

**MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 04 DECEMBER 2006 AT 19.30 HOURS**

**PRESENT:** Cllrs. Bearman, Boyle, Crawford, Gardner (Chairman), Poole, Street & Whiteside

**ALSO PRESENT:** Mrs. K Bell (Clerk), Borough Councillors Mrs. Holland & Rogers, 2 representatives from The Hop Farm Country Park and 1 resident

1. **Apologies for Absence:** Received and accepted from Cllrs. Mrs. Curry & Shead
2. **Declarations of Interests:** Cllr. Gardner declared an interest in item 6 planning application TM/06/03678/FL.

3. **Minutes of Planning Meeting held 20 November 06 [**  
**RESOLVED** that the minutes of the meeting, which had been copied to members be confirmed and signed as a true record of the proceedings.

4. **Matters Arising**  
**Minute 5, Planning application MA/06/2029**  
It was reported that Maidstone Borough Council had received the PCs comments and they would be fully considered together with other relevant matters when a decision was made on the application. The PC would be advised of the decision in due course.

5. **The Hop Farm: Future Plans – To receive presentation from representatives from The Hop Farm**

Ms Gorringe and Mr Collins were welcomed to the meeting and proceeded to present to members a broad outline of the future plans for the visitor attraction, which included:

- The 64 holiday lodges supporting the future sustainability of the business forming part of an ongoing programme of revitalisation to ensure the Hop Farm Country Park continued to be a successful and popular visitor attraction
- The Hop Farm required constant innovation and evolution of its product to remain competitive
- The future plans would attempt to convey the vision for the development of facilities and visitor amenities
- The proposals seek to create a centre for Kent businesses with an emphasis on providing local products and services and supporting cottage industries with a wide range of event, group, function and wedding services.
- The accommodation scheme already granted planning permission would enhance the quality and diversity of the service offered.
- It was proposed that the development of conference space, the relaunch of catering facilities and stimulation of complementary leisure services would support the sustainability of the whole site
- It was envisaged that future admission to the site would be for a nominal charge with only attendance of events and the use of specific facilities attracting fees.

Ms Gorringe and Mr Collins were thanked for their extensive presentation on an ambitious project. There then followed a question and answer session during which the following issues were raised:

- An increase in day events would create more traffic and noise problems. Members were assured that the event calendar was already saturated that there was no scope to hold any further events although there was a desire to hold one high calibre concert each year

The staging and siting of speakers would use latest technology, which would reduce the sound and the impact of village residents

- Footpaths – there was a problem with maintenance which would be improved upon
- Tourers Campsite – members were concerned that this would have a huge impact on residents if it was used year round
- There were no plans to increase the present set up regarding motor sports
- Members felt it logical that the redevelopment of the ditches and ponds and the creation of outdoor pursuits opportunities at the Hop farm could complement the plans for neighbouring land by Lafarge Aggregates who were developing a nature reserve.
- Members were in favour of ongoing dialogue and the representatives from The Hop Farm agreed that the PC would receive quarterly updates.

## 6. Planning Applications

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

- |                       |  |
|-----------------------|--|
| <b>TM/06/03489/FL</b> | Retention of mobile home for agricultural worker for further temporary period at Riverside Farm, Tonbridge Road, East Peckham<br><b>NO OBJECTION provided the mobile home was removed on completion of the dwelling (TM/06/03493 refers)</b>   |
| <b>TM/06/03493/FL</b> | Dwelling for agricultural worker at Riverside Farm, Tonbridge Road, East Peckham<br><b>NO OBJECTION subject to:</b> <ul style="list-style-type: none"><li>• The mobile home being removed on completion of the dwelling (TM06/03489/FL refers)</li><li>• The dwelling only being occupied by agricultural workers working the adjacent land</li><li>• The land retaining its agricultural status</li></ul> |
| <b>TM/06/03663/RD</b> | Details of material submitted pursuant to condition 2 of planning permission TM/06/009419/FL (construction of 10 no. B8 units (storage and distribution) with access road, parking and landscaping at Archers Park, Branbridges Road, East Peckham<br><b>NOTED</b>   |
| <b>TM/06/03678/FL</b> | Proposed extension to dwelling at Tudor Dene, 36 Church Lane, East Peckham<br>Cllr Gardner having declared an interest in this item left the meeting room whilst the application was discussed. In his absence it was <b>RESOLVED</b> that the meeting be chaired by Cllr. Crawford<br><b>NO OBJECTION provided materials matched those of the existing building</b>                                       |
| <b>TM/06/03756/FL</b> | Variation of condition 4 of planning permission TM/03/02493/FLEA (construction of 64 no. holiday let units and managers unit with associated walkways and access and parking areas) to amend the parking layout at The Hop Farm Country Park, Maidstone Road, Paddock Wood<br><b>NOTED</b>   |

**TM/06/03757/ORM** Minor amendments to siting/orientation, external appearance and layout of holiday units, internal road and access arrangements and parking layout in respect of planning permission TM/03/02493/FLEA (construction of 64 no. holiday let units and managers unit with associated walkways and access and parking areas) at The Hop Farm Country Park, Maidstone Road, Paddock Wood  
**NOTED**

## 7. Planning Decisions

It was reported that **TMBC had granted LB consent for the following:**

**TM/06/00920/LB** Alterations and extension to form orangery at The Dower House, Roydon Hall Road, East Peckham

**TM/06/02786/LB** Two storey rear extension to provide enlarged kitchen and bedroom with en suite shower room at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

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

**TM/06/03014/ORM** Minor amendments to a previously approved scheme namely minor amendments to planning permission 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) being alterations to create access gates and external corridors at 40 – 42 The Freehold, East Peckham

