

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 02 MARCH 2009 AT 19.30 HOURS

PRESENT: Cllrs. R. Bearman, P. Crawford, A. Gardner (Chairman), B. Gress, D Poole, & P Street

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllrs: J. Crowley, D. Ireland, Mrs J Macdonald & T. Shead

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meetings held on 02 February 09 and 16 February 09**

RESOLVED: That the minutes of the meeting held on 02 February 09 which had been copied to members, be confirmed and signed as a true record. With regard to the minutes of the meeting held on 16 February 09, it was **RESOLVED** that a minor amendment would be made to those minutes which would then be confirmed and signed as a true record at the next meeting.

b. **Matters Arising**

Minute 2b (02.02.09): Restricted use of Hale Street by HGVs & KCC Permit Scheme

It was reported that no response had been received from KHS.

Minute 2b (02.02.09 & 16.02.09): Planning Application TM/08/03739/FL

It was reported that West Peckham PC had objected to the proposal and that their full response to TMBC could be found on their website.

Minute 9 (02.02.09): The Hop Farm – Licence Application

It was reported that a response had been received from TMBC. Attention was drawn to the following:

- A meeting was held on 25 February between Officers from TMBCs legal, Environmental and Planning Departments where the skeleton of the action plan was discussed. The outcome of that meeting would be made known to the PC shortly.
- With regard to the action residents could take if they were not happy before, during or after the event, would depend on the complaint. If one of noise then it should be reported to Environmental Health, if it was one of crime and disorder it should be reported to the police.
- Regarding a review of the licence, as the licence was a 'one off' for five days, on the expiration of that licence there would be nothing to review as the license had expired.
- Should the Hop Farm require a licence or a variation to their existing licence to cover next year then the whole process would start again.
- TMBC would endeavour to copy supporting documentation as and when supplied by the Hop Farm. With regard to commenting on the documentation, this would be rather futile as the magistrates granted the licence after considering the submission of the documentation and the evidence produced.

It was noted that discussions were continuing with Kent Police and TMBC regarding the conditions imposed on the Hop Farm and that Cllr Crawford would be meeting with the Police in due course. It was further noted that the COPWG would also be discussing the issue with the village police representatives.

Minute 10 (02.02.09): KM 150th Anniversay – Application for a tree

It was reported that an application had been submitted to the KM.

3. Planning Applications

RESOLVED to comment as follows to TMBC:

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 building at The Hop Farm Country Park, Maidstone Road, Paddock Wood

NO OBJECTION

TM/09/00236/RD Details of external materials submitted pursuant to condition 2 of planning permission TM/08/03197/FL: Garage with store room to replace existing (resubmission of TM/08/01887/FL) at Rose Villa, 1 Bullen Lane, East Peckham

NOTED

TM/09/00294/FL Variation of condition 4 of planning permission TM/03/02493/FLEA (Construction of 64 no. holiday let units and managers unit with associated walkways and access and parking areas) to allow the parking and turning areas to be provided in phases at The Hop Farm Country Park, Maidstone Road, Paddock Wood

NO OBJECTION by a majority of 5:1. Cllr. Poole voted against.

4. Planning Decisions

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

TM/08/03508/FL Demolition of existing garage and erection to two-storey extension at 12 Golding Gardens, East Peckham

TM/08/01752/FL Replacement of detached triple garage with residential annex with accommodation in the roof space and internal hallway link to main dwelling at Brookside Garden Centre, Seven Mile Lane, East Peckham

TM/08/02855/FL Use of farm, lakes and farm buildings as an annexe to Hadlow Agricultural College together with the conversion and expansion of agricultural buildings to form ancillary dormitory accommodation and provision of parking and alteration to existing vehicular access at Grove Farm, Maidstone Road, Hadlow

TM/08/03614/FL Use of premises for B1 (c) light industrial at Brook Farm Buildings, Church Lane, East Peckham

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

TM/08/03616/FL Two storey side extension and single storey front and rear extensions at 73 Pound Road, East Peckham

It was reported that **TMBC had RAISED THE FOLLOWING ISSUES** in respect of the following:

TM/09/00085/A10 The Transport Assessment and Air quality Report must assess the impact of the construction and development traffic on the highway network in the Borough of Tonbridge & Malling particularly Junction 4 of the M20; the A26/B2015 junction in Wateringbury and the A228 between Junction 4 of the M20 and the roundabout junction with B2016 (Seven Mile Lane) at the proposed development of the Syngenta Site, Hampstead Lane, Yalding for a mixed development consisting of both housing and commercial use.

5. **TMBC**

a. **Area 2 Planning Committee**

The minutes of the meeting held on 21 January 2009 and the agenda in respect of the meeting held on 25 February 2009 were **RECEIVED AND NOTED**. Attention was drawn to an extract included within the paperwork regarding a submission, which had been made to TMBC by the agent acting for The Hop Farm. The extract would be copied to members.

b. **Operation Cubit:**

It was reported that the next Operation Cubit, a multi-agency approach to removing untaxed vehicles from areas with Tonbridge & Malling was due to operate during the period 02 March 2009 to 06 March 2009. In the last operation, 35 untaxed vehicles were collected.

6. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following

• **Latest KHS Report**

It was reported that the latest KHS Report had been received and that it appeared that the following items were outstanding

- Hale Street – damaged signpost
- Westwood Road – damaged signpost
- Church Lane – missing marker posts
- Chidley Cross Road – overgrown hedge
- Branbridges Road – damaged railings
- Brookside Roundabout – sight lines

• **Potholes at Westwood Road**

It was reported that a permanent repair to the potholes had been carried out. It was noted that the repairs had been carried out at least eight weeks after the potholes were first reported to KHS but not before KHS had received a formal complaint from a resident, numerous reminders from the Community warden and the Clerk and the intervention of County Councillor Richard Long.

• **KHS Response to highway emails**

It was reported that when issues were initially referred to KHS a holding response was usually generated giving a report number, which simply confirmed that the report had been lodged, but not the action that was to be taken. This was felt insufficient when the response required was that the issue had been passed to the correct department, the action that would be taken and a timescale for when work would be carried out.

- **Road Closure – Pierce Mill Lane**
It was reported that Pierce Mill Lane would be closed outside 1 Pierce Mill Cottages for a new gas service to be installed and that the road closure would be in effect from 16 March for a period of 10 days. It was noted that the diversion route would be Three Elm Lane, Tonbridge Road, Addlestead Road and Hatches Lane.
- **Bush Road – Request for a salt bin to be reinstated**
It was reported that the KHS would determine whether there had been a bin at this location and if so whether it could be reinstated. It was noted that KHS had advised that each parish was entitled to two salt/grit bins.
- **Hale Street – Road narrowing**
It was reported that the issue had been assigned to the area inspector who would carry out an inspection
- **Church Lane – Request for lighting**
It was reported that KHS would not be considering lighting along this road.
- **Hatches Lane – Request for speed limit signs**
It was reported that KHS would not be undertaking any work on speed limits or signs whilst the government was reviewing speed limits on A and B roads.
- **Orchard Road – Request for dropped kerbs at the junction with Old Road**
It was reported that no new information had been received

b. To consider new items for referral to KHS

Following a discussion, it was:

- RESOLVED:** That the following items would be referred to KHS
- Addlestead Road/Tonbridge Road - Reinstatement of bollards
 - Addlestead Road/Tonbridge Road - For the debris to be cleared following recent hedge cutting
 - Bush Road and outside the Primary School – For the villages entitlement to two salt bins to be provided at these locations
 - Branbridges Road - For clarity to be provided on why counter strips had been installed
 - Village Centre - For a reassessment of the PCs request for a Zebra crossing
 - Orchard Road (at the junction with Old Road) – faulty drain
 - Pound Road - For clarity to be provided on when the drains would be jetted

c. KHS Roadshow:

Cllr Poole informed members that he had attended the Roadshow on 20 February 2009, which provided a useful overview of the new Parish Portal. Cllr Poole reported that the Parish Portal was a key part of KHS's transformation initiative designed to offer a full range of online highway services. It was noted that the technology infrastructure to enable access to the facility was scheduled for completion by early April 09.

d. Meeting with KHS to be held on 06 March 09

It was confirmed that Cllrs. Crawford, Gardner, Gress & Poole together with the Clerk would be attending.

7. **Tunbridge Wells Borough Council LDF Newsletter**

It was reported that the Planning Policy Team at Tunbridge Wells BC had produced Issue 1 of its regular LDF newsletter and that it was available from the following website <http://www2.tunbridgewells.gov.uk/Default.aspx?page=2096>

8 **Inter Route: Essential works to dead, dying and hazardous trees**

It was reported that essential works would be carried out on the A21 between Sevenoaks and Tonbridge for a three-week period, which commenced on 23 February 2009.

9. **Matters for Further Discussion**

Cllr. Poole

Drew attention to a large amount of debris, which had been deposited behind the Archers Park development on Branbridges Road. The matter would be referred to TMBC.

Cllr Street

Informed members that he had represented the PC at the funeral of the husband of former Parish Councillor Mrs Marion Sorfleet.

The Clerk

Drew attention to the following

- **Public Nuisance Action Team (PNAT)**

The event would be taking place on 03.03.09 between 7.00 a.m. – 10.00 a.m. and that some PC involvement was expected by TMBC

- **PNAT School Assembly**

A PC representative had been invited to attend the Primary School assembly on 10.03.09 when TMBC's Mayor would be attending to present the three winners with vouchers and certificates for their dog fouling poster designs. Cllr. Crawford confirmed that he would attend.

- **Invitation by County Councillor Richard Long for a PC representative to attend a KHS meeting in Watlington on 04.03.09 at which Keith Ferrin would be present**

Unfortunately no PC representative would be available to attend the meeting

- **Temporary Road Closure – Beltring Level Crossing, Gravelly Ways, Maidstone**

It was reported that Network rail intended to carry out track maintenance work on the level crossing and that it would be closed whilst the works was in operation on 21st & 22nd March 2009.

- **Community Payback Work for 06.03.09**

Following a discussion, it was AGREED that the Community Payback crew would be asked to carry out the following tasks

- Litter clearing around the sports hall and playing fields including the car park
- Hedge cutting and litter clearing on the footpaths leading from the Co-op past the allotments, from The Freehold to the Playing Fields and from The Freehold to Hale Street.
- Removing the overgrown vegetation from the footpaths along Church Lane and at Little Mill so that the footpaths were restored to their original widths. The overgrown organic matter to be left on the verge.
- Litter clearing within the village generally where required.

10 **Date & Time of Next Meeting:** 16 March 2009 @ 19.30 hours