

**MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE
HELD IN THE METHODIST PRIMARY ROOM ON MONDAY, 4TH OCTOBER 2004 AT 1930 HOURS**

PRESENT: Cllrs. Bearman, Boyle, Crawford, Mrs Cresswell, Cresswell (Chairman),
Gardner, Poole, Street & Whiteside

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllr. Shead

1. DECLARATIONS OF INTERESTS

Cllr. Crawford declared an interest in item 6.

2. PLANNING COMMITTEE

a. Minutes

The minutes of the meeting held on 6th September 04, which had been copied to members, were agreed and signed as a true record of the proceedings.

b. Matters Arising not covered elsewhere on the agenda

Minute 6a, Road Safety Issues – Church Lane, East Peckham

It was reported that a response had been received from TMBC in which the following points had been made:

- All Highway and Traffic Authorities had a duty to comply with the criteria, which applied nationally and they were responsible for ensuring that all speed limits were assessed and installed on a consistent and equitable basis with the approval of the police.
- The long awaited Department of Transport revised assessment process on speed limits through rural villages may alter the situation but until then Church Lane did not meet the criteria for a 40 mph speed limit.

Minute 6c, Green Waste & cardboard collection service

It was reported that bookmarks (circulated to members) and fridge magnets had been received detailing how to sort out rubbish and what could and could not be put in various receptacles for disposal.

Minute 14, Repositioning of newly installed parking restriction signpost outside the Chemist.

It was reported that TMBC would be reviewing the location of the signpost with the view of possibly moving it nearer the road.

3. PLANNING APPLICATIONS

RESOLVED to comment as follows to TMBC:

TM/04/02584/RD

Details of archaeological watching brief pursuant to condition 5 of planning permission ref TH/03/02257/FL (diversion of watercourse and construction of dam to provide flood protection to the garden centre and raise land levels in field to the north) at Brookside Garden Centre, Seven Mile Lane, East Peckham.

Note: Archaeological Watching Brief received

NOTED

- TM/04/02691/FL** Rear conservatory and side extension for utility room at 7 The Old Dairy, East Peckham
AGREED provided materials matched those on the existing building
- TM/04/03078/LB** New single storey rear extension to form kitchen and link together with internal alterations to existing oak shed at 142 Hale Street, East Peckham
AGREED provided LB criteria was met
- TM/04/03161/RD** Details of external materials submitted pursuant to condition 2 of TM/99/02180/FL (erection of building for storage of vintage vehicles) at Forge Gate Farmhouse, Maidstone Road
AGREED
- TM/04/03164/RD** Details of landscaping, boundary treatment and ground levels submitted pursuant to condition 4 & 7 of planning permission TM/99/02180/FL (erection of building for storage of vintage vehicles) at Forge Gate Farmhouse, Tonbridge Road.
AGREED
- TM/04/03187/FL** Replace existing residential mobile home with a new dwelling at Plot 3, September Cottage, Pinkham Lane, East Peckham
REFUSED on the following grounds
- The mass scale and bulk of the proposed development would be out of place in the rural environs. Attention was drawn to Planning Policy 6/10.
 - Inappropriate development in an area at risk of flooding

4. **PLANNING DECISIONS**

It was reported that TMBC **HAD GRANTED** permission for the following

- TM/04/01811/FL** Rear conservatory at 36 Old Road, East Peckham. PC agreed.
- TM/04/01494/FL** Residential dwelling and garage at Land Rear of 5 The Freehold, East Peckham. PC refused.
- TM/04/01027/FL** Rebuilding of former stable to create domestic outbuilding in rear garden at Hurst Cottage, 64 The Freehold, East Peckham. PC expressed concern.
- TM/04/02577/DR3** Construction of a flood defence dam and associated works including an access road off Bullen Lane, a borrow pit and a flood relief channel at Hatches Lane to protect the communities of Snoll Hatch and East Peckham at Bullen Farm, Bullen Lane, East Peckham. PC agreed.
- TM/03/03729/FL** Demolition of existing detached garage and erection of detached building containing two bedrooms and a shower room at 17 Addlestead Road, East Peckham. PC objected.
- TM/04/02768/FL** Erection of stock proof fencing at Land Known as Challops Field, Maidstone Road, East Peckham. PC submitted no comment.

It was reported that TMBC **HAD GRANTED LB CONSENT** for the following
TM/04/02770/LB Internal works to expose original construction timbers at Yew Tree
Cottage, 4237 Bells Farm Road. PC agreed.

