

MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST PRIMARY ROOM ON MONDAY, 14TH JUNE 2004 AT 1930 HOURS

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

ALSO PRESENT: Cllr. Mrs Curry, Mrs K Bell (Clerk), 3 members of the public & Borough Councillor Mrs Holland

APOLOGIES: Cllr. Crawford (Prior Commitment)

1. DECLARATIONS OF INTERESTS

The Clerk declared an interest in Planning Application TM/04/01494/FL.

2. MINUTES

The minutes of the meeting held on 10th May 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, Erroneously placed BT Telegraph Pole

It was reported that the pole had been repositioned to a less visually intrusive site and that arrangements were being made with BT for the PC to receive an annual wayleave payment.

Minute 3b, Streetlight Adoption

It was reported that no new information had been received.

4. MEDWAY VALLEY COUNTRYSIDE PARTNERSHIP – MEDWAY VALLEY WALK PROJECT

Cllr. Cresswell welcomed Ms Sharon Bayne to the meeting. Ms Bayne thanked the PC for inviting her and proceeded to discuss with members the proposed Medway Valley Walk Project. Specific attention was drawn to the following:

- The overall project costs would be approximately £400K. East Peckham would benefit from approximately £121K worth of work.
- Improvements would be made to the path along the river, which would become more accessible to a wider sector of the community including the disabled.
- Banks would be repaired where they were in danger of severing the path
- Leaflets would be produced on short accessible countryside walks
- The school and local people would be involved in projects aimed at finding out local peoples views about the river and what was special about their local area.
- Funding, whilst the PC had been initially asked for a donation of £1,500, which would be matched ten times by a major sponsor, difficulties had since arisen and the PC would be consulted on funding issues once the difficulties had been overcome.

The project was met with enthusiasm and the PCs thanks were extended to Ms Bayne for attending the meeting. Ms Bayne assured the PC that it would be consulted throughout the project.

5. PLANNING APPLICATIONS

RESOLVED to comment as follows to TMBC

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: Additional information received
NOTED**

- TM/04/01324/FL** Proposed first floor side extension and rear conservatory at The Spinney, 54 Beltring Road, Paddock Wood
Note: Amended plans have been submitted for the proposed extension (removal of roof terrace)
NOTED however the PC was of the opinion that the proposed development would be within the green belt.
- TM/04/01494/FL** Residential dwelling and garage at land Rear of 5 The Freehold, East Peckham
REFUSED
- The proposed development would not be sympathetic to the local character of the area, which is defined by a distinct pattern and form of Victorian development.
 - The proposed backland development of the area would be inappropriate in scale, mass, form and height.
 - The proposed access for the new dwelling would by virtue of the increased noise and disturbance be detrimental to the residential amenity of neighbouring properties.
 - The flood risk
 - The adverse impact the proposed development would have on neighbouring properties
- TM/04/01561/FL** Amendments during the course of construction of roadside services (approved under planning ref: TM/03/03592/FL) to increase service building, alter elevations and amend parking layout at Land West of Boyle Way and East of Branbridges Road, East Peckham.
OBJECTION
- Previously submitted comments were reiterated (Planning & Transportation Committee, 1st December 2003, Minute 3 refers)
 - Specific attention was drawn to the following:
 - Lack of information with regard to flood lighting, car wash and associated pollutants, water retention, storm water drainage to site and the retention of a separation vessel for oil and water
 - Roof tiling not specified
 - Below ground petrol storage
 - Entry is still encouraged from East Peckham and not the A228 By Pass
 - Clarification of the flood levels required
- TM/04/01563/FL** Revised single storey side extension involving inclusion of chimney stack and revised fenestration a (TM/02/03618/FL) at Grove House, Maidstone Road, Hadlow
AGREED
- TM/04/01604/FL** Replacement conservatory and erection of pitched roof over garage at 30 Church Lane, East Peckham
AGREED
- TM/04/01603/FL** Rear conservatory at 55 Pound Road, East Peckham
AGREED

