



WATERINGBURY PARISH COUNCIL

c/o Suzanne Parr, 9 Warden Mill Close, Wateringbury, Kent, ME18 5DJ

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TO: All members of the Parish Council

In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend a meeting of Wateringbury Parish Council's Planning and Transportation Committee on Tuesday 06 May 2025 immediately following the meeting of the Full Council. The meeting will be held in the Wateringbury Village Hall.

**Suzanne Parr
Clerk and RFO
30 April 2025**

NOTICE OF MEETING

Public Notices of the meeting has been given in accordance with Schedule 12, Para 10 (2) of the Local Government Act 1972. The meeting is open to the press and public.

Public Participation: A period of time has been set aside during with the Parish Council invites Questions from Parishioners present (15 minutes is allowed for this part of the meeting, the minute book is closed for this part of the meeting).

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND THE USE OF SOCIAL MEDIA): Members of the public attending this meeting are advised that it may be filmed and recorded. Members of the public are allowed to record the Parish Councillors and Officers from the front of the public seating area only providing it does not disrupt the meeting. Any items in the exempt part of the agenda cannot be recoded and no recording deice is to be left behind. If another member of the public objects to being recorded, the person (s) recording must stop doing so until the member of the public has finished speaking. The use of social media is permitted.

MOBILE PHONES: Members of the public are reminded that the use of mobile phones (other than silent) is prohibited at Parish Council and Committee Meetings.

AGENDA

P 05 1 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES

P 05 2 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING

P 05 3 TO DECLARE AN INTENTION TO RECORD

P 05 4 MINUTES

P 05 4.1 To approve the minutes from the meeting held on 04 March 2025 (Attached)

P 05 4.2 Matters Arising not included elsewhere on the Agenda

P 05 5

PLANNING

P 05 5.1

Planning Applications for Consideration

24/02042/PA

248 RED HILL, Watringbury

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.

25/00462/PA

104, Bow Road, Watringbury

1 x Willow – Remove 2 broken branches only.

T1 of Tree Preservation Order.

25/00439/PA

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

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

25/00399/PA

LAND AT JUNCTION OF RED HILL and Barming Road, Watringbury

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)

25/00313/PA

LAND AROUND COPPICE COURT 70 Teston Road, Watringbury

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)

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)

25/00246/PA

OLD DUKES HEAD, 292 Old Road Watringbury

Retrospective application for double garage at rear of back garden

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 Robin 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.

25/00574/PA

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

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

25/00465/PA

THE HOLLIES, 92, BOW ROAD, Watringbury,
Maidstone, ME18 5DS

Proposed Conversion and extension of outbuilding to residential annexe

25/00397/PA

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

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

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 is 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.

25/00169/PA

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.

6 Weeks Expired

25/00397/PA

78 PHOENIX DRIVE, Watlington

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

Approved

P 05 5.3 **Planning Enforcement**
None

P 05 5.4 **Planning Appeals**
None

P 05 5.5 **Matters for Noting**
None

P 05 5.6 **Date of Next Meeting**
03 June 2025