

**MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING & TRANSPORTATION COMMITTEE  
HELD ON MONDAY, 5<sup>TH</sup> APRIL 2004 AT 1930 HOURS IN THE METHODIST PRIMARY ROOM**

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

**ALSO PRESENT:** Mrs K Bell (Clerk)

**APOLOGIES:** Cllr. Mrs Cresswell

**1. Declarations of Interests**

The following interests were declared:

Cllrs. Cresswell & Poole – Planning Application TM/04/01017/FL

Cllr. Crawford – Planning Application TM/04/01114/FL

Cllr. Shead Item 10, Recycling Centre at Brookside Garden Centre

**2. Planning Committee**

**a. Minutes**

The minutes of the meetings held on 1<sup>st</sup> March 04 & 15<sup>th</sup> March 04, which had been copied to members, were agreed and signed as a true record of the proceedings.

**b. Matters Arising**

There were none

**3. Planning Applications**

**RESOLVED** to comment as follows to TMBC:

**TM/04/0481/FL**

Retrospective application for extensions and alterations to existing garage blocks; erection of 2 no timber storage sheds; replacement of oil storage tanks; new tennis court with enclosure and storage shed; 3 no 5m high pole mounted CCTV cameras; new 1.8m fencing; proposed tree house and peacock enclosure. Change of use of agricultural land to domestic garden including feature lakes, bridges, perimeter bunding, boathouse and pump house at The Dower House, Roydon Hall Road, East Peckham.

**Note: The proposed tree house had been deleted from the application  
OBJECTION on the following grounds**

- Change of use from agricultural land to domestic garden
- The site is within the Metropolitan Green Belt and within a conservation area.
- Part of the site is covered by Policy P4/6 of the Local Plan which states that development would not be permitted where it would harm the overall character, integrity or setting of the Historic parks and gardens as defined on the proposals map.
- The site is within a special landscape area and the proposals contravene policy P3/6 of the Local Plan.
- The PC objects to the building of a tennis court in the Metropolitan Green Belt on agricultural land, within a conservation area and within a Special Landscape Area.
- The PC objects to all lighting, which is, contrary to Policy P3.18 including the pole mounted CCTV cameras and the lighting to the tennis court.
- The PC objects to the bunding, boathouse and pumphouse on agricultural land within the Metropolitan Green Belt and in a Special Landscape Area.
- The PC objects to the planting of leylandii trees and requests that native species be substituted.
- The PC objects to the peafowl coop on the grounds of noise and nuisance, which would disturb neighbouring properties.

- The PC objects to the erection of 2 timber storage sheds in the Metropolitan Green Belt, conservation area and a Special Landscape Area.

Note: To allow the change of use from agricultural land to residential would be setting a precedent. All other applications for this have previously been refused and allowing this application would open for the floodgates for further applications.

TM/04/00758/LB

LB Application: Revised internal layout for ensuite bathroom to serve master bedroom at 1 Crowhurst Oast, 81 Bells Farm Road, East Peckham  
**AGREED**

TM/04/00873/FL

Single storey extension to side and rear at 94 Snoll Hatch Road, East Peckham  
**AGREED** provided materials match those of the existing dwelling

TM/04/00896/A10

Article 10 consultation by Maidstone Borough Council: Change of use of existing barn to 1 no. one bedroom holiday let unit at Barn Adjacent 1 & 2 Lily Hoo Cottages, Whetsted, Beltring, Yalding (outside TMBC)  
**CONCERN EXPRESSED** There was some concern that the use of the unmade track would cause aural disturbance to nearby properties and that the area was liable to flood.

TM/04/00943/FL

Swimming pool house extension at The Dower House, Roydon Hall Road, East Peckham  
**OBJECTION** the PC did not feel that the proposed development was compatible with the visual aspect of the existing dwelling and that it would physically harm and spoil the Grade 2 LB.

In addition it was felt that the double glazed roof over the swimming pool would cause light spillage into the immediate locality, which was a conservation area, special landscape area, and within the metropolitan green belt. Attention was also drawn to drawing 9403-1 which indicated an earth ramp and waste mound, if this spoil was from the development then the PC objected on the basis that the spoil should be removed from site.

TM/04/00950/LB

LB Application: Swimming pool house extension at The Dower House, Roydon Hall Road, East Peckham  
**OBJECTION** the PC did not feel that the proposed development was compatible with the visual aspect of the existing dwelling and that it would physically harm and spoil the Grade 2 LB.

In addition it was felt that the double glazed roof over the swimming pool would cause light spillage into the immediate locality, which was a conservation area, special landscape area, and within the metropolitan green belt. Attention was also drawn to drawing 9403-1 which indicated an earth ramp and waste mound, if this spoil was from the development then the PC objected on the basis that the spoil should be removed from site.