- TM/04/01607/FL** 10' X 12' timber framed and clad store room/shed at 23 Chidley Cross Road, East Peckham
AGREED
- TM/04/01718/FL** Redevelopment of site to provide 5 no. two bed and 2 no. one bed apartments, garaging and access to The Freehold at Red Roses, 46 The Freehold, East Peckham
Note: Resubmission of previously refused application
REFUSED
- The proposed development would not be sympathetic to the local character of the area, which is defined by a distinct pattern and form of Victorian development.
 - The proposed backland development of the area between The Freehold and Old Road on a piecemeal basis would be inappropriate in scale, mass, form and height.
 - The proposed access for the development site would by virtue of the increased noise and disturbance be detrimental to the residential amenity of neighbouring properties.
 - The flood risk
 - The adverse impact the proposed development would have on neighbouring properties
 - Increase in traffic flow
- TM/04/01758/FL** Two storey and single storey extensions and porch at 1 Whitebine Gardens, East Peckham
EXPRESSED CONCERN in relation to the following:
- The impact the development would have on neighbouring property.
 - Loss of visual amenity to neighbouring property
 - The mass, bulk and size of the proposed development
 - There was some concern that the development would impede the public footpath and existing right of way
- TM/04/01761/FL** Variation of condition 1 of planning permission TM/99/02531/FL (change of use of land to mixed agricultural and equine paddocks with stables) to extend the time period for a further five years at Land Opposite Bells Farm Road, East Peckham
AGREED
- TM/04/01764/RD** Details of materials submitted pursuant to condition 2 of TM/98/00292/FL (Conversion of Oast House and garages to form B1 business units) at Court Lodge Farm, Old Church Lane, East Peckham
NOTED
- TM/04/01803/RD** Details of landscaping pursuant to condition 11 of planning permission ref TM/98/00292/FL (conversion and redevelopment of oast house and garages to form B1 business units) at Court Lodge Farm, Old Church Lane, East Peckham
NOTED

TM/04/01866/RD Details of conceptual model, site investigation and risk assessment pursuant to condition 9 of planning permission TM/03/02053/FL (change of use from offices for building contractors (class B1 (a)) to open storage of vehicle containers involving the demolition of warehouse, modular building and store at 51 Branbridges Road, East Peckham
NOTED

6. **PLANNING DECISIONS**

It was reported that **TMBC HAD REFUSED** to permit the following:

TM/04/00731/LB Provision of 3 bay agricultural workshop and store at The Homestead, 154 Bush Road, East Peckham. PC agreed.

TM/04/00950/FL Swimming pool house extension at The Dower House, Roydon Hall road, East Peckham. PC objected.

TM/04/00943/FL Swimming pool house extension at The Dower House, Roydon Hall road, East Peckham. PC objected.

TM/04/01084/FL Replacement of existing shed and car port with double bay carport and triple bay carport for car parking and store for sewage unit and wood at Stilstead Farm, Tonbridge Road, East Peckham. Pc agreed.

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

TM/03/03713/FL Alterations of factory/office layout to accommodate access for car parking, TM/01/02503/FL (new office layout) previously refers at Unit G, Arnolds Business Estate, Branbridges Road, East Peckham. PC agreed.

TM/04/00873/FL Single storey extension to side and rear at 95 Snoll Hatch Road, East Peckham. PC agreed.

TM/04/01017/FL First floor extension and single storey side extension at 1 Bramley Road, East Peckham. PC agreed.

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

TM/04/00898/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 to 1 & 2 Lily Hoo Cottages, Whetstead, Beltring. PC expressed concern.

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

TM/04/00589/RD Revised reserved details of the external lighting of approved details TM/01/02618/RD to allow unrestricted illumination of the forecourt at Waterside Garage, Branbridges Road, East Peckham. Not agreed by PC.

TM/04/01254/RD Details of roof tiles submitted pursuant to condition 2 of TM/03/00557/FL (extension to existing first floor roof terrace to form new bedroom) at Fuggles, 4 Hale Court, East Peckham. Noted by PC.

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

TM/04/00758/LB Revised internal layout for ensuite bathroom to serve master bedroom at 1 Crowhurst Oast, 81 Bells Farm Road, East Peckham. PC agreed.

It was reported that **KCC HAD APPROVED** the following:
TM/00/1599/R3 Variation to method of working at Stonecastle Farm Quarry,
Whetstead Road, Five Oak Green. PC agreed.

7. **TMBC**

a. **Planning Enforcement Investigations - To receive details regarding:**

(i) **Land at 101 Hale Street, East Peckham**

It was reported that TMBC had received a complaint alleging that a tennis court had been used for a commercial purpose. A site visit found that the court was for family use only and had never been hired out to members of the public. As no breach of control had occurred no action would be taken.

