

MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD HALL ON MONDAY, 16 MAY 05 AT 1930 HOURS

PRESENT: Cllrs. Bearman, Boyle, Cresswell, Gardner, Poole & Street

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllr. Crawford, Mrs. Cresswell, Shead & Whiteside,

1. DECLARATIONS OF INTERESTS - There were none

2. PLANNING COMMITTEE

a. The minutes of the meetings held on 11 April 05, 18 April 05 & 09 May 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

Minute 11 (11 April 05) – Walnut Tree at 10 Strettitt Gardens

It was reported that the tree had been made subject to a TPO and it was believed that the owners had submitted an objection to TMBC Legal Team.

3. PLANNING APPLICATIONS

a. **RESOLVED** to comment as follows:

TM/00/1599/R4 Details pursuant to Condition 4 of TM/00/1599 being details of a proposed landscape scheme & details of scheme for nature conservation & management of the site pursuant to paragraph 2 (d) (i) of the section 106 agreement at Stonecastle Farm Quarry, Whetsted Road, Five Oak Green, Tonbridge
NOTED

TM/05/01105/RD Details of landscaping submitted pursuant to condition 5 of planning permission ref: TM/05/00260/FL (construction of round pen for the private training of horses) at Crowhurst Hop Farm, Bullen Lane
NOTED

TM/05/01314/RD Details of a signage scheme to direct customers to use parking to rear of site pursuant to condition 5 of TM/01/00370/FL (change of use from video shop to Chinese takeaway) & TM/02/02335/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 & 7 Old Road, East Peckham
AGREED

TM/05/1336/ORM Change of driveway surface from tarmac and compacted stone to river bed ironstone blocks and improve existing surface water drainage to parking area being a minor amendment to planning application TM/03/00579/FL (conversion of redundant barn into a private dwelling (amended scheme to that approved under ref: TM/99/01246/FL)) at 283 Hale Street, East Peckham
NOTED

b. **The following have been received for information:**

TM/05/00357/LB/ Partial demolition and internal and external alterations and extension to
TM/05/00353/FL Grade II former religious institute for use as family dwelling & associated
internal and external alterations and extension to building within the
curtilage at Roydon Hall, Roydon Hall Road, East Peckham

**Note: Revised plans showing deletion of estate office garage
NOTED**

TM/05/886/TNCA Prune & lop one Yew tree that is causing damage to a LB and remove
Sycamore on boundary wall at St Michaels Church, Old Church Road,
East Peckham

**Note: Amended description
NOTED**

4. **PLANNING DECISIONS**

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

TM/04/03947/FL Construction of 11 Class B1 small business units, access road, parking,
landscaping, ancillary works and flood compensation works at Lane
West of Boyle Way and East of Branbridges Road, East Peckham

TM/04/04174/FL Removal of existing garage and construction of replacement three-bay
carport at Mount Pleasant Farm, Seven Mile Lane, East Peckham

TM/05/00034/FL Detached house at 27 The Freehold, East Peckham

TM/05/00258/FL First floor rear extension at 35 Old Road, East Peckham

TM/05/00260/FL Construction of round pen for the private training of horses at Crowhurst
Hop farm, Bullen Lane, East Peckham

TM/05/00269/FL Proposed two-storey side and rear extensions at 26 Orchard Road

TM/05/00336/DL Demolition of existing garage and construction of side extension to form
new kitchen, utility room and garage together with conservatory to rear
of 25 Henham Gardens, East Peckham

TM/05/00519/FL First floor extension to form bedroom and en-suite bathroom at 22
Crown Acres, East Peckham

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

TM/05/00429/LDCE Use of land as domestic garden at Lane to Rear of Brookside Garden
Centre, Seven Mile Lane, East Peckham

TM/05/00498/LDCP Refurbishment of Nos. 34 & 36 Snoll Hatch Road, East Peckham into a
single dwelling.