TM/04/01017/FL

First floor rear extension and single storey side extension at 1 Bramley Road, East Peckham  
**AGREED**

- TM/04/01027/FL** Rebuilding of former stable to create domestic outbuilding in rear garden (retrospective) at Hurst Cottage, 64 The Freehold, East Peckham  
Note: Planning Enforcement Investigation – Further information received  
Having declared personal interests, Cllrs. Cresswell & Poole left the meeting room whilst the application was discussed  
**CONCERN EXPRESSED**  
There was concern that the footings may not be adequate for the building and that the materials used may not be suitable for a building at this location. If permission were to be granted then there should be a condition preventing it from being used for overnight accommodation.  
**Note:** The outbuilding had not had a pitched roof for at least 26 years.  
An alternative to a pitched roof would be preferable.  
The former building may not have had foundations and may have been built on a slab.
- TM/04/01029/OA** Outline Application for the construction of a farm animal veterinary unit (resubmission) at Land Known at Challops Field, Maidstone Road, East Peckham.  
**OBJECTION** on the grounds that the development would be for a change of use to business and that it would be outside the village confines within Metropolitan Green Belt
- TM/04/01084/FL** Replacement of existing double bay carport and triple bay carport/store for sewage unit and wood at Stilstead Farm, Tonbridge Road, East Peckham  
Having declared a personal interest, Cllr. Crawford did not participate in the decision making process  
**AGREED** provided the materials to be used matched those of the existing building
- TM/04/01114/FL** Replace existing residential mobile home with a new dwelling at Plot 3 September Cottage, Pinkham Lane, East Peckham  
**DEFERRED** (until the next meeting which would be held on 19.4.04) pending the receipt of additional information

#### 4. Planning Decisions

It was reported that the Borough Council **HAD GRANTED** permission for the following:

- TM/03/03592/FL** Detailed planning application for the erection of roadside services including petrol filling station, shop, ATM, car wash, access roads, road link, parking and compensatory flood mitigation works (Amendment to TM/03/01240/FL roadside services) at Land West of Boyle Way and East of Branbridges Road, East Peckham. Pc objected.
- TM/04/00461/FL** Two storey side and single storey front and rear extension at 40 Old Road, East Peckham. PC Agreed.
- TM/04/00363/FL** Variation of time limit for submission of reserved matters under TM/98/00985 and TM/01/00567 (five detached houses) at Land Adjoining The Orchard, Hale Street, East Peckham. PC agreed.
- TM/04/00498/FL** Conversion of garage to study including bow window to front elevation at 21 Crown Acres, East Peckham. PC Agreed subject to conditions.
- TM/04/00161/FL** Conversion of integral garage to family room and study at 29 Crown Acres, East Peckham. PC agreed subject to conditions.

It was reported that the Borough Council **HAD GRANTED EXPRESS CONSENT** for the following:

**TM/04/00119/AT** Positioning of externally illuminated fascia signs at 1 Old Road, East Peckham. PC agreed.

It was reported that the Borough Council **HAD REFUSED TO PERMIT** the following:

**TM/03/01749/FL** Detached double garage and retention of existing extension at 2 Millstream Cottages, 217 Tonbridge Road, East Peckham. PC agreed.

It was reported that the Borough Council **RAISED NO OBJECTION** to the following:

**TM/04/00293/TNCA** Fell one poplar at Bullen Place, 41 Chidley Cross Road, East Peckham. PC agreed

It was reported that the Borough Council **HAD APPROVED** the following:

**TM/04/00360/ORM** Amendments to a previously approved scheme namely minor amendment of planning permission TM.03/00029/FL (detached house and garage and new detached garage for existing house) involving revised siting of garages, reduction in size of new garage for existing house and shortening of access road at Land Rear of Hale Place Cottage, 43 Hale Street, East Peckham. PC Noted.

**TM/04/00223/RD** Details of external materials submitted pursuant to condition 2 of TM/03/00029/FL (detached house and garage and new detached garage for existing house) at Land Rear of Hale Place Cottage, 43 Hale Street, East Peckham. PC Noted.

**TM/04/00181/RD** Details of joinery submitted pursuant to condition 2 of planning permission TM/03/03475/LB (conversion of outbuilding to guest suite) at Branbridges House, 34 Branbridges Road, East Peckham. PC Noted but had objected to the proposal at an earlier meeting.

**TM/04/00528/RD** Details of internal floor layout pursuant to condition 17 of TM/03/03592/AT (erection of roadside services including petrol filling station, shop, ATM, car wash, access roads, road link, parking and compensatory flood mitigation works at Land West of Boyle Way and East of Branbridges Road, East Peckham. PC not consulted.