(ii) **21 Pippin Road, East Peckham**

It was reported that TMBC had carried out a site inspection and were of the opinion that the building works were being carried out in accordance with the approved plans of TM/99/00735/FL.

(iii) **Land known as Challops Field, Maidstone Road, East Peckham**

It was reported that TMBC had received a complaint alleging unauthorised fence works had been carried out. A site visit found that a post and rail fence had been erected adjacent to the northern boundary of the land, which required planning permission. As there was no record of planning permission being granted for the erection of the fence there would appear to be a breach of planning control and the owners had been given 28 days to make an application to rectify the situation.

b. **Area 2 Planning Committee**

It was reported that the following applications would be considered by the Area 2 Planning Committee on 16th June 04:

TM/04/01114/FL Replace existing residential mobile home with a new dwelling at Plot 3, September Cottage, Pinkham Lane, East Peckham. PC objected.

TM/03/02493/FLEA Construction of 64 no. holiday let units and manager4s unit with associated walkways, access and parking areas at the Hop Farm Country Park, Branbridges Road, East Peckham. PC agreed.

It was noted that in each case, TMBC had recommended that permission be granted for the developments.

c. **Weekend Household Bulky Refuse Service: May/August 04 - noted**

d. **Joint Partnership Board:** To receive minutes from meeting held on 8th March 2004 – noted and passed to Cllr. Mrs Cresswell.

8. **ENVIRONMENT AGENCY**

(i) **Consultation Document, Kent Area Flood Defence Maintenance**

The document had been noted with interest. It was **RESOLVED** that it would not be necessary for the PC to comment thereon.

(ii) **Flood Warning Service**

It was reported that an information pack had been received regarding flood products and advice. The information pack was passed to Cllr. Poole and it was **RESOLVED** that the Clerk would attempt to obtain additional packs for both members and interested members of the public.

9. **PC STREET LIGHT IMPROVEMENT WORKS 2004/2005**
The Clerk reported that not all the quotations had been received. It was therefore **RESOLVED** that the issue would be deferred and discussed at the next meeting on 5th July 2004.
10. **THE COUNTRYSIDE AGENCY: CONCLUSIVE MAP OF REGISTERED COMMON LAND & OPEN COUNTRY FOR EAST PECKHAM** – noted & perused by members during the meeting.
11. **CPRE: The following had been received for information:**
 - a. Countryside Voice, Summer 2004 – passed to Cllr. Mrs Cresswell
 - b. Fieldwork, June 2004 – passed to Cllr. Mrs Cresswell
12. **KCC: Mapping out the future. Deposit of Kent & Medway Structure Plan 2003: Consultation on the proposed pre-examination in public changes, June 2004**
As comments were not required until 19th July 04, it was **RESOLVED** that the document would be circulated to members and commenting thereon would take place at the meeting which would be held on 5th July 2004.
13. **MATTERS FOR FUTURE DISCUSSION**
 - a. **Branbridges Development**
Spoil from the development had been deposited onto the land. The matter would be referred to TMBC.
 - b. **Overgrown grass verges, hedges & footpaths**
Ash Path & the footpath adjacent to Marvillion Court were both overgrown – would be referred to PROW
Overgrown grass verge in Hale Street especially adjacent to the traffic calming features – would be referred to TMBC's Streetline
Overgrown grass area opposite Three Points Cottage- would be referred to TMBC's Streetline
Overgrown hedges at 98 & 112 Snoll Hatch Road – would be referred to TMBC's Streetline
The general poor standard of the village grass cutting – would be referred to TMBC's Streetline
FP534a & FP530 where they crossed were impassable and the footpath route was not clearly defined – the matter would be referred to PROW
 - c. **Village Stores Ram raid**
TMBC would be asked to install bollards outside the Village Stores.
 - d. **The Clerk**
Informed members that a PC representative had been invited to attend the AGMs of
Maidstone & Malling Victim Support Scheme on 16th June 04 (passed to Cllr. Street) & Tonbridge Volunteers on 8th July 04
14. **DATE & TIME OF NEXT MEETING:** 5th July 04 @ 1930 hours

There being no additional business, the meeting concluded at 20.58 hours