

**MINUTES OF A MEETING OF EAST PECKHAM PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST CURRAN HALL ON MONDAY 07 SEPTEMBER 2009 AT 19.30 HOURS**

**PRESENT:** Cllrs: Mrs. L Baseden, P. Crawford, A. Gardner (Chairman), B. Gress, Mrs. J Macdonald, D. Poole, Mrs. G. Singleton, P. Street & T, Shead  
Mrs. K Bell (Clerk)

**APOLOGIES:** Cllr. J. Crowley (Holiday)

Cllr. Gardner opened the meeting and welcomed all persons present.

1. **Declarations of Interests** - The following interests were declared:  
Cllr. T Shead – Item 3a, Planning Application TM/09/01764/FL  
Cllr. Mrs Singleton – Item 5d, The Hop Farm
2. **Minutes**
  - **Minutes of Meeting held on 20 July 2009**  
**RESOLVED:** That the minutes of the meeting, which had been copied to members, be confirmed and signed as a true record.
  - **Matters Arising not covered elsewhere on the agenda**  
**Item 2b, Parking Outside the School during busy School Events**  
It was noted that no response had been received from the Primary School.
3. **Planning Applications**
  - a. **Planning Applications received during Summer Recess**  
It was **RESOLVED** that the comments submitted to TMBC during the period 21 July to 28 August 2009 in respect of the following be **APPROVED:**
    - TM/09/01661/FL** Timber workshop/shed to rear of garden at 10 Russett Road, East Peckham  
**OBJECTION on the following grounds**
      - **Size, scale, mass and bulk of proposal**
      - **The proposal was considered unsuitable for the location**
      - **The footprint of the proposal appeared almost half the width of the rear garden and would have a detrimental impact on neighbouring residential properties.**
    - TM/09/01764/FL** Additional dormer window & fireplace & changes to windows (Revision of planning permission TM/08/01752/FL: Replacement of detached triple garage with residential annex, accommodation in roof space & internal hallway link to main dwelling) at Brookside Garden Centre, Seven Mile Lane, East Peckham.  
**NO OBJECTION**

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**TM/09/01894/FL** Two storey side extension at 11 Strettitt Gardens, East Peckham  
**NO OBJECTION**

**TM/09/01916/RD** Details of flood attenuation (condition 3) and landscaping (condition 6) submitted pursuant to planning permission TM/09/00054/FL (Works to the existing reception/administration/retail building including reconfiguration of internal uses to accommodate reception area/offices retail/tea room, associated alterations to external elevations and the erection of a pergola structure to facilitate the sale of plants and associated products on land to the front of the Reception Building, The Hop Farm Country Park  
**NOTED**

**TM/09/01932/AT** Advertisement application: Roundabout Sponsorship scheme at various roundabouts including the Roundabout Junction at Bull Lane and London Road, Wrotham, Sevenoaks  
**NOTED/NO OBJECTION**

**b. Planning Applications as per the Agenda**

**RESOLVED** to comment as follows to TMBC

**TM/09/02051/RD** Reserved details of conditions 3 (Archaeological Watching Brief), 6 (Scheme of landscaping and boundary treatment), 7 (landscape management plan), 8 (details of directional signage), 10 (badger survey) and 12 (scheme for protection and management of the southern ditch) of planning permission TM/03/02493/FL (erection of 64 holiday let units and managers unit with associated walkways and access and parking areas) at The Hop Farm Country Park  
**NOTED however additional information was requested in respect of the badger and bat surveys**

**TM/09/02125/FL** Retrospective application for existing summerhouse and erection of new garden shed at Keeble Cottage, 123 Snoll Hatch Road, East Peckham  
**NO OBJECTION**

