

MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST PRIMARY ROOM ON MONDAY, 5TH JULY 2004 AT 1930 HOURS

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

ALSO PRESENT: Mrs K Bell (Clerk) & Borough Councillor Mrs Holland

APOLOGIES: Cllrs. Mrs Cresswell (Family Commitment) & Street (illness)

Cllr Cresswell opened the meeting & asked Cllr. Bearman to convey the PCs best wishes to Cllr Street for a rapid recovery.

1. DECLARATIONS OF INTERESTS

Cllr. Shead declared a personal interest in planning application TM/03/02257/FL. Cllr. Crawford declared a personal interest in planning applications, TM/04/01944/FL, TM/04/02160/FL, TM/04/02162/FL & TM/04/02164/LDCE. Neither Cllr. participated in the decision making process on those applications.

2. MINUTES

The minutes of the meeting held on 14th June 2004, which had been copied to members, were agreed and signed as a true record of the proceedings.

3. MATTERS ARISING NOT COVERED ELSEWHERE ON THE AGENDA

Minute 3b, Streetlight Adoption

It was reported that a response had been received from the Highways Manager in which he had stated that he was keen to adopt the street lighting along Pound Road and The Freehold. However following a site visit made with KCCs Area Manager it was concluded that the street lighting was not of a standard that could be adopted by KCC. There was no complaint regarding the quality of the materials or workmanship it was simply that the street lighting was of a non standard type despite it being upgraded to the specification provided by KCC & TMBC. The Highways Manager apologised if he had led the PC to believe that the lighting would be adopted.

Minute 13a, Branbridges Development, deposit of spoil from site

It was reported that the matter had been referred to the Planning Department who were of the opinion that an investigation would be required in order to determine whether there had been a breach of planning control. The PC would be contacted upon the completion of the enquiry.

Minute 13b, Overgrown & impassable footpaths

It was reported that the issues had been dealt with by PROW.

Minute 13c, Possibility of bollards outside the Village Stores

It was reported that a response had been received from the Highways Manager in which he stated that the storeowner would be expected to take whatever action he saw fit to reasonably protect the store. Bollards might be one way of protecting the store and such devices should be placed on a private forecourt and not on the footway, He would be liaising with the designer of the recently implemented enhancement scheme in order to find out whether any improvements could be made and would contact the PC with the result of his findings.

4. **PLANNING APPLICATIONS: RESOLVED** to comment as follows to TMBC:

- TM/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: Additional information received – Archaeological Evaluation
NOTED
It was noted that the Planning Application would be referred to the APC on 14th July 04.
- TM/04/00308/RD** Details of completion certificate pursuant to condition 12 of TM/03/01898/RD (investigation into contamination) AT Unigate Dairies, 85 Pound Road, East Peckham
Note: Additional information received
NOTED
- TM/04/01563/FL** Revised single storey side extension involving inclusion of chimneystack and revised fenestration (TM/02/03618/FL) at Grove House, Maidstone Road, Hadlow.
Note: Revised fenestration on the north-east and south-west elevations
NOTED & AGREED
- TM/04/01758/FL** Proposed extension at 1 Whitebine Gardens, East Peckham
Note: Additional information received regarding parking – for information only
NOTED
- TM/04/01944/FL** Conversion/alteration of existing building to offices and storage accommodation and associated parking at Stilstead Farm, Tonbridge Road, East Peckham
AGREED
- TM/04/02160/FL** Triple bay carport with central bay as store for sewage unit and wood (to replace existing car port and sewage/log store) at Stilstead Farm, Tonbridge Road, East Peckham
AGREED
- TM/04/02162/FL** Change of use of garage to living space at Stilstead Farm, Tonbridge Road, East Peckham
AGREED
- TM/04/02164/LDCE** Lawful Development Certificate Existing: Separate residential accommodation at West Wing, Stilstead Farm, 283A Tonbridge Road, East Peckham
NOT PROVEN FROM INFORMATION PROVIDED

5. **PLANNING DECISIONS**

It was reported that **TMBC HAD GRANTED PERMISSION** for the following:

- TM/04/00569/FL** Replacement warehouse at 396 Bullen Lane, East Peckham. PC agreed.
- TM/04/01313/FL** Two storey rear extension and detached garage at 117 Hale Street, East Peckham. PC agreed.

TM/04/01326/FL First floor tile hung extension above existing garage at 5 Pippin Road, East Peckham. PC agreed.

TM/04/01358/FL Proposed detached garage at 1 Grove Close, Hadlow. PC agreed

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

TM/04/01114/FL Replacement of residential mobile home with a new dwelling at Plot 3 September Cottage, Pinkham Lane, East Peckham

It was reported that **TMBC HAD APPROVED** the following:

TM/04/00308/RD Details of completion certificate pursuant to condition 12 of TM/03/01898/RD (investigation into contamination) AT Unigate Dairies, 85 Pound Road, East Peckham

6. **LAFARGE AGGREGATES: Stonecastle Farm, Whetsted – Local Liaison Group**
It was reported that the next meeting would be held on 14th September at 2.30 p.m. It was **RESOLVED** that Cllrs. Mrs Cresswell and Street would represent the PC.

