley, Maddison- Brown, 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 18 June 2025** at 7:00pm.

H Munro

Helen Munro

Parish Clerk

Date of Issue: 11 June 2025

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 28 May 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. **25/01238/FULL** **Ramblers, Cornford Lane,**
Single storey rear extension & extended dormer windows.

- b. **25/01274/FULL** **Hopper Huts, Amhurst Hill Farm, Amhurst Bank Road**

(self-build) Conversion of disused hopper huts to a single residential dwelling with single storey rear extension, associated landscaping & creation of residential curtilage (Alternative to 23/01618/FULL).

- c. **25/01235/FULL** **35 Church Road**
Proposed rear second storey extension & new orangery.

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.

- a. **25/00779/FULL** **93 Woodhill Park**
Demolition of garage & erection of two storey extension WITHDRAWN

- b. **25/00618/TPO**
TREES: SWEET CHESTNUT (T16) - reduce crown 3m & 2m spread; GRANTED
pruning to growth points; SYCAMORE (T43) - pollard leaving 30cm
stubs; 4no. SWEET CHESTNUT (T102) - Reduce in height and
spread by up to 2m back to target pruning points; 4no. SWEET
CHESTNUT (T155) - fell; 5no. SWEET CHESTNUT (T156) - coppice
2 stems leaving 50cm stubs; GOAT WILLOW (T157) - fell; 3no.
SWEET CHESTNUT (G170) - coppice leaving 50cm stubs; 2no.
GOAT WILLOW (T174) - fell; GOAT WILLOW (176) - coppice; GOAT
WILLOW (T177) – fell

11. **ENFORCEMENT.**

- a. To receive update on enforcement action.
b. To note Article 4 Direction - Land South east of Redwings Lane, Pembury

12. **STREETLIGHTS.** To receive update.

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 currently scheduled on **Wednesday 23 July 2025 – 7pm** in the Parish Office meeting room.

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. | 25/00609/FULL 5 Lower Green Road Replace existing fence. | GRANTED |
| b. | 25/00382/FULL 36 Henwood Green Road Extension & refurbishment of existing annexe to create an independent dwelling. Construction of a new dwelling. | REFUSED |
| c. | 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 |
| d. | 24/03004/TPO 2 Amberleaze Lower Green TREES: HORSE CHESTNUT (T3) - Fell –retrospective. | GRANTED |
| e. | 24/02129/FULL Hawkwell Farm, Maidstone Road Conversion of existing buildings into 4no. residential dwellings, provision of two ancillary buildings and other associated works. | GRANTED |
| f. | 25/00673/FULL 56 Church Road Single storey extension & front entrance porch. Demolition of existing garage. | GRANTED |
| | 25/00709/FULL 29 Romford Road Variation of Condition 2 of Planning Permission 23/01688/FULL - Minor amendments to layout of building including alterations to fenestration and rooflights, changes to porch and solar panels. | GRANTED |
| | 25/00680/FULL 35 Beagles Wood Road Single storey rear extension. | GRANTED |
| | 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). | 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

Report to: Planning & Highways Committee
Date: 18 June 2025
By: The Clerk
Subject: Update on previous actions

Decision/s Required: To receive update.

1. **Woodsgate Corner**

A further request for a quote to add yellow box markings at the junction has been made coping in our County Councillor, a response is still awaited.

2. **Double Yellow Lines**

Kent Highways are assessing the results of the public consultation, and their comments are awaited. This has been chased coping in our County Councillor awaiting a response.

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 coping in our County Councillor awaiting a response.

4. **Meeting with Pembury Primary School**

A meeting is being arranged for 20 June.

Planning & Highways Committee
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Other Applications – Agenda item 9

- a. **25/01230/SUB** **OS Plot 4494 Junction of Romford Road Woodside Road**

Submission of Details in relation to Condition 8 - (Animal waste details); Condition 13 - (Contaminated run-off disposal details) of 23/02665/FULL

Streetlight Inspection

Round 1 - Belfield Road

* Required

* This form will record your name, please fill your name.

