

**MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE OLD CHURCH HALL, POUND ROAD, EAST PECKHAM ON MONDAY 07 NOVEMBER 05 AT 19.30 HOURS**

**PRESENT:** Cllrs: Bearman, Boyle, Crawford, Gardner, Poole, Shead & Street

**ALSO PRESENT:** Cllr. Mrs. Curry, Mrs. K Bell (Clerk) & Borough Councillor Mrs. Holland

**APOLOGIES:** Cllrs. Mrs. Cresswell, Cresswell & Whiteside

**1. ELECTION OF CHAIRMAN FOR THE MEETING**

In the absence of Cllr. Cresswell, it was **RESOLVED** that Cllr. Boyle would chair the meeting.

**2. DECLARATIONS OF INTERESTS – There were none**

**3. PLANNING COMMITTEE**

**a. Minutes**

The minutes of the meetings held on 03 October 05 & 17, October 05, which had been copied to members, were agreed and signed.

**b. Matters Arising not covered elsewhere on the agenda**

**Minute 11, 03 October – Faulty streetlight in the Curran Hall Car Park**

It was reported that the streetlight had not yet been repaired and that it had been referred to TMBC on at least 3 occasions.

**Minute 11, 03 October - Bollards at The Threshing Barn, Hale Street**

It was reported that KHS were satisfied with the bollards and that TMBC were in the process of establishing whether or not planning permission was required.

**Minute 11, 03 October 05 – Overgrown vegetation at land adjacent to Brookside Roundabout**

It was reported that KHS had made arrangements for the overgrowth to be cut back and for all adjacent road signs to be cleaned.

**Minute 5, 17 October 05 – Church Lane signposts**

It was **RESOLVED** that adequate signage was in place and no action was required.

**4. TRAVIS PERKINS, OLD ROAD, EAST PECKHAM**

Cllr. Boyle introduced Messrs. Elliott & Warmby who had been invited to discuss traffic flow and unloading issues. Messrs. Elliott & Warmby drew attention to the following:

- For some time they had been advising their suppliers to deliver between the hours on 9.00 a.m. and 4.00 p.m. thus avoiding the morning and evening rush hours. They were being strict with delivery drivers and had turned lorries away if they turned up outside these hours.
- Purchase orders reminded drivers to contract the branch en-route to determine access to the site prior to arrival
- Greater use was being made of the site frontage for off road customer parking and unloading with smaller vehicles being unloaded within the confines of the premises
- A no right turn would be considered for vehicles existing the site
- They were promoting a greater use of 'rigids' rather than articulated lorries.

- Would continually make improvements to their business activities.
- Would consider repairing the grass verges in the spring
- Assured the PC that they recognised that the business was situated in a predominantly residential area and would take every step to limit their activities wherever possible so as to maintain a good relationship with their neighbours.

Messrs, Elliott and Warmby were thanked for attending the meeting, for the assurances made and for responding in a positive manner to the PCs concerns.

## 5. PLANNING APPLICATIONS

**RESOLVED** to comment as follows to TMBC

**TM/05/03093/FL & TM/05/03098/LB** New main entrance extension, rear extensions to form corridor and freezer area and internal alterations at 14 Hale Street, East Peckham (Red Fort Tandoori)  
**NO OBJECTION**

**TM/05/03105/FL** Construct underground pool linked to basement, landscaping and ancillary works at The Dower House, Roydon Hall Road, East Peckham  
**NO OBJECTION**

**TM/05/03117/LB** Construct underground link with stone paved terrace over associated with proposed underground pool at The Dower House, Roydon Hall Road, East Peckham  
**NO OBJECTION**

**TM/05/03155/FL** Conservatory to the rear of 8 Stockenbury, East Peckham  
**NO OBJECTION**

## 6. PLANNING DECISIONS

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

**TM/05/01869/RD** Details pursuant to condition 7 (materials, surface finishes & details of construction and road bollards) of planning permission: TM/04/02577/DR3 (Construction of flood defence dam & associated works including an access road off Bullen Lane, a borrow pit & a flood relief channel at Hatches Lane to protect the communities of Snoll Hatch and East Peckham (PC Noted)

**TM/05/02244/RD** Ecological report pursuant to condition 17 of planning ref TM/04/02577/DR3 for (Construction of flood defence dam & associated works including an access road off Bullen Lane, a borrow pit & a flood relief channel at Hatches Lane to protect the communities of Snoll Hatch and East Peckham (PC Noted)

**TM/05/02447/LRD** Details of joinery submitted pursuant to condition 3 of LB ref: TM/03/02676/LB (conversion of redundant farm buildings to provide 2 dwellings) at Beltring Green Farm, 88 Beltring Road, Paddock Wood (PC noted & no objection)

