

Minutes of the **PLANNING AND HIGHWAYS COMMITTEE** held at the Parish Council offices on **WEDNESDAY 18 June 2025** at 7:00 pm.



**Councillors Present:**

Cllr K Brooks (Chair)	Cllr B Hemsley
Cllr L Maddison-Brown	Cllr P Simmons

**Apologies:**

Cllr G Hall	Cllr L Young
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**Officers Present:**

H Munro (Clerk)  
C Bailey (Communications Officer)

**Others Present:**

County Cllr C Sefton

25/070. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllrs Hall and Young. It was **RESOLVED** that the apologies and reasons be accepted.

25/071. **DECLARATIONS OF INTEREST.** There were none.

25/072. **MINUTES.** It was **RESOLVED** that the minutes of the meeting of 28 May 2025 be approved and were signed by the Chair as an accurate record.

25/073. **CHAIR'S ANNOUNCEMENTS.**

Cllr Maddison-Brown was welcomed to the committee.

Concern was raised about the conservation officer's report not being upload onto the planning portal during the consultation period for a previous application. This would be flagged with Tunbridge Wells Bough Council planning department.

25/074. **CLERK'S REPORT.** The following report was noted:

- a. Woodsgate Corner – A quote for a Traffic Light Survey has been requested by Kent County Council (KCC). To be added to a future agenda once received. It was noted that any survey needs to be undertaken at a time of normal traffic flow.
- b. Double Yellow Lines – The responses have been reviewed, and an update will follow in due course.
- c. Highways Improvement Plan (HIP)  
The updated HIP was noted. As KCC would not fund the Hastings Road Gateway replacement, this will be added to the next agenda.

- d. Meeting with Pembury Primary School  
This has been scheduled for the end of June.

25/075. **OPEN SESSION.** County Cllr Sefton spoke about the HIP.

25/076. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

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

No Objection

- 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).

No Objection, but the Parish Council have concerns over the lack of access for constriction traffic.

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

No Objection, subjection to no loss of light for neighbouring properties.

25/077. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **25/01389/FULL 10 Maidstone Road**  
Hip to gable roof extension to both side elevations (North & South), 2 No rooflight windows to front elevation & dormer window with Juliet balcony to rear elevation.

No Objection.

- b. **25/01369/LBC Hazelwood, Romford Road,**

Listed Building Consent - alterations to garden room to use a slate roof & solar panels, install new entrance doors with canopies, and lowering a window sill. Convert bathroom into an office & relocated boiler to basement. create an archway between the kitchen & dining room, restoring a fireplace for a log burner, & walled-up doors to match existing finishes. bi-fold doors added to the garden room.

No Objection, subjected to suitable materials being used, in line with Listed Building Status.

- c. **25/01368/FULL Hazelwood , Romford Road,**  
Alterations to garden room to use a slate roof & solar panels, install new entrance doors with canopies, and add bi-fold doors.

No Objection.

- d. **25/01351/TPO 1 Beech Hurst**  
TREES: NORWAY MAPLE (T007) - reduce by 3-4m; SYCAMORE (T008) - reduce by 3m; 3no. SYCAMORE (T009, T010 & T027) - reduce by 3-4m; BEECH (T019) - reduce by 3-4m; ASH (T023) – fell.

No Objection.

25/078. **OTHER APPLICATIONS.** The following applications were noted.

- 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
- b. **25/01333/TCA Old Rectory 4 Hastings Road**  
Trees in a Conservation Area Notification: BEECH (T1) - Crown lift tree by 3 m, reduce lateral branches back by 3 m.
- c. **25/01271/SUB Pippins Farm Stone Court Lane**  
Submission of Details in relation to condition 3 (External material details) & condition 4 (Construction & works methodology statement) of 24/02737/FULL

25/079. **DECISIONS.** The following decisions were noted:

- a. **25/00779/FULL 93 Woodhill Park**  
Demolition of garage & erection of two storey extension      WITHDRAWN
- b. **25/00618/TPO Owlsnest Wood, Tonbridge Road**  
TREES: SWEET CHESTNUT (T16) - reduce crown 3m & 2m spread; 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.      GRANTED

GOAT WILLOW (T174) - fell; GOAT WILLOW (176) -  
coppice; GOAT WILLOW (T177) – fell

25/080. **ENFORCEMENT.**

- a. The update on enforcement action was noted.
- b. The Article 4 Direction - Land South east of Redwings Lane was noted.

25/081. **STREETLIGHTS.**

- a. Inspection rounds were allocated to Councillors and would be conducted quarterly.
- b. Quotes for a new maintenance contract were still awaited.

25/082. **RISKS.** There were none.

25/083. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** A request to discuss limiting school parking time to be added to the next agenda.

25/084. **MEETING DATES.** The next meeting will take place on Wednesday 23 July 2025 at 7pm in the Parish Office.

There being no other business, the meeting closed at 20:12 pm.

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