Inspection Details

1. Name *

2. Date of inspection *



Column 1

Belfield Road Opposite No 2

3. Is there visible damage to the column? *

☐ Yes

☐ No

4. Is the column vertical? *

☐ Yes

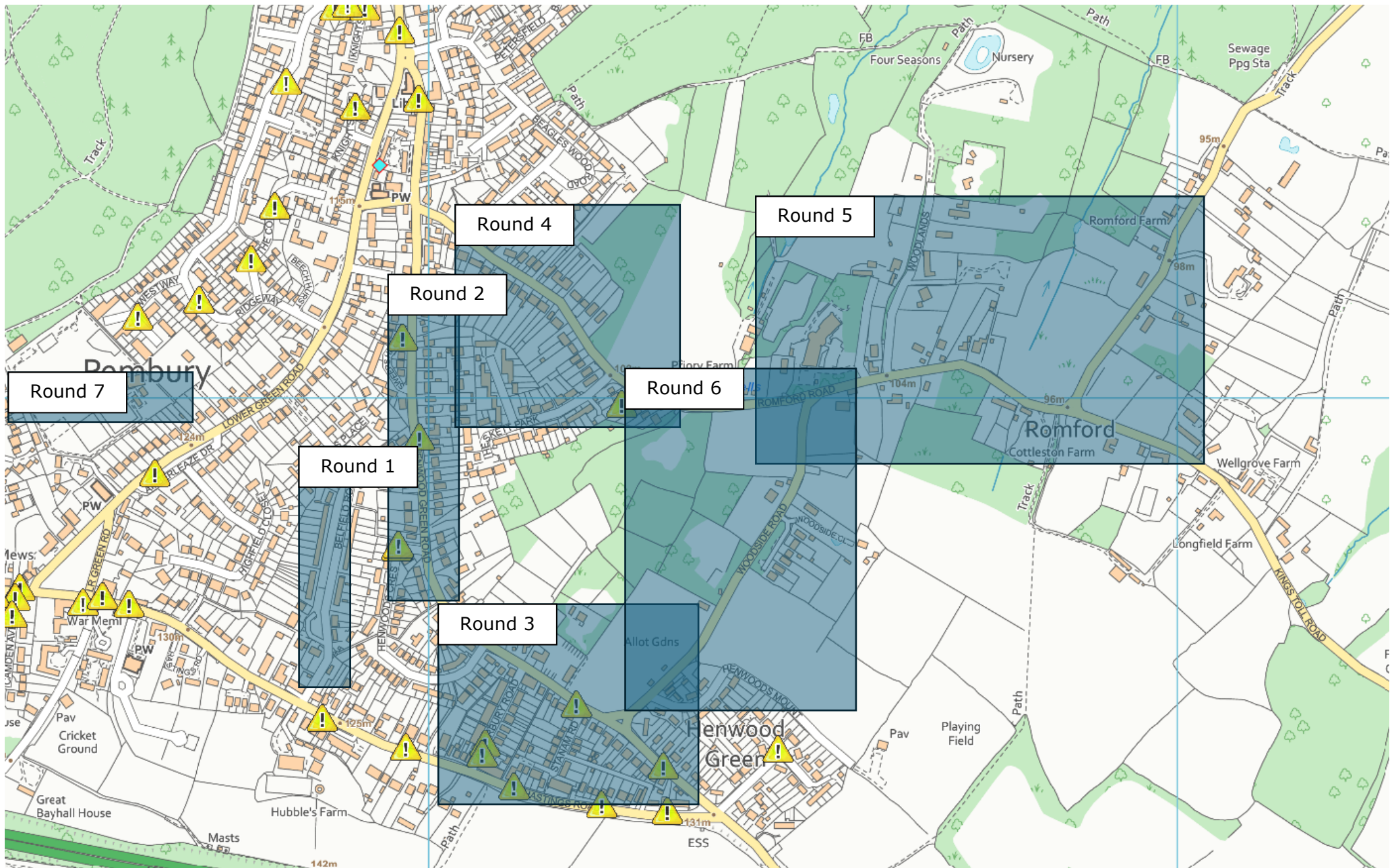
☐ No

5. Is the column stable when you gently push it? *

☐ Yes

☐ No

6. Comments on column #1 (if applicable)



Streetlight Inspection

| Col. | Road | Location | Material | Height | Inspection Round |
|------|-------------------------------|-------------------------------------|------------|--------|------------------|
| 1 | Belfield Road | Opposite No. 2 | Cast Iron | 5m | 1 |
| 2 | Belfield Road | Outside No. 10 | Steel | 5m | 1 |
| 3 | Belfield Road | Opposite No. 25 | Cast Iron | 5m | 1 |
| 4 | Belfield Road | Opposite No. 37 | Cast Iron | 5m | 1 |
| 5 | Belfield Road | Opposite No. 51 | Cast Iron | 5m | 1 |
| 6 | Belfield Road | Opposite No. 61 | Steel | 5m | 1 |
| 7 | Belfield Road | Footpath Rear of No. 45 | Cast Iron | 5m | 1 |
| 8 | Henwood Green Road | Outside No. 18 | Galvanised | 5m | 2 |
| 9 | Henwood Green Road | Junction with Woodside Road | Steel | 5m | 2 |
| 10 | Henwood Green Road | Opposite junction with Stanham Road | Steel | 5m | 2 |
| 11 | Henwood Green Road | Junction Canterbury Road | Steel | 5m | 2 |
| 12 | Henwood Green Road | Outside No. 49 | Cast Iron | 5m | 2 |
| 13 | Henwood Green Road | Outside No. 61 | Cast Iron | 4m | 2 |
| 14 | Henwood Green Road | Outside No. 66 | Steel | 5m | 3 |
