

## PEMBURY PARISH COUNCIL

Report of the meeting held on Monday 10 April at the Parish Council Office, Lower Green Road, Pembury, Kent.

Present: Cllrs Mrs J Crowhurst (C), S Cawley, D Coleman (VC), A Gaukroger, P Gillan, Mrs S Harris (C), M Hocking, P Kirby, Mrs A Partridge, Mrs S Sharp and Mrs C Snow

Deputy Clerk

Borough Councillors Mrs S Nuttall, P Barrington King, D Reilly

County Councillor Mr C Hoare

### 1. CHAIR'S ANNOUNCEMENTS

The Chair welcomed everyone to the meeting.

**Parish Lighting** - Members were requested to present written details on the attached pro-forma of the lights that were not working in their nominated roads immediately prior to commencement of business on Monday.

**Highways Minor Defects** - Members were requested to present written details on the circulated green 'County Lengthsmen' forms for roads under their nominated lighting area and pass to the office for collation.

### 2. TO ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Mrs K Brooks and Mrs L Mills.

### 3. DECLARATIONS OF INTEREST

Members were requested to ensure declarations of interest were made orally **and** completed on the circulated pro-forma issued with the agenda and returned to the Clerk before leaving the hall. A nil return was also needed. Members were reminded that if an interest came to light during the meeting it must be declared at that time and if the member considered it to be prejudicial then he or she **MUST** leave the room. Any member who was unsure if he or she had an interest in an item should seek the Clerk's advice immediately.

Cllr Mrs J Crowhurst	NIL
Cllr S Cawley	NIL
Cllr D Coleman (neighbour)	Item 10 Planning Application 17/00910 - 18 Ridgeway - Personal
Cllr A Gaukroger	NIL
Cllr P Gillan	NIL
Cllr Mrs S Harris	NIL
Cllr M Hocking	NIL
Cllr P Kirby	NIL

Cllr Mrs A Partridge	NIL
Cllr Mrs S Sharp	NIL
Cllr Mrs C Snow	NIL

#### **4. MINUTES OF THE COUNCIL**

It was proposed, seconded and **AGREED** that the minutes of the meeting held on 13 March 2017 were a correct record.

#### **5. LATE BUSINESS**

In accordance with current Standing Orders items of late business set out in any circulated supplementary agenda need to be moved, seconded and approved, the special circumstances being that it would be unreasonable to delay any decision by the Parish Council until its next ordinary meeting on Monday 8 May 2017.

#### **6. LIST OF OUTSTANDING RESOLUTIONS**

Council NOTED the list of outstanding resolutions

#### **7. CLERK'S REPORT**

The Deputy Clerk reported that several elderly residents had contacted/visited the office with concerns about the change of bus routes in particular at the north end of the village. This was covered in the agenda but the Deputy Clerk wanted to reiterate the impact this would have on a lot of people.

She also thanked Councillors who had been extra supportive during this period before a new Clerk was appointed.

#### **8. OPEN SESSION**

Council adjourned and members of the public would be invited to address the Parish Council on any issue of concern. Constitutionally and in accordance with certain implications of the Local Government Code of Conduct, there could be no discussion of these items at this stage. Any issue would either be addressed elsewhere in the agenda or if not already so listed, be referred to a future meeting of the Parish Council.

Several residents of Snipe Close were in attendance including Mr Andrew Baldock who was the spokesman. He aired their concerns about planning application 17/01079/FULL - demolition of garages and construction of 2 no. 2 bed houses with 6 parking spaces which had recently been submitted by Town and Country Housing. Their main concerns were that they felt this was an overdevelopment of the site which was only 0.79 acre; the problems with parking and the position of storm drains which would need to be moved. Residents were concerned that plans which had been submitted by Town and Country were not the same as what had previously been shown in the consultation. (County Councillor C Hoare told members that T & C had done something similar in Sherwood and had submitted different plans to what was expected.)

Two x 2 bed houses could potentially have two/three cars each and following a survey, it had been found that Snipe Close was already at 100% capacity for parking. A photocopy of a petition was handed in by Gillian Tan and Cllr Mrs Crowhurst urged Mrs Tan to send the original to TWBC as soon as possible.