**TM/06/02924/RD** Details of refuse bin storage pursuant to condition 10 of planning permission ref TM/06/00919/FL (construction of 10 no B8 units (storage and distribution) with access road, parking and landscaping) at Archers Park, Branbridges Road, East Peckham

**TM/06/02060/RM** Details of landscaping pursuant to condition 1 of to planning permission 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) being alterations to create access gates and external corridors at 40 – 42 The Freehold, East Peckham

**TM/06/02228/LRD** Details of a large scale section through the fire/acoustic wall and details of the fixing materials pursuant to condition 4 of LB consent ref: TM/06/00233/LB (conversion of dwelling into 2 no. dwellings with associated parting) at The Post House, 112 Snoll Hatch Road, East Peckham

It was reported that **TMBC had granted PERMISSION for the following**

**TM/06/02894/FL** Conversion of garage to domestic use at 27 The Freehold, East Peckham

**TM/06/02789/LB** Two storey rear extension to provide enlarged kitchen and bedroom with en suite shower room at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

- TM/06/03133/FL** Tennis court and chain link fence surround (2.75m high) at 299 Hale Street, East Peckham
- TM/06/03251/FL** Installation of new external flue and 2 no. side panels at The Barn, Stilstead Farm, Tonbridge Road, East Peckham
- TM/06/03149/FL** Two storey side extension and demolition of detached garage at Bourne Cottage, 8 Addlestead Road, East Peckham

It was reported that the **PLANNING INSPECTORATE HAD DISMISSED** the following appeal:

- TM/05/01058/FL** 3 no. detached 4 bedroom properties with separate double garages and a further double garage relating to Riverview, Medway Meadows at Land Rear of Pumping Station off Medway Meadows, East Peckham

**8. TMBC:**

- a. **It was reported that the following 'B' Lists had been received for information:**  
06/44 (06.11.06), 06/45 (13.11.06)
- b. **Area 2 Planning Committee**  
It was reported that the minutes of the meeting held on 11.10.06 had been received for information together with accompanying papers in respect of the meeting held on 08.11.06.
- c. **Planning Enforcement Investigation at 27 Golding Gardens, East Peckham**  
It was reported that TMBC had received a complaint alleging that a breach of planning control had occurred at this address namely that the materials used to carry out recent works did not match the existing building and that the work had not been carried out in accordance with the approved planning permission. An investigation had established that the new materials were a reasonable match and natural weathering would in time reduce any slight differences between the old and new materials. It was not therefore necessary to take any further action.
- d. **Joint Transportation Board**  
It was reported that the minutes of the meeting held on 11.10.06 had been received for information together with accompanying papers in respect of the meeting held on 08.11.06. Extracts from the minutes on the subjects of clearance of weeds from the highway and the restructuring of Kent Highway Services had been copied to members.
- e. **Local Development Framework: Core Strategy, Development Land Allocations & Tonbridge Central Area Action Plan (the documents): Regulation 32 site Allocation Representations**  
It was reported that the documentation had been received and that the PC had been invited to comment on its contents. It was noted that the deadline for doing so had been set by TMBC as 05 January 07. Following a discussion, it was:  
**RESOLVED:** That the information contained within the document relating to East Peckham would be copied and circulated to members. The item would then be considered at the meeting of the Planning Committee to be held on 18 December 06.

9. **KCC**
- a. **Guide to Development Contributions and the Provision of Community Infrastructure (Consultation Document)**  
Cllr Crawford having perused the documentation with interest felt that the highways costs in rural areas looked low for a major development. No other comments were made on the documentation. Following a discussion, it was:  
**RESOLVED:** That the comments would be forwarded to KCC. KCC would also be asked to clarify how the costs had been calculated
- b. **Kent Mineral Development Framework Development Plan Documents (DPDs): Submission of the Core Minerals Strategy, The Primary Minerals Development Control Policies DPD and the Construction Aggregates DPD and Proposals Map**  
It was reported that the documentation had been received and copied to members. It was noted that the PC had been invited to comment on its contents and that the deadline for doing so had been set by KCC as 18 January 07. Following a discussion, it was:  
**RESOLVED:** That the document would be perused by members and considered at the meeting of the Planning Committee to be held on 08 January 07.
10. **Tunbridge Wells Borough Council - Local Development Framework: Public Consultation on Renewable Energy Supplementary Document**  
The documentation having been copied to members was noted with interest. Following a discussion, it was:  
**RESOLVED:** That it was not considered necessary to comment
11. **Kent Highway Services: Highways Issues for consideration**
- a. **Items for Spreadsheet**  
**Following a discussion, it was:**  
**RESOLVED:** That the following issues would be included on the latest spreadsheet to KHS
- Signpost at Branbridges Roundabout – required replacing
  - Snoll Hatch Gullies – not able to cope with recent wet weather
  - Hale Street – sightline problem on exiting 45 Hale Street
- b. **Somerfield and Archers Park Signage**  
In response to the PCs request for signage at the Somerfield and Archers Park sites KHS had forwarded illustrations of proposed signage which were 'All other routes' which would direct motorists back onto the bypass and 'local traffic' to direct local traffic to the village. Members were agreeable to the proposed 'All other routes' sign but would prefer the other sign to read 'local traffic only'.
12. **Matters for Further Discussion**
- Cllr Poole**  
Drew attention to the faulty lights at the Curran Hall car park. TMBC would be advised.
- Cllr Street**  
Advised members that the Community Warden had resigned and that the village would have a temporary warden to cover the role whilst a permanent warden was appointed and trained.
13. **Date & Time of Next Meeting:** 18 December 2006 @ 1930 hours

There being no additional business, the meeting concluded at 9.25 p.m. hours