

MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY, 24 MAY 2010 AT 19.30 HOURS

PRESENT: Cllrs: Mrs. L. Baseden, J. Crowley, p. Crawford (Chairman), Mrs. J Macdonald, Mrs. L. Picknett, D. Poole & P. Street

ALSO PRESENT: Mrs. K Bell (Clerk), 3 residents & TMBC Officers (A. Garnett (Licensing Services Partnership Manager) & A. Stanfield (Legal Services Partnership Manager))

APOLOGIES: Cllrs. W. Gress & T. Shead

Cllr. Poole (PC Chairman) opened the meeting and welcomed everyone present.

1. Election of Committee Chairman for 2010/2011

In the absence of nominations at this stage of the meeting for a committee chairman for 2010/2011, Cllr. Crawford stated that he was prepared to chair the meeting. This was agreed and Cllr. Crawford took the Chair from Cllr. Poole.

2. Declarations of Interests: There were none

3. Minutes

a) The minutes of the meetings held on 12 April 2010, 26 April 2010 and 10 May 2010 which had been copied to members were **APPROVED** and signed as correct records of those proceedings.

b) Matters Arising

Minute 3 (12.04.10), The Hop Farm – Premises License

The TMBC Officers, Mr. A Garnett & Mr. A. Stanfield were welcomed to the meeting. The Officers explained how the licence was working in practice and attention was drawn to a recent meeting of the Safety Advisory Group which was held on 20 May 2010. Specific attention was drawn to the following:

➤ Hop Farm – Calendar of major events in 2010

- Only Paws and Horses 30 – 31 May 2010
- Music Festival 2 – 3 July 2010
- Hesfes (Private Event) 10 – 17 July 2010
- War & Peace 21 – 26 July 2010
- Paws in the Park 11 – 12 September 2010
- Southern Model Air Show 18 September 2010

➤ Music Festival

- Plans were received depicting the layout for the music festival.
- It was noted that as of 20 May 2010 ticket sales were as follows:

Friday day tickets	781
Saturday day tickets	16,025
Camping	7,508 for the weekend
Weekend tickets	2,121
- It was believed that ticket sales would not exceed 30,000.
- Live music would finish at 11.00 p.m.

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- TMBC would be present throughout the festival ensuring that the license was adhered to. Also present throughout the event would be the NHS, Police, Environmental Health and the Fire Service.
- A copy of the traffic management plan would be forwarded to the PC together with a risk assessment and details of the shuttle bus service.
- The Hop Farm was obliged to provide a telephone number that could be used throughout the event, it was noted that the number would be tested by TMBC and when received by the PC would be made available to residents through the PCs notice board and website.
- The TMBC Officers were disappointed to learn that the Hop Farm had not been in contact with the PC and emphasised that this was a clear breach of a licence condition. Action would be taken should the situation persist. The TMBC Officers were however pleased to know that the festival organisers had been in contact with the PC.

Minute 7b (12.04.10), Branbridges Road

It was reported that English Heritage having assessed the Listed Property applications submitted by the PC had agreed to list the Former Joiners Workshop, immediately to the south of the river Medway at Branbridges Road. However, whilst determining that there was some interest in the other building fronting Branbridges Road and 55 & 57 Branbridges Road, English Heritage had concluded that there was not enough fabric, age or interest remaining to justify listing.

4. Planning Applications

Following a discussion, it was:

RESOLVED: To comment as follows to TMBC:

TM/10/00759/FL Development of a new conference facility to replace existing building & erection of 60 bed hotel, restaurant & 16 holiday lodges at The Hop Farm Country Park, Maidstone Road, Paddock Wood
NO OBJECTION however members felt that the proposed roofing for the conference facility was not in keeping with the listed buildings which were located nearby.

It was noted that a copy of the Master Plan had been submitted as part of the application process. Following a discussion, it was **RESOLVED** that the Hop Farm would be asked to provide the PC with an updated copy of the Master Plan.

TM/10/01002/FL Single storey rear extension at 186 Tonbridge Road, East Peckham
NO OBJECTION

5. Planning Decisions

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

TM/10/00344/LRD Details of eaves submitted pursuant to conditions 3 and part submission of details pursuant to condition 4, being skirting details of planning permission TM/09/02485/LB (Loft conversion incorporating 4 no. Dormer windows, single storey extension, entrance porch, internal modifications and detached garage/sun room) at 23 Smithers Lane, East Peckham

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

- TM/10/00490/FL** Replacement roof to garage including inserting dormer windows in the front and rear roof slopes at 27 The Freehold, East Peckham
- TM/10/00229/FL** Change of use of shop with residential above to three bedroom dwelling at 22 – 24 Pound Road, East Peckham
- TM/10/00554/FL** Single storey side extension at 5 Medway Meadows, East Peckham
- TM/10/00134/FL** Erection of timber framed, open fronted outbuilding replacing smaller existing shed at Castlerock, 126 Hale Street, East Peckham
- TM/10/00298/FL** Change of central heating and water heating systems from gas boiler range system to air source heat pump system at Bullen Cottage, 124 Addlestead Road, East Peckham
- TM/06/03489/FL** Retention of mobile home for agricultural worker for a further temporary period at Riverside Farm, Tonbridge Road, East Peckham
- TM/10/00292/FL** Single storey side extension at Chidley Cross Cottage, 1 Chidley Cross Road, East Peckham.