Council listened and noted these issues but did not comment at this stage. Councillors had not seen paper plans as an email had only been received that day informing them of this.

## **9. TO RECEIVE COUNTY AND BOROUGH COUNCILLORS' QUESTIONS AND REPORTS**

County Councillor Mr Chris Hoare told members that he didn't have any money for the parking bay which had been requested outside the Chinese takeaway in the High Street. He was reminded that it wasn't a parking bay but bollards that had been requested. The Parish Council had been asking for bollards for several months to stop vehicles parking on the pavement. There was obviously some fundamental problem with this area because sink holes kept appearing. Mr Hoare was told that this was extremely dangerous and something needed to be done urgently. Rather than fund bollards, he was asked to have an investigation done of this immediate area to solve the problem once and for all.

An answer is awaited.

Mr Hoare spoke about the problem with the buses which was to be covered later in the agenda. He had not been aware of the meeting held with the Parish Council, Arriva, KCC and representatives from the Hospice and the Pembury Society and also the Borough Councillor from Capel/Five Oak Green. He was told that this had been a very positive meeting and that Arriva had gone away to look at a compromise.

(Cllr Mrs Partridge thanked Cllr Mrs Crowhurst for arranging the meeting).

Mr Hoare had received complaints about parking in Woodsgate Close for people going to the hospital. This had become a major parking issue in the village and a lot of people were using Notcutts and the Mercure Hotel for parking because there simply wasn't enough capacity at the hospital. Cllr Mrs Crowhurst asked Mr Hoare to speak to the Board at the Hospital to see what could be done.

Mr Hoare had received complaints about drains in Church Road which he would look at. Also he had received complaints about overgrown bushes in Lower Green Road which he would report.

Cllr Barrington King was in purdah and refrained from making any comment.

Cllr Mrs Nuttall had been speaking to the Connyborough Trust who had recently put some ideas in place for the allotment site in Sherwood and they were happy to speak to the Parish Council about the Pembury Allotments. Cllr Cawley suggested that Cllr Hocking liaise with them.

Cllr Reilly told Council that Premier Inn had been given the go-ahead to take over the site where the Magistrates Court had been.

The land at 73 Ridgeway and 167 Hastings Road would go to auction on 16 May.

Cllr Reilly asked Mr Hoare when the drains at Rowley Hill were going to be repaired as it had been 12 months since he had been asked originally.

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Two people had arrived late but had wanted to speak under Open Session. The Chair allowed them time.

Eleanor Durrant spoke on behalf of the Durrant family who lived at 39 Lower Green Road. They wished to develop the land behind No. 39 with 6 - 8 No. 4/5 bedroom houses and access was the only remaining issue. They wished to get access from the Recreation Ground driveway which they would widen. They had spoken to a lot of local people in particular those organisations who used the Recreation Ground i.e. the Football Club, Bowls Club, neither of which (she said) had any objection. The Durrant family had approached the Parish Council on several previous occasions and Eleanor said that an ex-Councillor had proposed that a one way system could potentially work. She was told by Cllr Mrs Crowhurst that this had been taken out of context and was not correct.

Cllr Mrs Crowhurst re-iterated once again that the Parish Council had sent a letter several months ago stating that the Parish Council owned the land and also the Football Pavilion and the Bowls Club and it was NOT minded to allow this to go ahead.

Cllr Mrs Harris repeated that comments made by Council were being mis-quoted and was concerned by this.

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The meeting was reconvened.

## 10. CURRENT PLANNING

(a) **Planning and Highways WG** - The Chair of the Working Group presented current planning applications for **RATIFICATION, CONSIDERATION** and **GRANTS** and **REFUSALS** for information.