**TM/05/02498/RD** Details of storage & disposal of waste materials pursuant to condition 3 of planning ref: TM/05/01750/FL (change of use from warehousing to retail tyre fitting) at Unit 4 Branbridges Industrial Estate, Branbridges Road, East Peckham (PC noted)

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

**TM/05/02177/FL** Demolition of existing dwellings and construction of new building containing 10 no. 1 bedroom flats, 2 no. 3 bedroom dwellings and 4 no. 2 bedroom dwellings at 40-46 The Freehold, East Peckham. (PC OBJECTED)

**TM/05/02295/OA** Outline application for the demolition of existing dwellings and construction of 4 no. detached houses, 2 no. bungalows and 5 no. chalet bungalows at 40-46 The Freehold, East Peckham. (PC AGREED IN PRINCIPLE)

**TM/05/02342/FL** Erection of 2 bedroom dwelling in rear garden at Land to Rear of Brookside Garden Centre, Seven Mile Lane (PC NO OBJECTION)

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

**TM/05/01658/FL** Change of use of part of barn to permit servicing of light motor vehicles at Barn Southwest of The Granary, Stilstead Farm, Tonbridge Road, East Peckham (PC NO OBJECTION)

**TM/05/02386/FL** Conservatory/extension at 30 Crown Acres (PC NO OBJECTION)

**7. TMBC**

- a. **Planning Enforcement Investigation at 2 Hale Street, East Peckham**  
It was reported that the matter would require further investigation in order to establish whether a breach of planning control had occurred.
- b. **Minutes of Joint Transportation Board Meeting held on 12 September 05:** Received and noted with interest
- c. **Future Planning Policies and Proposals: The Preferred Options Report**  
Following a discussion it was **RESOLVED** that it would not be necessary to comment.

**8. KCC**

- a. **Kent Highways Services:**
  - (i) **Letter from Highway Manager**  
Attention was drawn to a letter, which had been received, from Mr. H Goodman the Highways Manager in which he informed the PC that with effect from 01 November he would no longer have an operational role within KHS.
  - (ii) **Parish Council Seminar to be held on 17 November 05: To receive details and to confirm PC representation**  
It was reported that a PC representative had been invited to attend the seminar and that the meeting would include discussions on the KHS Restructure and customer communication. Following a discussion, it was **RESOLVED** that members would notify the Clerk if they would like to attend.

(iii) **Report of meeting held with KHS at 4.30 p.m. on 07 November 05**

It was reported that Cllrs. Crawford, Poole, Shead & Street, the Clerk, County Councillor Long & Borough Councillor Mrs. Holland had attended the meeting. Mr. Kwakye and his colleague represented KHS services. Attention was drawn to the following:

- The meeting was positive.
- Those present visited Stonepit Corner, Tonbridge Road, Addlestead Road, Snoll Hatch Road and the Brookside roundabout.
- Without accident statistics it was unlikely that a 40 mph speed limit would be imposed on Tonbridge Road. However additional signage had been ordered and would be erected shortly.
- The approaches to Brookside roundabout on exiting the village and from the direction of Paddock Wood would be improved.
- The PC would formally request a ban preventing HGVs from using Snoll Hatch Road. (From the bonsai nursery to Strettitt Farm)
- The lining would be restored at Stonepit Corner.
- Bollards were to be installed outside the Merry Boys Public House.

The Clerk would write to Mr. Kwakye thanking him for his time and summarising the outcome of the meeting she would also request a timescale for the implementation of the identified works.

b. **Review of Subsidised Local Bus Services: to receive information**

It was reported that a number of subsidised bus services were due for renewal in April 2006 and that KCC planned to maintain the existing levels of service wherever possible.

9. **Arriva:** Time Table for East Peckham (effective from 01 September) – copied to members

10. **Office of the Deputy Prime Minister: Proposed Changes to Regional Planning Guidance for the South East (PPG9)- Waste & Minerals**

Following a discussion it was **RESOLVED** that members were supportive of the proposals contained within the document but concerned about how they would be implemented. These views would be conveyed to the Office of the Deputy Prime Minister.

11. **Planning & Transportation Matters for Future Discussion**

**The Clerk**

Drew attention to a letter, which had been received, from a Hale Street resident who was concerned about an increase in Hale Street traffic movements. The letter included a suggestion, which would include blocking the road at the Quarry entrance road narrowing. The Clerk had replied to the resident and having checked with KHS the resident had been informed that it was unlikely that their suggestion would receive the support of the police or KHS.

12. **Date & time of next meeting:** 21 November 05 @ 1930 hours

There being no additional business the formal part of the meeting was closed at 20.45 hours. There then followed a presentation of the PC website by Cllrs. Poole & Street. After a very interesting presentation, Cllrs. Poole & Street were thanked for their hard work and input into the project.