

**MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE
HELD IN THE METHODIST PRIMARY ROOM ON MONDAY, 15 NOVEMBER 04 AT 1930 HOURS**

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

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllrs. Mrs Cresswell & Whiteside

1. DECLARATIONS OF INTERESTS

Cllr. Crawford being an allotment holder declared an interest in item 6.

2. PLANNING COMMITTEE

a. Minutes

The minutes of the meeting held on 04 October 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

There were none

3. PLANNING APPLICATIONS

RESOLVED to comment as follows to TMBC:

TM/04/02536/FL Infill of lodge plus new outbuildings and insertion of wood burning stove and flue pipe at Threshing Barn, Hale Street, East Peckham
AGREED provided the materials to be used matched those of the existing property

TM/04/02950/FL 2 no single storey rear extensions at 513 Bullen Lane, East Peckham
AGREED provided the materials to be used matched those of the existing property.

TM/04/02951/FL Oak barn style double garage at 513 Bullen Lane, East Peckham
AGREED

TM/04/03583/LB Outbuilding & infill of lodge & installation of wood burning fire to first floor at Threshing Barn, Hale Street, East Peckham. Plans received show the inclusion of the wood burning stove & flue pipe
AGREED provided the materials to be used matched those of the existing property.

TM/04/03590/FL Above ground LPG installation on Petrol Filling Station (previously approved under ref: TM/04/01561/FL) at Land West of Boyle Way and East of Branbridges Road, East Peckham
OBJECTION The PC was concerned that the installation would restrict movements around the facilities (i.e. car wash queue if 3+ vehicles). Consideration should be given to the LPG being installed at an alternative location. It was noted that details had not been provided on the entrance and exiting of the facilities and the plans still indicated that the traffic flow would be to and from the village.

- TM/04/03599/FL** Part single/part two storey rear extension including demolition of existing rear extension and side porch at 134 Bush Road, East Peckham
AGREED provided the materials to be used matched those of the existing property.
- TM/04/03604/LB** Part single/part two storey rear extension including demolition of existing rear extension and side porch together with associated external and internal alterations at 134 Bush Road, East Peckham
AGREED provided the materials to be used matched those of the existing property.
- TM/04/03658/FL** Single storey attached garage with pitched roof at 6 Hale Court, East Peckham
AGREED provided the materials to be used matched those of the existing property.
- TM/04/03681/TNCA** Reduce conifer (with tree house) by 6m and remove branch from Sycamore growing towards adjacent property at The Little House, 43 Chidley Cross Road, East Peckham
AGREED
- TM/04/03704/FL** Two storey side extension at 44 Golding Gardens, East Peckham
AGREED provided the materials to be used matched those of the existing property.
- TM/04/03710/FL** Conversion of part of garage to WC at 13 Stockenbury, East Peckham
AGREED
- TM/04/03724/AT** 2 no. illuminated gantry signs; illuminated canopy and car wash fascias; 4 no. illuminated shop fascia logos at Land West of Boyle Way and East of Branbridges Road, East Peckham
NO COMMENT
Note: The plans appeared to indicate some non illuminated signs, i.e. car wash

4. PLANNING DECISIONS

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

- TM/04/00521/FL** Installation of automatic sliding door to existing shop front and new air conditioning condenser at Cooperative Store, 50 Pound Road, East Peckham. PC agreed.
- TM/04/02990/FL** Construction of a sand school riding area for private use at Crowhurst Farm, Bells Farm Road, East Peckham. PC agreed.
- TM/04/02691/FL** Rear conservatory and side extension for utility room at 7 The Old Dairy, East Peckham. PC agreed.

TM/04/02857/FL Two storey side extension containing kitchen with bedroom above and single storey utility room extension at The Well House, 147 Hale Street, East Peckham. PC agreed.

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

TM/04/02852/LB Two storey side extension containing kitchen with bedroom above and single storey utility room extension at The Well House, 147 Hale Street, East Peckham. PC agreed.

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

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. (Archaeological Watching Brief received). PC noted

TM/04/02825/RD Details of landscaping scheme at Hale Place Cottage, 43 Hale Street, East Peckham. PC noted.

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

TM/04/03018/AT 500 x 300 mm fascia sign at Land at Junction of Hale Street & Old Road, East Peckham. PC objected.

Following a discussion, in view of the PCs objections it was **RESOLVED** that the Clerk would ask TMBC to clarify the basis on which planning permission had been granted.

5. **TMBC**

a. **Planning Enforcement Investigations**

(i) **36 Golding Gardens, East Peckham**

It was reported that alleged unauthorised fence works had taken place. A site visit had determined that a 1.8 metre high close-boarded fence had been erected to replace a fence of a similar height and position and TMBC were of the opinion that there did not appear to be any significant difference to the previous situation that would justify further action.