Council is asked to **RATIFY** the following three applications:

Application Number: 17/00843/FULL - 3 April  
Proposal: Single storey side and rear extension  
Location: 32 Heskett Park, Pembury, Royal Tunbridge Wells

NEUTRAL

Application Number: 17/00703/FULL - 31 March  
Proposal: Single storey side/rear extension  
Location: 102 Ridgeway, Pembury, Royal Tunbridge Wells

NEUTRAL

Application Number: 17/00879/FULL - 6 April  
Proposal: Proposed demolition of the existing front porch,  
4/11

side garage and rear extension, and the erection of a ground floor front extension, two storey side extension and a part single storey/part two storey rear extension

Location: 98 Ridgeway, Pembury, Royal Tunbridge Wells

NEUTRAL

Council is asked to CONSIDER the following applications:

Application Number: 17/01079/FULL - 1 May  
Proposal: Demolition of garages and construction of 2 no. 2 bed houses with 6 parking spaces  
Location: Garages at Snipe Close, Pembury, Royal Tunbridge Wells

A DECISION ON THIS WAS DEFERRED AND A PLANNING WG MEETING HAS BEEN SET FOR 7PM ON MONDAY 24 APRIL. It was explained to residents that the Council had not yet received the official papers and had only been notified that day. The WG would therefore discuss this further at the WG meeting.

Cllr Barrington King explained the process to residents, in particular the aspect of 'calling in' an application.

Application Number: 17/00910/FULL - 14 April  
Proposal: Single storey side and rear extensions with rooflights, garage conversion and new porch  
Location: 18 Ridgeway, Pembury, Royal Tunbridge Wells

NEUTRAL

Application Number: 17/01037/FULL - 21 April  
Proposal: Erection of a first floor extension including alterations to the roof  
Location: Spring Grove Farm, Redwings Lane, Pembury, Royal Tunbridge Wells

NEUTRAL

Application Number: 17/01053 - 26 April  
Proposal: Single storey side/front extension  
Location: 8 The Meadow, Pembury, Royal Tunbridge Wells

NEUTRAL

Application Number: 17/00756/FULL - 27 April  
Proposal: Demolition of existing buildings and change of use of site to residential comprising 12 no. houses and 7 no. apartments

Location: Sturgeons, 32-34 Henwood Green Road, Pembury,  
5/11

Royal Tunbridge Wells

A DECISION ON THIS WAS DEFERRED AND A PLANNING WG MEETING HAS BEEN SET FOR 7PM ON MONDAY 24 APRIL

Application Number: 17/01037/FULL - 21 April  
Proposal: Erection of a first floor extension including alterations to the roof  
Location: Spring Grove Farm, Redwings Lane, Pembury, Royal Tunbridge Wells

NEUTRAL

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GRANTS

Application Number: 17/00223/FULL  
Proposal: Single storey rear extension  
Location: I Church Road, Pembury, Royal Tunbridge Wells

Application Number: 17/00404/FULL  
Proposal: Alterations to existing dormers to form two balconies and new high level rooflight to south roofslope  
Location: Cherry Tree Cottage, Cornford Lane, Royal Tunbridge Wells

Application Number: 17/00608/TCA  
Proposal: Tree in Conservation Area Notification - T1 (Pine): Cut back lateral branches to allow up to 2m clearance from 1 Penns Yard  
Location: 1 Penns Yard, Pembury, Royal Tunbridge Wells

Application Number: 17/00220/FULL  
Proposal: Part ground floor, part first floor side extension; and porch to front  
Location: 2 Bulls Place, Pembury, Royal Tunbridge Wells

Application Number: 17/00219/FULL  
Proposal: Erection of single storey timber shed/store  
Location: 48A High Street, Pembury, Royal Tunbridge Wells

Application Number: 17/00275/FULL  
Proposal: First floor side extension and two-storey rear extension  
Location: 3 Bulls Place, Pembury, Royal Tunbridge Wells

Application Number: 16/07430/FULL  
Proposal: Part single/two storey side extension, single storey front/side extension and internal re-design  
Location: 10 Knights Close, Pembury, Royal Tunbridge Wells

Application Number: 17/00352/FULL  
Proposal: Part change of use of garage to ancillary accommodation including internal and external alterations  
Location: Albans Lodge, Romford Road, Pembury, Royal Tunbridge Wells