It was reported that the Borough Council had determined that an Environment Impact Assessment **WOULD NOT BE REQUIRED** in respect of the following:

**TM/03/03818/EASC** Request for screening opinion under Regulation 5 of the Town & Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999 for proposed flood alleviation works at Coult Stream, East Peckham. PC not consulted.

The Parish Council has been notified that the following application **HAD BEEN WITHDRAWN**:

**TM/04/00623/FL** Change of use from B8 to B1 light industrial at Unit 3A Arnolds Business Park, Branbridges Road, East Peckham. Pc agreed

5. **Lafarge Aggregates:** Stonecastle Farm, Whetsted Road – Report of meeting held on 10<sup>th</sup> March 04  
Cllr. Street reported that he had attended the meeting and drew attention to the following:
- The meeting was interesting and well attended
  - The tree planting on the site was effective, the company had paid much attention to the detail in the landscaping of the site and it would be an attractive area.
  - A small naturalist site would be created
  - Aggregates would be bagged on site.
6. **TMBC:**
- a. **Planning Enforcement Investigations**
- (i) **Unit G, Arnolds Business Estate, Branbridges Road, East Peckham**  
It was reported that TMBC had received a complaint alleging that the building had not been constructed in accordance with the approved plans. It was noted that as an application had been submitted for the works no further enforcement action would be taken.
- (ii) **Waterside Garage, Branbridges Road, East Peckham**  
It was reported that MBC had received a complaint alleging that a breach of planning control had occurred at this address. It was noted that as an application had been submitted for the lighting condition to be relaxed no further enforcement action would be taken.
- Attention was drawn to the long delay in the sites being investigated and the PC being informed, following a discussion, it was:
- AGREED:** That the Clerk would write to the Director of Planning & Engineering Services expressing the PCs dissatisfaction and requesting that in future the Pc would be consulted on a more rapid response basis.
- b. **Joint Transportation Board: The following have been received for information**
- (i) Minutes of meeting held on 8.12.03 - noted  
(ii) Joint Report of the Area Manager and Director of Planning and Engineering - noted  
(iii) Report of Central Services Director - noted
- c. **Borough-Wide Cycle Parking Initiatives**  
It was noted that TMBC intended to place cycle racks in the following locations:
- Two cycle racks would be placed in the centre of the village by the shops in Pound Road, and
  - Two cycle racks would be placed on the empty concrete base adjacent to the Sports Hall Car Park.
- Following a discussion, it was:
- AGREED:** That the location for the cycle racks in the centre of the village was acceptable however, the clerk would request that TMBC position the cycle racks at the Sports Hall Car Park in such a way that the concrete base could still be used for car parking.
7. **SE England Regional Assembly:** Proposed alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy (Consultation Document)  
Following a discussion, it was:
- AGREED:** That as comments were not required until 24<sup>th</sup> May 04, the document would be considered fully at the next meeting which would be held on 10<sup>th</sup> May 04.

8. **Government Office for the South East:** Proposed Changes to the Draft Regional Transport Strategy – Replacement Chapter 9 of Regional Planning Guidance for the South East (RPG9) (Consultation Document)

Following a discussion, it was:

**AGREED:** That as comments were not required until 21<sup>st</sup> May 04, the document would be considered fully at the next meeting which would be held on 10<sup>th</sup> May 04.

9. **CPRE: The following have been received for information**

- a. Planning Update – Newsletter - noted
- b. TCG (Transport Campaign Group) – Newsletter - noted

10. **Matters for Future Discussion**

**Cllr Poole**

Drew attention to Branbridges Car Park which remained closed, the Clerk would refer the matter again to TMBC.

**The Clerk**

Drew attention to two emails which had been received from TMBC with details as follows:

**Recycling Centre at Brookside Garden Centre**

TMBC had requested that if the Nursery were unable to accommodate the recycling centre following the refurbishment of the store could the PC suggest alternative sites within the village. Following a discussion, it was felt that no other sites within the village would be as convenient for residents and TMBC would be urged to negotiate with the property owner to resolve any difficulties.

**Update on roadworks in Pound Road**

It was reported that an update had been received on the remedial work that was necessary on the culvert beneath Pound Road. It was noted that KCCs Bridge Manager was only responsible for the part of the culvert which was beneath the public highway and that a CCTV survey recently revealed that only that length of the culvert required remedial work. The full reconstruction of the culvert was now being considered and further survey work was underway so that replacement options could be evaluated. It was anticipated that the work would be carried out in June and that the traffic cones would remain in place to reduce the loading on the brick culvert until the works were carried out.

Following a discussion, it was felt that additional clarification was required and the clerk would contact the Highway Manager in this respect.

11. **Date & time of next meeting:** 19<sup>th</sup> April 04 @ 1930 hours

There being no additional business, the meeting closed at 20.40 p.m.