**4. Planning Decisions**

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

**TM/09/01297/LDP** Lawful Development Certificate in respect of an extension at 11 Strettitt Gardens, East Peckham

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

**TM/09/00960/FL** Erection of replacement stable block and shelter at Aveling Lodge, Pinkham Lane, East Peckham

**TM/09/01408/FL** Retrospective application for planning permission for alterations to the external elevation of the front of Bell 4 at The Hop Farm Country Park

Following a discussion, it was:

**RESOLVED:** That TMBC would be asked to clarify why permission was granted when it was believed that all applications relating to The Hop Farm Country Park were to be considered by the Area 2 Planning Committee as a whole in conjunction with the Master Plan rather than on a piecemeal basis. TMBC would also be asked to confirm whether in this instance the decision to grant permission was made by an Officer or resulted from a decision made at the Area 2 Planning Committee.

It was reported that **TMBC had NO OBJECTION** to the following:

**TM/09/01745/TNCA** Prune to reshape & balance Yew Tree at Rose Villa, 1 Bullen Lane

5. **TMBC**

a. **Local Development Framework: Submission of the Managing Development and the Environment Development Plan Document to the Secretary of State**

It was reported that under Regulation 30 of the Town & Country Planning (Local Development) (England) Regulations 2004 (Amended 2008), TMBC had submitted the Managing Development and the Environment Development Plan Documents to the Secretary of State and that a CD containing the amendments had been received for information. Following a discussion it was:

**RESOLVED:** That the information be **RECEIVED AND NOTED**.

b. **Scrutiny Review – The Regulation of Quarries in the Borough**

It was reported that TMBC was undertaking a review of the regulation of quarries within the borough and that a Scoping Report had been received setting out the terms for the review. Following a discussion, it was:

**RESOLVED:** That TMBC would be informed that the PC wished to play a key role in any liaison groups which were established with particular interest in Clubbs Quarry, Hale Street and Stonecastle Farm, Whetstead

c. **Joint Transportation Board**

The minutes of the meeting held on 18 June 2009 together with the agenda in respect of the meeting held on 24 August 2009 were **RECEIVED AND NOTED**. Attention was drawn to the following issues within East Peckham which had been identified:

- Parking at 11 – 13 Pound Road (Post Office & Village Stores)
- Parking at 108 – 118 and 23 – 27 Snoll Hatch
- Double parking at The Freehold and Orchard Road

d. **The Hop Farm**

(i) **Report of Area 2 Planning Committee Site Visit held on 01 September 2009**

It was reported that Cllrs. Gardner and Poole had attended the site meeting. It was noted that the site inspection was held solely for the purposes of viewing the site and surroundings relevant to the decision to be made by TMBC and was not a forum for the applicant, the PC or other third parties to promote their views on the proposals. It was further noted that in accordance with the principles set out for site inspections, no discussion of the merits of the case took place and comments were only allowed to the extent of drawing TMBC members attention to important site features and not to lobby in favour of or against the applications.

Cllrs. Gardner and Poole informed members that after the site visit had been held they had an informal discussion with Mr P Bull, the owner of the Hop Farm. Mr Bull was of the opinion that in view of the hostile reception by some members of the community of East Peckham towards his representatives at a meeting held in October 2008 he was reluctant to send any more representatives to meetings of the Parish Council. He was however not opposed to receive members of the Parish Council and work with the Parish Council to improve the liaison and dialogue between the Parish Council and the Hop Farm. Following a discussion, it was:

**RESOLVED:** That as members were keen also to improve the dialogue between the Hop Farm and the Parish Council, the matter would be discussed at next meeting of the full Parish Council with the view of possibly forming a Hop Farm Liaison Committee.

(ii) **The Master Plan**

It was noted that the Master Plan had been forwarded to members via email. Following a discussion, it was:

**RESOLVED:** That after having time to peruse the contents of the Master Plan the matter would be discussed and commented upon at a future meeting.

