

MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD HALL ON MONDAY, 04 SEPTEMBER 06 AT 1930 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk)

1. **APOLOGIES**
Received and accepted from Cllr. Mrs Curry
2. **DECLARATIONS OF INTERESTS**
There were none.
3. **MINUTES**
The minutes of the meeting held on 17 July 06, which had been copied to members, were agreed and signed as a true record of the proceedings.

Matters Arising

Minute 4, Defective Street Lights

Members were advised that the defective streetlights had once again been reported. Members were advised that Ringway Specialist Services, which took over the maintenance for all aspects of street lighting with effect from 10 July 06 inherited a backlog of faults and orders which they were currently working through.

Minute 9, Overgrown PROW network

Members were advised that full details of the overgrown footpath network had been provided to PROW who in turn had provided details of the scheduled maintenance of the village PROW network.

4. **PLANNING APPLICATIONS**

- a. It was **RESOLVED** that the following comments submitted to TMBC during the summer recess be approved:

**TM/06/00963/FL&
TM06/00964/LB** New triple bay detached garage and side extension to house at Hale Place Cottage, 43 Hale Street, East Peckham

NO OBJECTION provided LB criteria was fulfilled

TM/06/01050/FL Sub-division of house and annex to 2 no. self contained dwellings at Addlestead House, 49 Tonbridge Road, East Peckham

NO OBJECTION in principal however it was noted that the application appeared to contradict the PCs views on TM/01/00874/FL in which the PC was in agreement to the creation of a two bedroom annex within the existing building with single storey link on condition that the annex did not form a separate hereditament.

TM/06/02226/FL New dwelling at land adjoining 204 Tonbridge Road, East Peckham

OBJECTION on the grounds that the development would be within the green belt in an area of local landscape importance

- TM/06/02327/LDCP** Single storey extension to create entrance hall and cloakroom at 81 Old Road, East Peckham
Note: Material change of use on the grounds that the proposition had been on site for a period in excess of 10 years
NO OBJECTION
- TM/06/02417/FL** Section 73a retrospective application for the erection of building for part use as agriculture and part use for tank storage business at Tagmar, Hale Street Farm, 152 Hale Street, East Peckham
OBJECTION on the basis that the proposal would introduce light industry to a predominantly residential area
- TM/05/02698/FL** Variation of condition 1 of planning permission ref: TM/00/01427/FL (erection of new shop with flat over and associated parking/garaging) to allow for a further 3 years to commence works at land adjoining 5 Pound Road, East Peckham
NOTED however the PC was concerned with the neglected state of the site
- TM/06/02448/FL** Alterations to ground and first floors plus addition to house at Hextal Cottage, 67 Martins Lane, East Peckham
NO OBJECTION
- TM/06/02507/FL** Demolition of detached garage and construction of two storey extension at Bourne Cottage, 8 Addlestead Road, East Peckham
NO OBJECTION however materials must match those on the existing building
Note: There was some concern that the outward charm and character may be altered to the detriment of the property
- b. **RESOLVED** to comment as follows to TMBC:
- TM/06/02228/RD** Details of a large scale section through the fire/acoustic wall and details of the fixing material pursuant to condition 4 of LB Consent ref: TM/06/00233/LB (conversion of dwelling into 2 no. dwellings with associated parking) at The Post House, 112 Snoll Hatch Road, East Peckham
NOTED
- TM/06/02060/RM** Details of landscaping pursuant to condition 1 of planning permission ref: 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
OBJECTION the comments made by the PC at an earlier meeting were reiterated

5. **PLANNING DECISIONS**

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

- TM/06/01223/FL** Erection of a pvcu conservatory to the side of the property at 16 Medway Meadows, East Peckham
- TM/06/01756/FL** Oak framed 3 bay garage with store over (resubmission of TM/04/04174/FL) in respect of the removal of the existing garage and construction of replacement 3 bay carport at Mount Pleasant Farm, Seven Mile Lane, East Peckham
- TM/06/01418/FL** Replacement outbuilding (in place of 2 to be removed) to house pool pump, filter and associated equipment and WC at Yew Tree Cottage, 437 Bells Farm Road, East Peckham
- TM/06/01552/FL** Single storey rear extension at 3 Caysers Croft, East Peckham
- TM/06/01575/FL** Single storey rear extension at 4 Caysers Croft, East Peckham
- TM/06/01851/FL** New mezzanine floor and alterations to doorway on front elevation at Unit 3a Arnolds Business Park, Branbridges Road, East Peckham

