



## WATERINGBURY PARISH COUNCIL

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### MINUTES OF THE PLANNING MEETING HELD AT WATERINGBURY VILLAGE HALL ON TUESDAY 6<sup>th</sup> MAY 2025 AT 8.00PM

**Present:** Cllrs, Mathieson (Committee Chairman), Edmunds, Hutchinson,  
Young, Packham and Chitty

**Also Present:** S. Parr (Clerk and RFO)

**P 05 1 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES:**

Edwards

**Noted**

**P 05 2 DECLARATIONS OF INTEREST AND / OR DISPENSATIONS:**

None

**Noted**

**P 05 3 DECLARATIONS OF INTENTION TO RECORD**

None

**Noted**

**P 05 4 MINUTES**

P 05 4.1 **Minutes: It was proposed, seconded and resolved:** That the minutes from the meeting held on 01 April 2025 to be approved and signed by the Committee Chairman as a correct record of proceedings

**Unanimous.**

P 05 4.2 There were no matters arising that had not been included elsewhere on the Agenda.

**Noted**

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**Committee Chairman: .....Date: 03/06/2025**

**P 05 5**

**PLANNING**

**P 05 5.1      Planning Applications for Consideration**

**24/02042/PA**

248 RED HILL, Wateringbury

Listed Building Application: Retrospective replacement of 2 no. windows and removal of roughcast render, and proposed repointing of exposed brickwork and bricking-up of external doorway.

**NEUTRAL/NOTED      Unanimous**

**25/00462/PA**

104, Bow Road, Wateringbury

1 x Willow – Remove 2 broken branches only.

T1 of Tree Preservation Order.

**NEUTRAL/NOTED      Unanimous**

**25/00439/PA**

104, Bow Road, Wateringbury, Maidstone, ME18 5DX

1 x Willow (shown in applicants photos attached to email dated 11th March 2025) - Remove. T2 of Tree Preservation Order.

**NEUTRAL/NOTED      Unanimous**

**25/00399/PA**

LAND AT JUNCTION OF RED HILL and Barming Road, Wateringbury

Details of conditions 2 (Archaeological Watching Brief) and 5 (External Materials) Submitted pursuant to planning permission TM/24/01643/PA (Section 73 application to Vary Condition 7 (Plans list) of planning permission TM/22/01965/FL (Erection of three detached three bed dwellings with double garages and associated works) to amend the designs of each plot)

**NEUTRAL/NOTED      Unanimous**

**25/00313/PA**

LAND AROUND COPPICE COURT 70 Teston Road, Wateringbury

Details of conditions 5 (Biodiversity), 7 (Drainage) and 9 (Landscape) pursuant to planning permission TM/23/01454/FL (Demolition of existing stables and erection of a replacement dwelling (Revision to TM/22/00019/FL)

**NEUTRAL/NOTED      Unanimous**

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**Committee Chairman: .....Date: 03/06/2025**

**25/00252/PA**

LAND AROUND COPPICE COURT 70 Teston Road, Watringbury  
Details of Condition 2 (Materials) and Condition 6 (Lighting) submitted  
pursuant to planning permission TM/23/01454/FL (Demolition of existing  
stables and erection of a replacement dwelling (Revision to TM/22/00019/FL)

**NEUTRAL/NOTED Unanimous**

**25/00246/PA**

OLD DUKES HEAD, 292 Old Road Watringbury  
Retrospective application for double garage at rear of back garden

**NEUTRAL/NOTED Unanimous**

**25/00688/PA**

LOWER BECK, 18, MILL LANE, Watringbury, Maidstone,  
ME18 5PE

To remove 5 number conifer trees on my boundary which have grown too  
large and 2 have started to die away and look unhealthy.  
These are to be replaced with 10 no. red Robbin pleached trees. Their size  
(excluding pot) is 10ft tall. The frame 1100mm high (giving clear stem from  
bottom of the frame to the top of pot) 2000mm. The frame width is 1800mm.

**NEUTRAL/NOTED Unanimous**

**25/00574/PA**

PARK VIEW, 296, OLD ROAD, Watringbury, Maidstone, ME18 5PS  
Replacement 8 x 6 ft shed

**NEUTRAL/NOTED Unanimous**

**25/00541/PA**

LAND PART OF MILL FARM NORTH OF 39, Mill Lane, Watringbury,  
Maidstone, ME18 5PE  
Prior Notification: Change of use of agricultural building to residential Dwelling  
(Part 3 Class Q): Change of use of existing agricultural building to single  
residential dwellinghouse

**NEUTRAL/NOTED Unanimous**

**25/00465/PA**

THE HOLLIES, 92, BOW ROAD, Watringbury,  
Maidstone, ME18 5DS  
Proposed Conversion and extension of outbuilding to residential annexe

**NEUTRAL/NOTED Unanimous**

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decisions made at the meeting.**

**Committee Chairman: .....Date: 03/06/25**

**25/00397/PA**

78, PHOENIX DRIVE, Watringbury, Maidstone, ME18 5RS

Proposed demolition of Conservatory, and construction of a single storey rear extension

**NEUTRAL/NOTED    Unanimous**

**P 05 5.2        Planning Decisions for Noting**

**24/01997/PA (No Objection)**

EAGLE LODGE, 28, MILL LANE, WATERINGBURY,  
MAIDSTONE, ME18 5PE

T1, Dead Holly tree on the roadside boundary line. fell to ground level, T2, Mature spruce tree remove the major deadwood from the canopy, T3, Mature Yew tree, remove the major deadwood from the canopy, T4, Semi mature Ash tree on the roadside boundary line, section dismantle the tree to ground level. The tree has poor form and if affecting the adjacent Yew tree and Spruce trees canopy, T5, Mixed species hedgerow predominantly Beech on the front roadside boundary line, reduce to from 3.5 metres from ground level to approximately 2.5 metres from ground level, T6, Mature Field Maple on the roadside boundary line and remove the side lateral growing in to the adjacent telephone wires to the main stem and crown lift to 5 metres over the road.

**Noted**

**25/00169/PA (6 Weeks Expired)**

ST JOHN THE BAPTIST CHURCH, Tonbridge Road, Watringbury  
This maintenance work to allow better pedestrian access around the graveyard and to allow a gap between those branches of T1 that currently sweep the church building. T1 yew. To be crown raised to approx 3m and remove approx. 2m from the north facing branches to create a gap between them and the church. T2 yew. To be crown raised to approx 2.5m, to allow pedestrian access around base, and overall crown red from 6m to 3.5m. T3 beech. Crown raise to 4m. T4 yew. To have crown reduction from 3.5m to 2.5m with crown raised to 1.5m.

**Noted**

**25/00397/PA (Approved)**

78 PHOENIX DRIVE, Watringbury

Proposed demolition of Conservatory and construction of a single storey rear extension

**Noted**

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**Committee Chairman: .....Date: 03/06/25**

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|----------|---|--------------|
| P 05 5.3 | <b>Planning Enforcement</b><br>None   | <b>Noted</b> |
| P 05 5.4 | <b>Planning Appeals</b><br>There were none  | <b>Noted</b> |
| P 05 5.5 | <b>Matters for Noting</b><br>None   | <b>Noted</b> |
| P 05 5.6 | <b>DATE AND TIME OF NEXT MEETING: To confirm as<br/>03 June 2025 after the meeting of the full council.</b> | <b>Noted</b> |

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