7. **TMBC**

a. **Planning Enforcement Investigation at Land West of Pierce Mill Lane, Hadlow,**

It was reported that a complaint had been received alleging a breach of planning control. A site visit was carried out which found that the Kestrals Model Flying Club were complying with the conditions of TM/96/00172/FL and that no breach of control was occurring.

b. **Village Grass Cutting: Land opposite Three Points Cottage**

It was reported that the Highways Agency had confirmed that the land would receive one 900 mm swathe cut per annum. The Clerk had queried the basis on which the assessment had been made and had been informed that guidelines were set by KCC. The Clerk had then asked for the land to be reclassified as a visibility splay area and had been informed that no further grass cutting works would be carried out and that the bollards and paving which were installed on the corner opposite Three Points Cottage were sufficient to allow highway visibility. TMBC would not therefore be amending the 900 mm cutting regime.

c. **Expansion of Green Waste Scheme**

It was reported that approximately 30 properties in East Peckham would be affected by the expansion of the Green Waste Scheme and that the PC would receive further information in due course. The actual areas chosen for the expansion (i.e. Hadlow, Offham, West Malling etc) was based on current refuse rounds which do not relate to either parish or ward boundaries, which is why a small number of properties at the edges of a number of parishes have been included. A further expansion of the scheme was planned for spring/summer 2005.

d. **Joint Transportation Board:**

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

(i) Minutes of the meeting held on 7th June 04
It was noted that the Highway Maintenance Budget did not indicate when the Pound Road culver would be repaired. The clerk would clarify this with TMBC.

(ii) Dates of future board meetings - noted

8. **STREET LIGHT IMPROVEMENT WORKS 2004/2005**

Further to the decision of the Planning Committee which was held on 10th May 04 (Minute 12 refers). The Clerk reported that quotations had been received as detailed below and that the street light improvement budget for 2004/05 was £1,000.

Medway Meadows	O/s No 7	£393.66 plus VAT
	Electricity connection	£1,095.00 plus VAT
	TOTAL	£1,488.66 plus VAT
Strettitt Gardens	replacement pole	£603.81 plus VAT
Drage Road	new installation	£767.37 plus VAT

The Clerk reported that she had forwarded a copy of the quotation in respect of the Drage Road installation to TMHA and although a positive preliminary response had been received they had not yet decided whether they would enter into a partnership with the PC to provide the new streetlight on a 50/50 basis.

Following a discussion, it was proposed by Cllr. Boyle, seconded by Cllr. Gardner and **RESOLVED** that it would be **recommended** to the full PC that approval be given for a replacement pole to be provided in Strettitt Gardens and provided TMHA agreed to share the costs, a new lighting installation would be provided at Drage Road.

9. **CPRE**

It was reported that the following had been received for information

- a. CPRE Kent – Diary: noted
- b. Details of seminar on 'The Planning & Compulsory Purchase Act – noted
- c. CPRE Kent Voice, Spring 2004 – noted

10. **ALLOTMENTS**

It was reported that an informal meeting between allotment holders & the PCs Allotment Panel was held on 27th June 04. Cllrs. Gardner & Whiteside had attended and drew attention to the following:

- a. The untidy condition of the vacant plots.
- b. The untidy condition of plot 7a. As the plot was occupied, the Clerk would write to the allotment holder.
- c. A new padlock & keys had been purchased. Each allotment holder would, in due course, be given a new allotment key.

11. **PARISH EMERGENCY PLAN** (Brought forward from Meeting of the Parish Council held on 21.6.04)

Following a discussion, Cllr. Boyle informed members that he had some minor amendments, which he would like, incorporated into the Parish Emergency Plan. It was **RESOLVED** that details of these would be passed to the Clerk who would then prepare a revised version of the plan.

12. **KCC: Mapping out the future, Deposit of Kent & Medway Structure Plan 2003**

- a. **Consultation on the proposed pre-examination in public changes, June 04** (Brought forward from Planning Committee held on 14th June 04)
Following a discussion, it was **RESOLVED** that it would not be necessary for the PC to submit any comments.
- b. **Formal Notification of the examination in public proceedings** - noted
- c. **Consultation on the draft list of matters for discussion and participants for the examination in public** - noted

13. **THE BOUNDARY COMMITTEE FOR ENGLAND: Periodic Electoral Review: Questionnaire on the procedure for completion**

Following a discussion, it was **RESOLVED** that it would not be necessary for the PC to complete the questionnaire.

14. **PLANNING & TRANSPORTATION MATTERS FOR FUTURE DISCUSSION**

The Clerk

Drew attention to the following

Weekend Household Bulky Refuse Service

Despite there being no problems in the past a complaint had been received regarding the service provided on 26th June 04. The nature of the complaint concerned the facts that the freighter arrived late, departed early, the site was left in a mess and residents were inconvenienced. The Clerk confirmed that the complaint had been passed to TMBC. The complaint had been acknowledged and a formal response should be received shortly.

Church Lane – Request for a 40 mph Speed Limit

In view of the recent incident, which involved a collision between a motorcar and a bus in Church Lane, the clerk reported that she had written to TMBC requesting that urgent consideration now be given to the PCs outstanding request for a 40 mph limit on the entire length of Church Lane.

Cllr. Poole

Drew attention to the following:

An overgrown hedge on the Spice Cottage end of Chidley Cross Road. In addition although the bulk of the hedge in Chidley Cross Road had been cut back pedestrians were still being forced to walk on the road, as there was insufficient footway clearance. The matter would be referred to TMBCs Streetline.

Reported that the Medway Catchment Flood Plan was available at the following website address: <http://kbrgis.halliburton.com/medway/medway>

Highways Maintenance repairs were required in church Lane. The matter would be referred to TMBC.

15. **DATE & TIME OF NEXT MEETING:** 6th September at 1930 hours

There being no additional business, the meeting concluded at 20.17 p.m.