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

TM/05/00367/TNCA Fell nine trees including two Cherry, two Ash, two Silver Beech, one
Elder, one Maple and one Prunus Sp at Roydon Hall, Roydon Hall
Road, East Peckham

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

TM/05/00036/RD Details of wood burning stove submitted pursuant to condition 2 of planning permission ref: 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

TM/05/00319/ORM Amendments to a previously approved scheme namely amended roof design to that approved under planning permission ref: TM/04/00873/FL (single store extension to side and ear) at 94 Snoll Hatch Road

TM/05/00537/ORM Amendments to a previously approved scheme namely revisions to consent ref: TM/04/03599/FL (part single, part two storey rear extension) at 134 Bush Road, East Peckham

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

TM/05/00538/LB Revision of consent ref TM/04/3604/LB (part single/part two storey rear extension) at 134 Bush Road, East Peckham

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

TM/04/03724/AT 2 no. illuminated gantry signs; illuminated canopy and carwash fascias, 4 no. illuminated shop fascia logos at Land West of Boyle Way and East of Branbridges Road, East Peckham

5. **PLANNING ENFORCEMENT INVESTIGATIONS**

a. **16 Addlestead Road**

It was reported that the satellite antenna had been removed from the chimney and re-sited on a flat roof to the rear of the house. As the satellite dish was no longer visible from Addlestead road the breach of planning control had been satisfactorily rectified.

b. **2 Linton View, 89 Bush Road, East Peckham**

It was reported that following an investigation it had been determined that none of the five caravans on site were being used for residential occupation. Four of the caravans were being used as animal shelters or farm stores. For this reason no breach of planning control was occurring at the time of investigation.

c. **Part of Site, Land West of Boyle Way and East of Branbridges Road, East Peckham**

It was reported that the matter would require a further investigation in order to determine whether a breach of planning control had occurred.

d. **32 Pound Road, East Peckham**

It was reported that following an investigation it had been determined that one of the lock up garages to the rear of the shop was being used to accommodate freezer units in connection with the use of the butchers shop. As the garages were subject to a planning condition restricting their use solely to the garaging of private cars and prohibits their use in connection with any trade or business planning permission was required and the owners had been invited to submit such an application.

6. **TMBC: Weekend Household Bulky Refuse Schedule April – July 05 - noted & copied to members**

7. **MVCP:** River Medway Green Charter: Additional information received, noted & passed to Cllr. Poole.

8. **KCC**

a. **Reshaping Kent Highways Service**

(i) **Information received from the Cabinet Member for Environment & Transport:** noted

(ii) **Introduction of County Lengthsmen Scheme**

It was reported that KCC had introduced a new scheme to deal with highways problems and the new service would a programmed schedule of work determined by the PC, which would be undertaken at the same time as other routine highway repairs by the Kent Highways Services Division. Following a discussion, it was **RESOLVED** that the Clerk would be the nominated County Lengthsman for the parish and she would liaise with the division and report potholes and other highway problems as they occurred.

b. **Kent Minerals & Waste Development Framework:** Submission of the Statement of Community Involvement to the Secretary of State – noted

c. **Minerals & Waste Discussion Pack** – noted

d. **The following reports were received and noted:**

- Summary Report on the Strategic Rail Authority Integrated Kent Franchise
- Planning for Gypsy and Traveller Sites

9. **EA:** Medway Catchment Abstraction Management Strategy (CAMS) – noted

10. **PLANNING & TRANSPORTATION MATTERS FOR FUTURE CONSIDERATION**

Cllr. Poole drew attention to the following:

- Land Rear of Pinkham Gardens where a resident had erected a greenhouse and a shed. It was believed that the land could only be used for the growing of fruit and vegetables and therefore the matter would be referred to the Housing Association.
- The Stables at Snoll Hatch Road. It was not certain whether the development had been built in accordance with the planning condition and the matter would therefore be referred to TMBC.
- Kenmetech site at Pinkham Island. It was believed that the development had not been built in accordance with the planning condition and would therefore be referred to TMBC.

The Clerk

Informed members that she was in the process of arranging for members to have the opportunity to visit the site of the proposed dam prior to the commencement the construction works.

11. **Date & time of next meeting:** 06 June 05 @ 1930 hours

There being no additional business, the meeting concluded at 20.10 hours.