

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

PRESENT: Cllrs. Bearman, Crowley, Gardner (Chairman), Gress, Poole, Shead, Street & Whiteside

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES FOR ABSENCE: Received and accepted from Cllrs. Boyle, Crawford & Mrs. Curry.

1. **Declarations of Interests:** There were none.

2. **Minutes of Planning Meeting held 19 February 07 [**

A minor amendment was made to the draft minutes following which, it was:

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. **Clerks Report on Matters Arising**

Minute 3, Security Improvements in William Luck Close

The Clerk reported that the Housing Association had been asked to consider providing security lights to their tenanted properties and no response had so far been received

Minute 3, Hadlow boundary markers

It was reported that Hadlow PC had liaised with the designer of the markers and the following response had been received '... over the years the posts are designed to take on a rust like patina as the temporary grey coloured foundry manufacturing coating disappears. The rate of this weathering process will depend on the position of the individual markers. I can assure you that the markers so not need restoring, if anything they need distressing even more to reach perfection, for example the marker at the Barns Street end of Pierce Mill Lane is beginning to look really good.' Following a discussion it was agreed that no further action was required.

4. **Planning Applications: The following is to be considered**

TM/06/02417/FL

Section 73: Erection of building for part use agriculture and part use for tank storage business and change of use of existing barn to storage at Tagmar, Hale Street, Farm, 152 Hale Street, East Peckham

Note: Description of proposal amended from 'Section 73: Retrospective application for the erection of building for part use agriculture and part use for tank storage business' and the submission of amended plan

OBJECTION PCs previous comments were reiterated in addition:

- **The PC was concerned that the local access roads were unsuitable**
- **Attention would be drawn to the close proximity of the children's play area to the proposal site.**

TM/07/00085/FL

Double garage & Workshop (revision to TM/06/00963/FL) at Hale Place Cottage, 43 Hale Street, East Peckham

Note: Amended site location plan received and certificate B NOTED

5. **Planning Decisions**

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

TM/06/03678/FL Extension to dwelling at Tudor Dene, 36 Church Lane, East Peckham

TM/07/00012/FL Increase to roof slope of bungalow to provide additional living space (amended scheme to that approved under planning permission ref TM/05/01137/FL) at 16 Pound Road, East Peckham

It was reported that **TMBC HAD APPROVED AMENDMENTS** in respect of the following:

TM/06/03850/ORM Amended scheme to that approved under planning ref TM/06/01999/FL (new dwelling and detached garage) being inclusion of electrically controlled Velux window to north elevation and material change from render to facing bricks on main house and from render to tile hanging on the dormers at Land rear of 5 The Freehold, East Peckham

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

TM/06/03841/LB Installation of satellite dish to rear of chimney at rear of house at 4 Old Road, East Peckham

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

TM/06/03057/RD Details of a risk assessment pursuant to condition 4 of planning permission ref TM/05/03674/FL (construction of a single storey lean to extension) at Unit 2 Arnolds Business Park, Branbridges Road, East Peckham

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 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

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

TM/07/0139/CR3 New play area and extension to car park at East Peckham Primary School, 128 Pound Road, East Peckham

It was reported that **TMBC HAD REFUSED TO GRANT CONSENT** for the following:

TM/06/03623/LB Guard rail around tower parapet at St Michaels Church, Old Church Road, East Peckham

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

TM/07/139 New play area and extension to car park at East Peckham Primary School, 128 Pound Road, East Peckham

6. **TMBC**

a. **The following 'B' Lists were RECEIVED AND NOTED:**

07/03 (22.01.07), 07/04 (29.01.07), 07/05 (05.02.07), 07/06 (12.02.07)