(ii) **16 & 17 Addlestead Road, East Peckham**

It was reported that satellite dishes higher than the chimneybreast had been placed onto these properties which were situated in a conservation area and that an investigation would be undertaken by TMBC in order to determine whether there had been a breach of planning control.

(iii) **109 Snoll Hatch Road, East Peckham**

It was reported that alleged unauthorised works (construction of a wall) had been carried out. A site visit had determined that a wall with wrought iron inserts less than 1 metre in height was under construction to the front of the property. It was noted that the front garden of the property was a car parking space reserved by condition (iii) of planning permission TM/88/0737. As the construction of the wall was contrary to the terms of the condition it would require planning permission.

- b. **The following consultation documents were for members consideration:**
- (i) **Local Development Framework**
Following a discussion it was **RESOLVED** that the document be noted with interest and that it would not be necessary to comment.
 - (ii) **Housing Strategy 2005/08**
Following a discussion it was **RESOLVED** that the document would be circulated to members and discussed at the full meeting of the PC which would be held on 22 November 04.
- c. **Site at The Hop Farm Country Park: Proposal for 64 Holiday Let Units and associated works**
It was reported that The First Secretary of State had called in the Planning Application and that an inspector appointed by the First Secretary would be holding a local enquiry. The PC had been invited to submit additional comments on the application and would be notified of the outcome of the enquiry.
6. **ALLOTMENTS:** Report of recently held Working Parties
Cllr. Gardner reported that good progress was being made and that a lot of work had been completed. He thanked everyone involved. The Clerk reported that although there were 11 vacant plots within the past week three had been let.
7. **FLOODING – OLD ROAD, MEDWAY MEADOWS & VICINITY**
It was reported that a letter had been received from a flood warden who had made observations on the Old Road and Medway Meadows drainage system. The letter had been copied to TMBC who had responded directly to the resident with a copy to the PC. TMBC had advised that the purpose of the slot drains installed in Old Road was to act as a holding area to prevent ponding on the carriageway and therefore the diameter of the outfall system at the Hale Street end did not have to be upgraded. It was also noted that the open outlet pipe in the ditch opposite the Rose & Crown Public House was the main carrier from Medway Meadows and TMBC would arrange for it to be cleansed in order to ensure maximum outfall.
8. **EA: MEDWAY CAMS CONSULTATION DOCUMENT**
Following a discussion, it was **RESOLVED** that the document be noted with interest and that it would not be necessary to comment.
9. **CLUBBS QUARRY, EAST PECKHAM: Report of site meeting held on 21 October**
Cllr. Poole reported that he had attended the meeting and had been provided with details of the proposed planned extension to the gravel extraction works. It was believed that the works would affect neither the village or flood risk. Cllr. Poole had suggested to Clubbs that the area around Tudeley Brook be planted with trees.
10. **VILLAGE & CHURCHYARD GROUNDS MAINTENANCE CONTRACT 2005/06**
It was reported that quotations had been invited from four landscape contractors of which one quotation had been received (Landscape Services), one had expressed no interest and there had been no response from a third. The Clerk confirmed that she had spoken with the current contractor who had expressed his desire to be considered for the work but that he had not yet had the opportunity to submit a quotation. Following a discussion it was **RESOLVED** that the matter would be deferred until 22 November 04 when members would consider the two quotations.

11. Land to the rear of Branbridges Industrial Estate, East Peckham

It was reported that a letter had been received from the new landowner who had at present no future plans for the amenity land. He pointed out that he had removed a vast amount of fly tipping waste from the site and had erected a fence and gates to prevent it happening again. He hoped that the PC would appreciate that the land was looking far better than it had done in previous years and confirmed that the PC would be advised should any changes be planned.

12. Travis Perkins Site, Old Road, East Peckham

It was reported that letters had been received from the SE Head Office and the East Peckham Branch in which they advised that:

- Their suppliers would be asked to deliver within certain times which were generally after the main customer 'rush' at 8.00 a.m. and the main school runs.
- They pointed out that contracted hauliers who had a tendency to arrive at the site when it suited them had largely ignored their advice and on occasions there had been as many as three articulated vehicles waiting to access the site.
- They would be stricter in future with respect to delivery days and times and all purchase orders would remind drivers to contact the branch en-route in order to determine access to the site prior to arrival. Their anticipation of an incoming vehicle should serve to make unloading quicker and more efficient.
- They would make greater use of the frontage of the site for unloading and would ensure that smaller vehicles were unloaded within the confines of the premises,
- They recognised that they were a business located in a residential area and would take every step to limit their activities so as to maintain a good relationship with their neighbours.

13. Planning & Transportation Matters for Future Discussion

Cllr. Bearman drew attention to the overgrown land on the right hand side of Hale Street on the approach towards the Brookside Roundabout. The Clerk would refer the matter to TMBC.

14. Date & time of next meeting: 06 December 04 @ 1930 hours