

MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD HALL ON MONDAY, 04 JULY 05 AT 1930 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllrs. Crawford, Cresswell & Shead

1. ELECTION OF CHAIRMAN FOR THE MEETING

In the absence of Cllr. Cresswell it was proposed by Cllr. Bearman, seconded by Cllr. Whiteside and **RESOLVED** that Cllr. Boyle would chair the meeting.

2. DECLARATIONS OF INTERESTS - There were none

3. PLANNING COMMITTEE

a. The minutes of the meetings held on 06 June 05 & 20 June 05, 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

4. Planning Applications:

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

TM/05/01750/FL Change of use from warehousing to retail tyre fitting at Unit 4 Branbridges Industrial Estate, Branbridges Road, East Peckham
AGREED

TM/05/01869/RD Details pursuant to condition 7 (materials, surface finishes and detailed construction and road bollards) of planning permission ref: 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
DECISION POSTPONED pending receipt of additional information

TM/05/01891/FL External access to eastern elevation including construction of new stairs at Blenheim Lodge, 43 Old Road, East Peckham
AGREED

5. Planning Decisions

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

- TM/05/00496/FL** Conversion/alteration of existing building to offices and storage accommodation and associated parking (resubmission of planning ref: TM/04/01944/FL) at Stilstead Farm, Tonbridge Road, East Peckham. PC agreed.
- TM/05/00750/FL** Ground floor extension to include wc/cloakroom and new vehicular access at 20 Snoll Hatch Road, East Peckham. PC agreed.
- TM/05/01056/FL** Single storey side extension to create porch, new garage, shower/cloakroom and utility room and conversion of existing garage to family room at 27 Henham Gardens, East Peckham. PC agreed.
- TM/05/01137/FL** Increase in roof slop of bungalow to provide additional living space at 16 Pound Road, East Peckham. PC agreed.
- TM/05/01139/FL** Stationing of snack wagon on existing private car park at Branbridges Industrial Estate, Branbridges Road, East Peckham. PC agreed.
- TM/05/01143/FL** Demolition of outhouse and construction of conservatory with WC and new wall/fence at 21 Chidley Cross Road, East Peckham. PC agreed.

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

- TM/05/00735/AGPA** Details of siting, design and external appearance submitted for prior approval pursuant to notification TM/00379/AGPN (demolition of existing and replacement with new agricultural storage building) at Mount Pleasant Farm, Seven Mile Lane, East Peckham. PC agreed.
- TM/05/01212/RD** Details of junction to Bullen Lane pursuant to condition 6 of planning permission 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/05/01314/RD** Details of a scheme of signage to direct customers to use parking to rear of site pursuant to condition 6 of planning permission refs. TM/01/00370/FL (change of use from video shop to Chinese takeaway) and TM/02/2335/FL (change of use from A1 to A3 at 1 Old Road and provision of single storey rear extension to provide access link) at 1, 5 and 7 Old Road, East Peckham. PC agreed.

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

- TM/04/04354/R25** Land adjacent to East Peckham Quarry, East Peckham.
- Details relating to a programme of archeological work.
 - Extraction of sand and gravel from Yalding Meadow and restoration to grassland at existing levels and enhanced wildlife interest.
 - Extraction of sand and gravel from the red land and restoration to open water, reed beds, grassland and wet woodland
 - Details relating to the width of the undisturbed margins to protect the public highway in Yalding Meadow

TW/79/753/RXViii Proposed bagging plant at Stonecastle Farm Quarry, Whetsted Road, Tonbridge

6. **TMBC**

a. **Minutes of a meeting of the Public Transport Panel held on 22 March 05 and the Joint Transportation Board held on 07 March 05** - noted

b. **Planning Enforcement Investigations**

• **3 Golding Gardens, East Peckham**

It was reported that unauthorised fence works had been carried out to the front and side boundary of the front garden. A site inspection found that there was no record of any planning conditions prohibiting the erection of the fences or that removed permitted development rights. Therefore planning application was not needed and there had been no breach of control.

• **32 Pound Road, East Peckham**

It was reported that a site inspection found that a small 'A' Board had been displayed to the front of the premises. As The Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended) permitted the display of advertisements up to 4.5 square meters on the forecourt and as the display board was smaller than that allowed there had not been a breach of planning control.

• **Bower Mount Oast, 84 Snoll Hatch Road**

It was reported that following the receipt of a complaint alleging that there was a breach of planning control the matter would be investigated.

• **Land Rear of Unit 4, Arnolds Business Park, Branbridges Road**

It was reported that following the receipt of a complaint alleging that there was a breach of planning control the matter would be investigated.

c. **Weekend Household Bulky Refuse Service 2005 (June/Sept)** – noted

d. **Green Lidded Bin Scheme: Details of exemptions** - noted

e. **New Recycling Site in East Peckham**

It was reported that two new recycling sites had been introduced to the village and these were located at The Harp Public House and at the new Somerfield Store in Branbridges Road.

f. Surface Dressing 2005

It was reported that work was due to start shortly on the surface dressing of Bells Farm Road, Bullen Lane (Stanford Lane to Bush Road). Following a discussion it was **RESOLVED** that Kent Highways would be asked to postpone the work scheduled for Bullen Lane until the construction of the dam had been completed.

7. KCC

a. Kent Highways Service

It was reported that highway maintenance calls were no longer to be directed through Streetline but instead to the newly established Kent Highway Service number which was 08458 247 800.

b. PROW: Local Use, demand and priority setting survey

Following a discussion it was **RESOLVED** that the matter would be discussed at the next meeting which would be held on 18 July 05.

8. The Environment Council: Invitation to Meeting on KCCs Framework on Waste & Minerals (07 July 05 at 1800 hours)

The Clerk reported that the meeting had been cancelled.

9. Tonbridge Road, Speed Restriction Request

It was reported that correspondence had been received from a resident concerned about speeding vehicles using Tonbridge Road. The resident had been informed that the PC shared his views and had been liaising with Kent Highways. Following a discussion, it was **RESOLVED** that Kent Highways had had ample time to consider the situation and that the matter would now be referred to County Councillor Richard Long.

10. Planning & Transportation Matters for Future Discussion

Cllr. Street

Drew attention to the increased difficulty in negotiating Snoll Hatch Road especially the corner and the apparent increased volume of HGVS using the road

Cllr Bearman

Drew attention to damaged kerbstones outside the Merry Boys PH. The damage was caused (witnessed) by vehicles belonging to Travis Perkins. It was noted that Travis Perkins had been asked to rectify the problem meanwhile it was **RESOLVED** that Kent Highways would be asked to consider installing bollards outside The Merry Boys PH and on the verge adjacent to the Travis Perkins Depot.

The Clerk

Informed members that she had received a request from the Community Warden for the PC to consider supporting her desire for Elderly Persons signs to be erected in the village. Following a discussion, it was **RESOLVED** that:

- In view of the number of highways issues a representative from Kent Highways would be asked to attend the next meeting of the Planning Committee 05 September 05 and that the meeting would be preceded by an inspection of the problem hot spots.
- The benefits of the installation of elderly persons signs would be discussed at the meeting with the representative from Kent Highways.

11. Date & time of next meeting: 18 July 05 @ 1930 hours

There being no additional business, the meeting concluded at 20.22 hours.