Application Number: 17/00351/FULL  
Proposal: Raise ridge height by 1.3m, external remodelling and internal alterations  
Location: Albans Lodge, Romford Road, Pembury, Royal Tunbridge Wells

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Application Number: 17/00613/LAWPRO  
Proposal: Lawful Development Certificate (Proposed) - Ground floor rear extension  
Location: 20 Lower Green Road, Pembury, Royal Tunbridge Wells

The rear extension complies with Schedule 2 Part 1, Class A and the alterations to the roof would be classed as permitted development by virtue of Schedule 2 Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015

## 11. REPORTS OF URGENT ACTIONS

## 12. WORKING GROUP MATTERS

### AMENITIES, CHRISTMAS LIGHTS, PRIDE IN PEMBURY AND PUBLIC RELATIONS

(a) **Friends of Pembury Parish Church coffee morning** - The Friends have requested permission to hold their annual coffee morning on the Village Green on 3 September between 10am and 12 noon.

Council AGREED to give permission to the Friends of Pembury Parish Church to hold their annual coffee morning on the Village Green on 3 September.

(b) **Driveway from Woodhill Park to Recreation Ground** - An email had been received from a resident of Woodhill Park requesting sleeping policemen to be installed on Jubilee Way as she was very concerned about the speed in which many drivers approached this driveway. Cllr Coleman explained that this had complicated legal implications as although the Parish Council had access rights over this driveway, it did not own it all. The Deputy Clerk was asked to contact the Council's solicitors to check the deeds to see if this was possible. An email explaining this to the resident was to be sent.

(c) **Metal detection and seismic survey of the Village Green** - An email had been received from David Hanes, Chair of the Pembury Society, as the Committee had been considering various aspects of historical interest and one consideration was to do a metal detection and subsequently a seismic survey of the top corner of the Village Green. They would keep the Parish Council informed of progress.

Council **AGREED** to allow members of the Pembury Society to go ahead with this.

#### **AUDIT, FINANCE AND PERSONNEL**

(d) **Accounts due for payment** - the Chair of the WG will present a list of cheques for payment, with supporting documents **FOR APPROVAL**; also a list of cheques, salaries, Direct Debits and Debit Card transactions paid since the last meeting for **RATIFICATION**.

*Council **RATIFIED** payments paid previously of £64.72*

*Council **RATIFIED** salaries of £6,324.10*

*Council **AGREED** payments of £8,313.13*

*Council **RATIFIED** direct debits paid previously of £235.72*

*Council **AGREED** payments of £525.75 on the supplementary agenda*

*Council **RATIFIED** debit card transactions of £906.40*

(e) **Alteration to Nat West bank account signatories** - The former Clerk, Mrs Barbara Susan Russell, would need to be removed from the authorised signatory account.

The following resolution should be proposed, seconded and agreed:

**THE AUTHORISED SIGNATORY IN THE CURRENT MANDATE, FOR THE ACCOUNTS DETAILED IN SECTION 2, BE CHANGED IN ACCORDANCE WITH SECTION 5 AND THE CURRENT MANDATE WILL CONTINUE AS AMENDED.**

The above resolution was proposed by Cllr Mrs S Harris, seconded by Cllr Coleman and agreed by Council.

e(i) **Vacancy for Parish Clerk** - Following public advertisement, an interview was held on Thursday 6 April with a very experienced Clerk from Kings Hill. The interviewing panel comprising of Cllrs Mrs J Crowhurst, Mrs K Brooks, Mrs C Snow and the Deputy Clerk were all extremely impressed with her on a professional and personal level and felt that she was very suitable for the job of Parish Clerk. They would like to have authority to offer her the position as they were all mindful of the impact of there being no Clerk in post. They would like to

invite her to meet the rest of the Council at a Special Council meeting. If Council was in agreement, a date needed to be set.

Council **AGREED** for authority to be given to the interviewing panel to offer Mrs Helen Munro the position of Clerk. The Chair would write to her the following day.

(f) **Replacement of damaged street light in Woodside Road** - a quotation of £2,032.80 had been received from UKPN for the connection to a replacement column in Woodside Road which had been badly damaged. It was not known how the street light was damaged or if it was merely because it was so old. There would also be a charge for the supply of the column.