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

- TM/10/00299/LB** Change of central heating and water heating systems from gas boiler range system to air source heat pump system at Bullen Cottage, 124 Addlestead Road, East Peckham

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

- TM/10/00454/NMA** Non material amendment to planning consent TM/09/00749/FL in respect of a ground floor extension in different location and amended internal changes at 55 Pound Road, East Peckham

6. TMBC

a) Planning Enforcement Investigation at Magpie Bottom Cottage, 313 Bells Farm Road, East Peckham

It was reported that following an inspection of the premises and of council records TMBC had concluded that there may have been a breach of planning control and that the matter was subject to further investigation.

b) Planning Appeals

(i) Hextall Cottage, 67 Martins Lane, East Peckham

It was reported that the planning applicant had appealed to the Planning Inspectorate against TMBC's decision not to grant permission for the removal of a duo pitched roof over the original dwelling and later extension and replacing it with a mansard roof to contain new accommodation and the demolition of the existing conservatory and replacement extension to living room. It was noted that the appeal was proceeding under the Householder Appeals Service.

(ii) **Development on Land at Pinkham Lane, East Peckham**

It was reported that following the decision of the Planning Inspectorate to quash the enforcement notice which had been issued by TMBC, TMBCs Legal Services Department were taking instructions from the Planning Department with regard to further or continuing action.

c) **Proposed Prohibition of Waiting (Double Yellow Lines)**

It was reported that further to TMBC's letter concerning the preliminary consultations, a public notice together with associated drawings would be appearing in the Kent on Sunday on 30 May 2010 and that Public Notices would also be displayed on site in the vicinity of the proposals. It was noted that statutory objections to any of the proposals should be received by TMBC by 21 June 2010. It was noted that the proposals were as follows:

Orchard Road junction with The Freehold

- Both sides of Orchard Road from its junction with the Freehold in a southerly direction to the southern boundary of 28 Orchard Road
- Both sides of The Freehold from its junction with Orchard Road in a westerly direction to the boundary line of 64/66 The Freehold

Addlestead Road junction with Snoll Hatch

- Each side of Addlestead Road from its junction with Snoll Hatch in a northerly direction to the northern boundary of 10 Addlestead Road
- South side of Snoll Hatch Road from a point at the boundary line at 125/127 Snoll Hatch Road in a westerly direction to the western boundary line of 127 Snoll Hatch Road
- North side of Snoll Hatch Road from a point at the boundary line of 110/112 Snoll Hatch Road in a westerly direction to its junction with Snoll Hatch Road

Pound Road

South west side from a point opposite the north flank wall of the Post Office (No. 9) for a distance of 47m metres in a north westerly direction to the southern kerb line of Fell Mead (NB. Replaces existing single yellow line)

d) **Area 2 Planning Committee**

The minutes of the meeting held on 31 March 2010 had been **RECEIVED FOR INFORMATION** together with the agenda in respect of the meeting held on 12 May 2010.

e) **Local Development Framework - Adoption of Managing Development and the Environment DPD**

It was reported that the document had been adopted by TMBC and that a copy had been received. It was noted that the document was also available for inspection on TMBC's website.

f) **New Licensing Regulations**

It was reported that the new regulations under the Policing & Crime Act came into being on 06 April 2010 and that TMBC had advised that the process would be as follows:

- (i) TMBC would have to adopt the legislation. It was expected that the process would start at the Licensing & Appeals Committee in June and then go onto the Policy Overview, then Cabinet and then full Cabinet for adoption.
- (ii) From the date of adoption there would be a transitional period of 12 months
- (iii) With regard to The Harp PH, TMBC had stated that there would be no change in status this year although it was understood that the tenant may be moving on.

7. **Tunbridge Wells Borough Council Local Development Framework Newsletter**

It was reported that the latest issue of TWBC's LDF newsletter was available to view at the website www.tunbridgewells.gov.uk/LDF_News.