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

- TM/06/01976/RD** Details of investigation to determine the nature and extent of any contamination pursuant to condition 4 of planning permission ref: TM/05/03674FL (construction of single storey lean to extension) at Gard Plasticases Ltd, Unit 2 Arnolds Business Park, Branbridges Road, East Peckham

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

- TM/06/01233/FL** Demolition of existing and construction of new pub including bed and breakfast, restaurant, conference rooms, owners accommodation, offices and parking at The Merry Boys, 2 Pound Road, east Peckham

It was reported that the following application had been **WITHDRAWN**

- TM/06/01755/FL** Tennis court at Boroughs Oak Farmhouse, 299 Hale Street, East Peckham

6. **TMBC**

The following 'B' Lists were **RECEIVED & NOTED:**

06/27 (10 July 06), 06/28 (17 July 06), 06/29 (24 July 06) & 06/30 (31 July 06)

7. **KENT DESIGN**

The Kent design Guide was **RECEIVED & NOTED**. For perusal purposes the document was passed to Cllr. Street who would forward it to Cllr. Gardner.

8. **KCC**

It was reported that the following related public consultations had commenced and were due to end on 04 October 06:

a. **Kent waste Development Framework: Spatial Consultation**

The Kent WDF was prepared by KCC and would ultimately replace the adopted Kent Waste Local Plan. It would provide the basis for determining planning application for waste management development relating to all waste streams in Kent. The consultation was seeking views on the suitability of sites already identified in the adopted Kent Waste Local Plan and the philosophy and implications of using a clean sheet approach through which new treatment and landfill capacity would be located within areas of search identify using a proximity principal approach.

b. **Kent Joint Municipal Waste Management Strategy: Headline Strategy**

This was being prepared jointly by all 12 District Councils and KCC and will ultimately replace the Joint Strategy for the Sustainable Management of Household Waste for Kent (November 2002). It relates to how municipal waste in Kent is collected recycled and disposed of and would provide the basis for funding and design making by the waste collection and disposal authorities.

In addition it was reported that a PC representative had been invited to attend a seminar of Wednesday 13 September 2006 at Sandwich Guildhall (5.30 p.m. – 8.00 p.m.) to discuss the consultation. Following a discussion it was **RESOLVED** that members would notify the Clerk if they were able to attend.

9. **CLEAN KENT CAMPAIGN: LOCAL CLEAN UP EVENT?**

It was reported that the PC had been invited to join in the Clean Kent Campaigns clean-up activity which was taking place during October. It was noted that the campaign aimed to improve the quality of the Kent environment by reducing fly tipping and littering one of the ways of doing so was by supporting community clean ups and litter picks. Following a discussion it was **RESOLVED** that as the PC already supported the annual TMBC 'Bash The Trash' event by holding a litter pick during the summer the invitation to participate in the campaign would be declined. The organisers would be advised of the PCs earlier participation in 'Bash The Trash' and advised to hold future campaigns during the summer months.

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

Cllr. Street

Drew attention to the inconsideration shown by PXC Car Sales to road users and villagers. Cllr. Gardner advised members that he had referred the matter to TMBCs Planning Department and in doing so had reminded the planners that they had not yet determined the planning application applicable to the premises and to which the PC had raised strong objections. The Planners would be writing to PXC Car Sales.

Cllr Poole

Drew attention to the proliferation of advertising signs by Branbridges roundabout and on the railings on Branbridges Road. The Clerk informed members that details of these had been reported together with the 3-wheeler vehicle, which had moved from Branbridges roundabout to the roundabout at Seven Mile Lane.

11. **DATE & TIME OF NEXT MEETING:** 18 September 06 at 19.30 hours

There being no additional business, the meeting concluded at 20.00 hours.