UKPN have the monopoly and no other contractor was allowed to make a connection.

Council looked at the quotation and noted that the majority of the cost of this repair was the road closure. Cllr Mrs Harris agreed to take a look to see if this lamp was actually necessary before making any final decision.

#### **ENVIRONMENT, ENVIRONMENTAL ISSUES (INCORPORATING ALLOTMENTS AND BURIALS) PLANNING AND HIGHWAYS**

(g) **Bus service 6a Tunbridge Wells to Maidstone** - The Chair gave an oral report of the meeting held on Friday 7 April with Arriva to discuss the withdrawal of service 6a.

Although this had been touched on briefly earlier on in the meeting, Cllr Mrs Crowhurst told members that the meeting had been very positive. Mr Robert Patterson from Arriva had not completely realised the impact that re-routing the buses would have on a large number of the population who lived at the south end of the village. In particular for people needing to visit the doctors (and then a trip to the chemist), the Hospice, the library for example. Cllr Mrs Crowhurst had confidence that Mr Patterson would do as promised and would return with a compromise within a fortnight.

(h) **Report of presentation by Stephen Baughen and Nancy Redgrave on planning issues** - The Chair of the WG gave an oral report of this meeting:

Cllr Gaukroger briefly talked through the main material considerations when planning applications were being determined. He told members that between 90-95% were decided by case officer but that major applications were always decided by committee. He explained that in order for an application to be 'called in' the Parish Council had to have solid reasons and be able to back these up.

(i) **Visual Tree Inspection** - Councillors were given the copy quotation from Treeability. The inspection would include the trees in the driveway at Upper Church St. Peter.

Council **AGREED** for the Visual Tree Inspection to go ahead with particular urgency given to the trees which lined the driveway to St. Peter's Church.

i(i) **Allotment Chat with Tenants** - Councillors were given a brief report of the chat held with tenants on Monday 3 April. If any councillor was free to help with the clear-up of the site on Friday 21 or Saturday 22 April, it would be much appreciated:

Present: Cllrs Mrs J Crowhurst, S Cawley, Mrs S Sharp, A Gaukroger, M Hocking, Mrs S Sharp, P Gillan, Mrs C Snow

Deputy Clerk

The Chair welcomed everyone to the Allotment chat, the purpose of which was to draw a line under the past and to move forward with ideas and suggestions of ways to improve the allotment site for current tenants and also at ways to encourage newcomers as over half the plots were now vacant.

It was a very positive evening with lots of viewpoints but also many possible attainable solutions.

The setting up of an Allotment Association by people who were very keen to clear up the site was suggested and David Hanes organised a meeting for those that were interested for Thursday 13 April at the Parish Office. Cllr Mike Hocking was to attend and would be the Parish Council liaison person. Cllr Hocking offered to inspect the plots on a regular basis and with help from the office would follow up on any letters written to those who had not cultivated their plots.

Empty plots would have to be kept tidy by the Parish Council.

Tenants appeared to appreciate that the Parish Council was taking an interest and everyone hoped to be able to work together towards a common goal.

A clear-up was arranged for Friday 21 and Saturday 22 April and it was hoped that many tenants and also some councillors would take part.

The issue of ragwort on the allotment site was brought up. This needed a specialist contractor to first ascertain if it was ragwort and secondly to use chemicals to get rid of it ensuring that no plots were badly affected.

## **PLANNING AND HIGHWAYS**

(j) **Cornford Lane** - Council was asked to NOTE that Cornford Lane would be closed for 3 weeks from 8 May for works to include drainage works, patching and installing the kerb line.

## **13. REPORTS FROM OTHER MEETINGS**

(a) **Parish Chairman's Meeting** - Councillors were given a copy of the report of the meeting held on 14 March at the Town Hall.

## **14. OTHER MATTERS**

(a) **Royal British Legion in Kent** - A thank you event was being held at Shepherd Neame Brewery for organisers of the Poppy Appeal. This would be held on 15 June 2017 and would include an evening tour of the brewery and supper. Numbers were limited.

No-one wished to attend.