

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 05 FEBRUARY 2007 AT 19.30 HOURS

PRESENT: Cllrs. Bearman, Boyle, Crawford, Crowley, Mrs. Curry, Gardner (Chairman), Gress, Poole, Street & Whiteside

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES FOR ABSENCE: Received and accepted from Cllr. Shead.

1. **Declarations of Interests:** Cllr. Gardner declared an interest in item 6d planning enforcement investigation at Tudor Dene, 36 Church Lane, East Peckham.

2. **Minutes of Planning Meeting held 22 January 07 [**
RESOLVED that the minutes of the meeting, which had been copied to members be confirmed and signed as a true record of the proceedings.

3. **Matters Arising**

Minute 3, Report of Highway Site visit held on 19.01.07

Cllr. Crawford reported that he and the Highway Inspector had looked at the outstanding issues on Tonbridge Road. The Clerk confirmed that she was liaising with KHS regarding the concerns with spreadsheet system of reporting issues.

4. **Planning Applications**

RESOLVED to comment as follows:

TM/07/00159/RD

Details of bricks (Ibstock Arundel Yellow Stock facing brick and Ibstock Leicester Red for brick bands and detailing) submitted pursuant to condition 5 of planning permission TM/05/02295/FL (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 – 42 The Freehold, East Peckham

NOTED

It was noted that mud deposits were left on the road by HGVs exiting the site. The matter would be referred to KHS and TMBCs planners.

TM/07/00251/RD

Details of peg tiles submitted pursuant to condition 2 of planning permission TM/94/00367/FL (Erection of farm managers dwelling) at Crowhurst Farm, Bells Farm Road, East Peckham)

Note: As the details and original plans were no longer held in the office, a copy had been requested

NOTED

5. **Planning Decisions**

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

TM/06/03837/FL

Alterations and extension works at The Red Fort, 14 Hale Street, East Peckham (subject to conditions)

TM/06/03901/LB

Alterations and extension works at The Red Fort, 14 Hale Street, East Peckham (subject to conditions)

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

TM/06/03663/RD

Details of materials submitted pursuant to condition 2 of planning permission 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

It was reported that **TMBC had RAISED NO OBJECTIONS** in respect of the following:

TM/06/03686/A10

Article 10 Consultation by Maidstone Borough Council for: Scoping opinion sought in respect of an environmental assessment to be submitted in relation to a proposed development being the erection of a maximum of 500 dwellings, up to a maximum of 350,000 square feet of commercial floor space (B1/small scale B8), a small retail convenience store (A1), the provision of a recreation area for formal sports activities to the north of Hampstead Lane, additional area of informal public open space (forming the southern boundary of the proposed development) and a dedicated area for a nature reserve at the former SYNGENTA SITE, HAMPSTEAD LANE, YALDING

It was reported that **MAIDSTONE BOROUGH COUNCIL had submitted an ADOPTED OPINION** in respect of the following:

MA/06/2029

Scoping opinion sought in respect of an environmental assessment to be submitted in relation to a proposed development being the erection of a maximum of 500 dwellings, up to a maximum of 350,000 square feet of commercial floor space (B1/small scale B8), a small retail convenience store (A1), the provision of a recreation area for formal sports activities to the north of Hampstead Lane, additional area of informal public open space (forming the southern boundary of the proposed development) and a dedicated area for a nature reserve at the former SYNGENTA SITE, HAMPSTEAD LANE, YALDING

6. TMBC:

a. The following 'B' lists were RECEIVED & NOTED

06/51 & 52 (2.1.07) 07/01 (9.1.07), 07/02 (15.1.07)

b. Area 2 Planning Committee: The minutes of meeting held on 06.12.06 and notification papers in respect of the meeting held on 10.01.07 were RECEIVED & NOTED.

c. Local Development Framework: Response to Regulation 32 Site Allocation Representation:

It was reported that an acknowledgement had been received confirming that the PCs comments had been **RECEIVED & NOTED**.

d. Planning Enforcement Investigation at Tudor Dene, 36 Church Lane, East Peckham:

Cllr. Gardner having declared a personal interest in the matter reported that during the processing of planning application TM/06/03678/FL it came to light that the domestic curtilage of the property had been extended into the agricultural land to the north which required planning permission and that he had been invited to remedy this breach either by the submission of a retrospective planning application, the submission of an application for a lawful development certificate or by retuning the land to an agricultural use.

e. Open Spaces Survey

It was reported that TMBC were verifying the number, coverage, ownership and level of usage of all existing open spaces and that the PC had been asked to draw upon its local knowledge and complete the survey for East Peckham. The survey was completed during the meeting.

7. Proposed visit to CHP Plant, Allington

It was reported that the plant was in the process of being completed with completion anticipated to take place during March and April following which Enviropower would be contacting the PC to offer all members the opportunity to tour the facilities. It was noted that the tour would last approximately 1½ hours and members would be provided with safety equipment.

8. Matters for Further Discussion

Cllr. Boyle

Drew attention to a faulty streetlight in Westwood Road. The matter would be referred to EDF Energy.

Cllr. Bearman

Reported that he had received a request for a streetlight to be located at the junction of Chidley Cross and Drage Roads. The request was noted.

Cllr. Street

Drew attention to the following:

- Potholes in The Freehold. The matter would be referred to KHS.
- Residents of William Luck Close were being disturbed by 'youths' knocking on doors during unsociable hours.
- A resident had fallen in the center of the village outside the small parade of shops. Members were advised that the maintenance of this area was the responsibility of the various business owners.

Cllr. Poole

Drew attention to the poor state of repair of the boundary markers (installed by Hadlow PC). The matter would be referred to Hadlow PC.

Cllr. Whiteside

Drew attention to a large pothole in Stanford Lane. The matter would be referred to KHS.

Cllr. Crawford

Drew attention to the following:

- Signpost at the junction of Church Lane/Bush Road. The Clerk confirmed that KHS had indicated that if funding were available the sign would be restored in April/May. Cllr. Boyle suggested that if the sign was not restored by KHS it was a project that could be tackled by the Boys Brigade as a community project.
- The Kent & Medway Structure Plan, which he had read with much interest. Cllr. Crawford queried the time scale for the introduction of the SE Plan and questioned how the Structure Plan would be reviewed and audited. These issues would be referred to KCC.

9. Date & Time of Next Meeting: 19 February 2007 @ 1930 hours

There being no additional business, the meeting concluded at 20.37 hours.