

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



Councillors Present:

Cllr G Hall (Vice-Chair)
Cllr L Maddison-Brown

Cllr L Young

Apologies:

Cllr K Brooks (Chair)
Cllr P Simmons

Cllr B Hemsley

Officers Present:

H Munro (Clerk)

Others Present:

Borough Cllr Rob Wormington

25/0124. **APOLOGIES FOR ABSENCE.** Apologies were received from Cllrs Brooks, Hemsley and Simmons. It was **RESOLVED** that the apologies and reasons be accepted.

25/0125. **DECLARATIONS OF INTEREST.** There were none.

25/0126. **MINUTES.** It was **RESOLVED** that the minutes of the meeting of 18 June 2025 be approved and were signed by the Chair as an accurate record.

25/0127. **CHAIR'S ANNOUNCEMENTS.** Cllr Wormington was welcomed to the meeting.

25/0128. **CLERK'S REPORT.** The following report was noted:

- a. Double Yellow Lines. Kent Highways are assessing the results of the public consultation, and their comments are awaited.
- b. Planning responses during the summer recess. There is no meeting scheduled in August. Planning responses are delegated to the Clerk in consultation with Committee Members via email.

25/0129. **OPEN SESSION.** Cllr Wormington spoke about the Tunbridge Wells Borough Council Parish Road Safety Grant.

25/0130. **HIGHWAYS IMPROVEMENT PLAN (HIP).**

- a. The Tunbridge Wells Borough Council Parish Road Safety Grant was discussed. It was **RESOLVED** that once the HIP had been reviewed, Kent Highways would be contacted to ensure that they supported the priority projects and could be fully costed within the timescale of the grant. An application would be made before the deadline of 31 October 2025. It was **RESOLVED** that Mike Martin, MP, would be asked to liaise with Kent Highways to expedite the work.

Cllr Wormington was thanked for attending the meeting.

Cllr Wormington left the meeting at 7:25pm

- b. The update from the meeting with the Primary School was noted.
- c. Limiting parking in the bays by the Primary School was discussed but it was **RESOLVED** that this would not be progressed.
- d. The quote for CCTV monitoring at Woodgate Corner was considered. It was **RESOLVED** to accept the quote for £690 for 24 hour recording. A Wednesday in September to be selected once the schools have gone back.
- e. The HIP was reviewed in detail. It was **RESOLVED** that the following changes be made:
 - i) A new item would be added to improve the safety of the zebra crossing on Lower Green Road from Bulls Place. Features including a built out section to be investigated.
 - ii) A new item would be added for speed cameras in Lower Green Road and Maidstone Road.
 - iii) It was **RESOLVED** that the priority order of the HIP be changed as follows:
 - (1) Double Yellow lines on the junction of Maidstone Road and Church Road
 - (2) Safety features including a built out section for the zebra crossing on Lower Green Road from Bulls Place.
 - (3) Speed cameras on Lower Green Road.
 - (4) Speed cameras on Maidstone Road.
 - (5) Woodsgate Corner.
 - (6) Henwood Green Road to junction with Romford Road Junction with Lower Green Road.
- f. Items 1 to 4 would be added to the Road Safety Grant application if they were within the available £25,000.

25/0131. **PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **25/01429/FULL 13 High Street**
Change of use from offices (Class E) to 1no residential dwelling (Class C3) with creation of garden space & parking.

No objections but it was requested that the dropped kerbs to the front of the property be corrected to accommodate both spaces. There was also concern that the applicant does not know where the sewage connections are.

- b. **25/01443/FULL 5 Romford Road**
Erection of a single storey rear conservatory.

No objection

- c. **24/03141/FULL Land North Of The A21, South & West Of Hastings Road, Hastings Road**
Development of 87no. dwellings with access, public open space & associated landscaping.

The addendum to the application and guidance from the Planning Consultant was discussed in detail. Comments made and continued concerns about the application would form the basis of the response which had been delegated to the Clerk in consultation with Cllrs Brooks, Hall and Stratton by Full Council.

- d. **25/01581/FULL Queens Folly, 64 Lower Green Road**
(Retrospective) Pergola, shed & aviary.

No objection

- e. **25/01582/LBC Queens Folly, 64 Lower Green Road**
(Works already carried out) Replacement roof window.

No objection

- f. **25/01628/FULL 46 Herons Way**
Demolition of existing rear conservatory & replacement with single storey extension; additional single storey extension to rear.

As there are insufficient details of the proposal to make a judgement, the Parish Council objects to the application and requests this information is provided. There are also concerns about how construction traffic gains access to the site.

25/0132. **LATE PLANNING APPLICATIONS.** The following were considered, and it was **RESOLVED** to submit the following responses to TWBC:

- a. **25/01539/ADV Tesco, Pembury Road**

Advertisement - Internally illuminated 'TESCO' lettering above site entrance.

No objection.

25/0133. **OTHER APPLICATIONS.** The following applications were noted.

- a. **25/01605/SUB Tesco Pembury Road**
Submission of Details in relation to Condition 9 - (Construction environmental management plan) of 24/01356/FULL
- b. **25/01686/SUB Tesco, Pembury Road**
Submission of Details in relation to Condition 6 - (Arboricultural Method Statement) of 24/01356/FULL
- c. **25/01564/TCA Amberleaze 2 Lower Green Road**
Trees in Conservation Area Notification: 2 no. CYPRESS - Laterally reduce overhanging face by 2m; 1 no. CYPRESS – Fell

It was **RESOLVED** to submit a comment asking that the tree is reduced in height rather than removed due to its prominent location.
- d. **25/01677/TCA Old Rectory, 4 Hasting Road**
Tree in a conservation area notification – SYCAMORE (T1) crown lift by 4m

25/0134. **DECISIONS.** The following decisions were noted:

- a. **25/01039/TPO Pembury House, Lower Green Road**
Trees: COPPER BEECH (T1) - Fell and leave a monolith at 5-6m. GRANTED
- b. **25/00590/FULL 26 Tonbridge Road**
Partial demolition of single storey side extension & erection of two storey extension. Alterations to side porch & fenestration. GRANTED
- c. **25/01104/FULL 2 Hawkwell Cottage, Maidstone Road**
Extend dropped kerb by approx 2.8m to east side. GRANTED
- d. **25/01109/TPO The Old Chapel, Hastings Road**
TREES: PLUM (T1) - Prune overhanging branches and thinning through canopy; 4 no. BIRCH (T2, T3, T4 & T5) – Remove. GRANTED
- e. **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. APPEAL
DISMISSED
- f. **25/01238/FULL Ramblers, Cornford Lane**
Single storey rear extension & extended dormer windows. GRANTED

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

- h. **25/01235/FULL 35 Church Road**

Proposed rear second storey extension & new orangery GRANTED

25/0135. **ENFORCEMENT.** No update had been provided by TWBC. This would be chased.

25/0136. **STREETLIGHTS.**

- a. This item was deferred.
- b. Councillor inspections were circulated and noted.

25/0137. **NEIGHBOURHOOD PLAN FUNDING.** The recent request for further action regarding the withdrawal of funding was discussed. It was **RESOLVED** to write to Mike Martin, MP.

25/0138. **RISKS.** There were none.

25/0139. **QUESTIONS FROM COUNCILLORS OR AGENDA ITEMS FOR FUTURE MEETINGS.** There were none.

25/0140. **MEETING DATES.** The next meeting will take place on Wednesday 17 September 2025 at 7pm in the Parish Office.

There being no other business, the meeting closed at 9:13 pm.

Signed: _____ Date: _____
Chair