- b. **Area 2 Planning Committee:** The minutes of the meeting held on 10.01.07 and notification papers in respect of the meeting to be held on 07.03.07 were **RECEIVED & NOTED.**
- c. **Joint Transportation Board:** The minutes of the meeting held on 04.12.06 and notification papers in respect of the meeting to be held on 05.03.07 were **RECEIVED & NOTED**
- d. **Planning Enforcement Investigation at Hextall Cottage, 67 Martins Lane, East Peckham**
It was reported that TMBC had investigated an alleged breach of planning control namely the creation of an unauthorised access and clearing of a hedgerow at the property. A site inspection revealed that some vegetation had been cleared from an existing access and as such work did not require planning permission no further action would be taken.
7. **TWBC: Consultation on Tunbridge Wells Local Development Framework Core Strategy Issues and Options**
It was reported that TWBC were consulting on the Core Strategy: Issues and Options Report from 19 February to 02 April and as part of the consultation process had invited a PC representative to a consultation event to be held on 06 March 07. It was noted that details of the event had previously been circulated to members and a place for a PC representative to attend had provisionally been reserved. Following a discussion it was:
RESOVLED: That the information be received with interest but unfortunately no one was able to attend the consultation event.
8. **KHS:**
- a. **Additional 'Understanding' Leaflets** (How we will respond to you and How we help to make our roads safer in winter': The leaflets were **RECEIVED & NOTED**, it addition, it was agreed that the Clerk would try to obtain additional sets of the leaflets for members.
- b. **Spreadsheet: Items for inclusion on March spreadsheet**
Following a discussion, it was:
RESOLVED: That the following issues would also be included in the document:
- Warning signs needed to be replaced on the approach to the northern gateway of the Hale Street traffic calming feature
 - Following recent road works at Branbridges Road (adjacent to Somerfield), sandbags had been left behind and needed to be removed from the roadside.
- c. **Meeting with KHS representatives**
It was reported that the Clerk would be meeting with representatives from KHS on 09 March 07 at 10.00 a.m. The Chairman invited members to join the meeting if they were able to do so.
9. **KCC: Kent & Medway Structure Plan (South East Plan)**
Following enquires made to KCC regarding the Kent & Medway Structure Plan it was reported that a response had been received confirming that:

- (i) It was envisaged that the final adoption of the South East Plan was not expected before Spring 2008 and until the South East Plan was finalised the Kent and Medway Structure Plan would continue to have statutory force.
- (ii) KCC confirmed that there were no provisions for any future review of the Structure Plan.
- (iii) KCC confirmed that they would continue to monitor the key provisions of the structure plan whilst it still had legal status but the focus for the monitoring and review of the document would increasingly shift to the regional and sub regional provisions of the South East Plan.

10. Matters for Further Discussion

Cllr. Shead

Drew attention to the fatal accident which occurred on the by pass on 02.03.07. It was agreed that the matter would be referred to KHS in order to ascertain whether any safety improvements could be made to the highway.

The Clerk

Parish Partnership Panel

Informed members that the meeting would take place on 08.03.07. Members would advise the Clerk if they were able to attend.

KCC Bus Routes

Informed members that information had been received from KCC regarding a change of bus operator and minor changes to the timetable. The information was noted and copied to members.

10. A Revised Model Code of Conduct for Local Authority Members (Brought forward from Parish Council meeting held on 19.02.07)

It was reported that on 22 January 2007, the Government had published a consultation paper seeking the views on a new model code of conduct for local authority members, which would combine the current four individual codes into one consolidated code. The consultation paper, which had been received, provided an explanatory commentary on the proposals and invited views on them along with a draft code. For those who wished to comment responses were to be sent to the DCLG by Friday 09 March 2007. It was noted that the DCLG and Standards Board were keen to see the changes approved in time for councils to adopt them at Annual Meetings during May 2007 but depending on when the final version of the code was published this may prove impossible and it was doubtful whether it would be possible to publish the code early enough for this to happen if the Secretary of State was to consider fully the consultation responses made. The Consultation document was perused during the meeting and attention was drawn to the main amendments to the existing code. Following a discussion, it was:

RESOLVED: That the consultation document be received and noted and although it would not be necessary to submit collective comments, members could respond on an individual basis should they wish.

12. To receive correspondence from resident

It was reported that a resident who was concerned with the proposed redevelopment of the Syngenta site in Yalding had written to the developers and had provided a copy of his letter and response for the PCs information.

13. Date & Time of Next Meeting: 19 March 2007 @ 1930 hours

There being no additional business, the meeting concluded at 20.45 hours.