5. **KCC**

a. **Kent Highways**

It was reported that KCC were in reviewing the ways in which Kent Highways Services were delivered. The aim of the review would be to streamline highways operations in Kent making it easier for the public to understand who did what.

b. **Improving Your Local Path Network**

It was reported that information had been received on the following:

Community Paths Project

A project, which provided funding to improve aspects of the local ROW network and was, aimed at local parish and community groups as well as path volunteers.

Rights of Way Improvement Initiative

A project looking at the future direction and strategy of ROW, involving listening to local people and finding out which routes are used the most and where future demand will be.

6. **ALLOTMENTS**

It was reported that an Informal Meeting had been held with allotment holders on 26th September 04 and that the Annual Meeting between the Allotment holders and the Parish Council allotment Panel had been held on 1st October 04. Attention was drawn to the following:

- Mr Grenham an allotment holder had been reappointed to the Allotment Panel.
- Informal meetings between the Allotment Panel & Allotment holders would be held on the last Sundays in March 05, June 05 & September 05.
- The 2005 Annual Meeting would be held on the first Friday in October 2005.
- Cllr. Whiteside would turn the water off and on again at the onset of spring.
- Youths were using the allotment water taps to fill balloons and water pistols. The problem would cease when the water was turned off.
- There were 11 vacant allotment plots.
- Allotment holders were concerned with the allotment site. In order to address some of the problems a Working Party would be held on Sunday 10th October, all allotment holders would be invited to attend equipped with tools etc. Works identified would be referred to the Parish Council.
- Allotment holders were concerned with some plots, which had been let and were then neglected. It was agreed that all allotment holders would be reminded of the terms and conditions of the allotment tenancy agreement.
- The allotment fence bordering the Playing Field, which was becoming weakened.
- Allotment holders has suggested that consideration be given to a padlock being put on the gate leading from the Coult's Stream footpath and that marker posts be installed so that individual plots could be more easily identified.
- The condition of paths between individual plots
- The strimmer would be sent back to the manufacturers
- The school had yet taken up their allotment plot; clarification would therefore be sought on whether or not the school wanted to have an allotment.

Following a discussion, it was **RESOLVED** that the Clerk would obtain a quotation for the replacement of the fence surrounding the Playing Field and the allotment site for consideration at a future meeting of the PC.

7. **STONECASTLE FARM, WHETSTEAD: Lafarge Aggregates, Report of Local Liaison Group Meeting held on 14th September 04**

Cllr Street reported that he had been unable to attend the meeting but had spoken to Lafarge Aggregates who had confirmed that they were in the first stage of planning for the bagging and transportation of aggregate, which would be used for road building.

8. **ENVIRONMENT AGENCY: MEDWAY CAMS CONSULTATION DOCUMENT**

Following a discussion, as comments were not required until 10th December 04, it was **RESOLVED** that the document would be circulated to members and brought back for further discussion at the next meeting which would be held on 15th November 04.

9. **CORRESPONDENCE FROM RESIDENTS**

a. **Traffic Issues**

It was reported that two letters had been received from residents one of which was concerned about traffic issues in Old Road, Church Lane and Snoll Hatch Road; the other was concerned with vehicles travelling in excess of 50 mph along Seven Mile Lane. As the issues were outside the remit of the PC, they had been forwarded to TMBC.

b. **Parish Emergency Plan**

It was reported that a letter had been received from a flood warden (on behalf of EPFG) the letter contained many valid suggestions some of which were outside the remit of the PC. The Clerk would respond accordingly and a copy of the letter would be forwarded to TMBC.

10. **VILLAGE & CHURCHYARD GROUNDS MAINTENANCE CONTRACT 2005/06**

Following a discussion it was **RESOLVED** that the Clerk would obtain quotations in respect of the following areas:

Village

Outside Curran Hall (Rear)
Rear of Curran Hall
Opposite Methodist Church
Outside Methodist Church
Triangle opp. Three Points Cottage
Snoll Hatch Road - opposite Bower Mount
Old Road

Churchyard

(to include strimming, weed killing and removing suckers from lime trees)
Front grass areas
Back grass areas
Churchyard Extension

Following the receipt of the quotations, they would be considered by the PC and a final decision would be made on what was to be included within the 2005/06 Contract.

11. **PLANNING MATTERS FOR FURTHER CONSIDERATION**

Cllr Poole drew attention to the persistent problem with fly tipping in the area near Branbridges Industrial Estate (including the roundabout and approach road). The matter would be referred to TMBC

12. **DATE & TIME OF NEXT MEETING:** 15th November 04 @ 1930 hours

There being no additional business, the meeting closed at 20.20 hours and was proceeded by the presentation of the prizes for the 2004 Best Village Front Garden Competition.