(iii) **Enforcement Matters: Consideration of letter from DHA Planning to TMBC (emailed to members)**

Following a discussion, it was:

**RESOLVED:** That the letter be **RECEIVED AND NOTED.**

6. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following:

- Parish Report Delayed due to KHS technical difficulties

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- Hale Street (HGV Restriction) KHS had advised that they did not consider a weight restriction of Hale street necessary as they were of the opinion that HGV's only used Hale Street instead of the Bypass if they had a specific reason for doing so and if a weight limit were approved it would have limited impact as it would have to specify 'except for access'.
- Signage at the Village Hall KHS advised that as this would be a new sign it would have to go through the design process and it was therefore unlikely that the sign would be in place in the near future
- New Information Sheets It was noted that information sheets in respect of the maintenance ditches and accompanying parking restrictions had been received for information

**b. New items for Referral to KHS:**

Following a discussion, it was:

**RESOLVED:** That the following matters would be referred to KHS

- Addlestead Road - Chevrons in need Of realigning
- Kerbside weeds (throughout village) in need of attention
- Snoll Hatch Corner - Potholed outside Merry Boys Cottage
- Seven Mile Lane Closure- Concern that the PC was not consulted
- Old Church Lane - In need of resurfacing
- Hop Farm roundabout - Faulty streetlights
- Pound Road (outside Primary School) - Road surface in need of attention
- Medway Meadows - Overgrown shrubs on highway land at junction with Branbridges Road

- Tonbridge Road - (and opposite) in need of severe pruning
- Junction of Tonbridge & Addlestead Roads - Chevron in need of realigning at Stonepit Corner
- 21 Pippin Road - White lines need refreshing and potholes need attention
- Tree on highway land in need of attention

**c. Parish Portal Training**

It was reported that the KHS training opportunity held on 02 September 2009 had originally been open to one member from each Parish Council, however, KHS had altered the eligible criteria to two members from each borough area and unfortunately East Peckham had not been selected to participate. It was noted that Cllr. Poole had been expected to attend.

**7. Matters for Further Discussion**

**Pinkham Lane Litter Bin**

Cllr. Poole reported that the litterbin had been set alight and needed to be replaced. The matter would be referred to TMBC.

**CCTV at the Dower House**

Cllr Poole reported that the CCTV at the Dower House appeared not to have any accompanying warning signs. The matter would be referred to TMBC Planners.

**Bungalows at Snoll Hatch**

Cllr Poole reported that the parking area in need of the bungalows required attention. The matter would be referred to Russett Homes. Cllr Poole further reported that the parking sign was misleading as the parking was for residents and their visitors and it was encouraging non residents and visitors to park. A request would be submitted to KHS and TMBC for the sign considered superfluous to be removed.

**Village Tree Inspection**

Cllr. Shead requested that this matter be put on the main PC agenda for discussion at the next meeting of the Parish Council.

**KCC Free Trees Scheme**

Cllr. Shead suggested that the PC submit an application in this year's scheme for free trees for planting throughout the village.

**Bash the Trash**

Cllr. Ms Baseden reported that the Community Warden had organised a Bash the Trash event which had taken place on Monday 7<sup>th</sup> September 2009. The Clerk reported that the Parish Council had not been informed that the event would be taking place and she would liaise with the Community Warden in

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order to ascertain what had taken place and how it might impact upon the Parish Councils Annual Bash the Trash Event which normally took place during the autumn of each year.

**TMBC Dog Fouling Enforcement Day**

Members were informed that the next event would be held on 27 October 2009 at 12.00 p.m. at the Playing Fields.

**APOLOGIES**

The following apologies were made in respect of future meetings:

21 September 2009	Cllrs. Gardner & Shead	(Planning & Full PC)
02 October 2009	Cllr. Gardner	(Annual Meeting of Allotment Holders)
05 October 2009	Cllr. Gardner	(Planning)

- 8. Date & Time of Next Meeting:** Confirmed as 21 September 2009 at 19.30 hours

There being no additional business, the meeting closed at 21.25 hours.