8. **Kent Highway Services**

- a) **Update: Attention was drawn to the following outstanding issues**
 - Badly potholed Old Road, Pound Road, The Freehold, Church Lane, Old Church Lane, Westwood Road and Tonbridge Road. KHS advised that these should all have been repaired.
 - Bells Farm Road, drainage ditch. KHS assigned work to contractors.
 - Church Lane, Hale Street & Smithers Lane Drainage. KHS advised that a gully cleansing order was in place.
 - Missing bollard in Addlestead Road. KHS advised that repairs had been carried out
 - Addlestead Road - Verge Master Posts. KHS advised that the contractor had been asked to reset them.
 - Branbridges Road railings. KHS advised on 13 April 2010 that the fencing was sound but rusty and therefore would be repainted.
 - Russett Road pothole. KHS advised that whilst outstanding a job order had been raised.
 - Additional Village Hall signage. KHS advised that the matter has been passed to the area office to investigate.
 - Removal of superfluous rusty posts in Old Road. KHS advised that they would remove and dispose of the 7 rusty metal sign posts and make good the grass verges outside Nos. 30, 38, 46, 70, 80 and 90 Old Road.
 - Fencing and pavement repairs to the footway in front of the Coult Stream at Bullen Lane. KHS advised that works had been agreed which would be carried out shortly.
 - Salt bin requests (Pound Road, Crown Acres and Old Church Lane). KHS advised that these would be considered during the current financial year.
 - Tree on footway at 21 Pippin Road. KHS advised that they were assessing the situation.
 - Seven Mile Lane – Potholes – KHS advised that they were assessing the situation.
 - Smithers Lane, East Peckham. KHS advised that whilst the surface was fine, two ponding problems had been identified the first would be resolved by adjusting the gully in the vicinity which appeared a little high. The second was a bit more problematic as there did not appear to be any gullies in the vicinity and therefore would be investigated.

- Planting of the East Peckham Bypass. KHS advised that they were assessing the situation.
- The Find & Fix Contractor for the T & M Area was A. R. Cooks & Son Ltd.
- Temporary Road closure affecting Stanford lane on 21 June 2010 to enable KHS to undertake drainage works
- KHS currently consulting on the Winter Service Policy
- KHS advise that the pothole fixing programme had increased in terms of the numbers of road repair crews and was proving successful.

b) Referrals to KHS

Following a discussion, it was:

RESOLVED: That the following issues would be referred to KHS:

- Potholed kerb outside the Co-op in Pound Road.
- Gully at Little Mill (just before 182 Tonbridge Road) required emptying.
- A request would be made to KHS for the PC to be given ownership of the rusty posts when they had been removed from Old Road so that they could be painted, relocated to Church Lane and installed in front of the new fencing.
- Branbridges Road Roundabout – potholed road surface
- Overgrown hedge in Chidley Cross Road (just beyond Spice Cottage).

9. Matters for Future Discussion

The Hop Farm Music Festival

It was reported that Entertee the Festival organisers had invited members to attend a pre-festival meeting at 4.00 p.m. on 30 June 2010. Following a discussion, it was:

RESOLVED: That Entertee would be advised that all members and the Clerk would like to attend.

Faulty Streetlights

Attention was drawn to faulty streetlights at 58 Pound Road (permanently illuminated) and in the village centre. The Clerk confirmed that these had already been identified and reported to PFL Electrical and that she would chase up the matter.

New Fence in Church Lane

It was reported that between 21 & 22 May 2010 the new fencing had again been damaged and that the incident had been reported to the police. It was agreed that Mr. M. Edwards would be asked to re-erect the fence and to prevent vehicular access onto the playing fields would be asked to back fill the entire length with rubble and top soil.

PROW

Attention was drawn to the following:

- PROW between Church Lane and Bush Road. It was noted that the bridge on this footpath had been vandalised. The matter would be referred to KCC PROW.
- Bridge at Pinkham Island. It was noted that the bridge on this footpath had been vandalised. The matter would be referred to KCC PROW.
- Overgrown PROW between Bush Road and Bullen Lane. The matter would be referred to KCC PROW.

Dog Bins

Cllr. Ms. Baseden reported that the dog bin which had recently been installed at the junction of Church Lane and Bush Road was obscured by overgrown vegetation. It was agreed that KHS would be advised but if private land it was likely that the landowner would have to cut back the overgrowth.

Cllr. Poole suggested that a new dog bin should be installed in Little Mill by Mill Walk. Cllr. Ms. Baseden in her capacity of TMBC Dog Warden would assess the locality to see if one could be installed.

Community Payback

Cllr. Mrs. Macdonald asked if Community Payback could return to the village. The Clerk would follow up the suggestion.

Apologies

Cllr. Crawford sent his apologies in advance of the meeting to be held on 07 June 2010.

10. Urgent Items

Cllr. Mrs Macdonald stated that having given the matter some consideration she was prepared to be elected at Committee Chairman for 2010/2011. It was then proposed by Cllr. Crawford, seconded by Cllr. Crowley and **RESOLVED** that Cllr. Mrs. Macdonald be elected Committee Chairman for 2010/2011.

11. **Matters for consideration in private:** There were none

12. **Date of Next Meeting:** 07 June 2010 at 19.30 hours

There being no additional business, the meeting closed at 20.50 hours.