| 15 | Henwood Green Road | Outside No. 78 | Cast Iron | 4m | 3 |
| 16 | Henwood Green Road | Outside No. 92 | Steel | 5m | 3 |
| 17 | Henwood Green Road | Outside No. 102 | Steel | 5m | 3 |
| 18 | Henwood Green Road | Outside No. 110 | Cast Iron | 4m | 3 |
| 19 | Pembury Close | On Green | Cast Iron | 5m | Confirm |
| 20 | Romford Road | Outside No. 8 | Steel | 5m | 4 |
| 21 | Romford Road | Outside No. 33 | Steel | 5m | 4 |
| 22 | Romford Road | Outside No. 49 | Steel | 5m | 4 |
| 23 | Romford Road | Opposite Heskett Park | Cast Iron | 5m | 4 |
| 24 | Romford Road | Adjacent to Priory Farm | Steel | 5m | 4 |
| 25 | Romford Road | Opposite Woodlands | Cast Iron | 5m | 5 |
| 26 | Romford Road | Outside Southview | Steel | 5m | 5 |
| 27 | Romford Road | Outside Syndal | Steel | 5m | 5 |
| 28 | Romford Road | Outside Romford Farm | Cast Iron | 5m | 5 |
| 29 | Romford Road | Outside Silron Paddock | Steel | 5m | 5 |
| 30 | Kingstoll Road | Outside Wellgrove Oast House | Steel | 5m | 5 |
| 31 | Kingstoll Road | Junction Romford Road | Steel | 5m | 5 |
| 32 | Woodside Road | Junction Romford Road | Steel | 5m | 6 |
| 33 | Woodside Road | Outside Meadowsweet | Steel | 5m | 6 |
| 34 | Woodside Road | Adjacent to allotments | Steel | 5m | 6 |
| 35 | Woodside Road | Opposite allotments | Steel | 5m | 6 |
| 36 | Woodside Road | Opposite Henwoods Mount | Steel | 5m | 6 |
| 37 | Woodhill Park | Entrance to park | Steel | 5m | 7 |
| 38 | Lower Green Recreation Ground | Car Park | Steel | 5m | 7 |