

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 06 JULY 2009 AT 20.00 HOURS

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

APOLOGIES: Cllrs. P. Crawford & P. Street

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

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

2. **Minutes**

a. **Minutes of Meetings held on 01 June 2009 & 15 June 2009**

RESOLVED: That the minutes of the meetings, which had been copied to members, be confirmed and signed as a true record.

b. **Matters Arising not covered elsewhere on the agenda**

Minute 5, Planning Enforcement: Trailers at the Hop Farm

It was reported that despite a follow up enquiry, no response had been received from TMBC. TMBC would be asked to enforce the enforcement notice without any further delay.

Minute 10, Hop Farm Pre-Festival Meeting with event organisers – 29 June 2009

It was reported that Cllrs. Gardner, Crawford, Gress and Crowley together with the Clerk had attended the meeting. The meeting was positive and reassuring to a certain extent that adequate measures and procedures had been put into place regarding issues such as noise, traffic management and litter. It was hoped that a post festival meeting would be held with the event organisers in order to discuss any issues, which had arisen.

c. **Recess arrangements for the period 21 July 2009 to 07 September 2009**

Following a discussion, it was **RESOLVED** that:

(i) Any planning applications and items of an urgent nature received during the period 21 July 2009 to 07 September 2009 would be dealt with under delegated powers.

(ii) In view of the fact that both Cllr. Crawford's and the Clerks leave arrangements coincided during August, arrangements would be made with TMBC ensuring that TMBC correspondence would be sent to Cllr. Poole who would then liaise with Cllr. Gardner on planning issues.

3. **Planning Applications**

RESOLVED: To comment as follows to TMBC

TM/08/03741/FL

Erection of 4 no. 3 bedroom semi-detached dwellings with detached garages and access from Hale Street at 2 Hale Street

Note: Contaminated Land Assessment Received

NOTED

In addition, the former uses of the site were noted especially the former smithy and public house (Walnut Tree), it was agreed that these would be born in mind when the naming of any subsequent redevelopment of the site took place.

- TM/09/00585/FL** Change restaurant layout back to living accommodation at 1 Old Road, East Peckham
NO OBJECTION provided existing parking remained in place for customers of the Oriental Gourmet Kitchen.
- TM/09/01244/FL** Two storey side extension at 172 Hale Street, East Peckham
Note: Information received from planning applicant NOTED
- TM/09/01408/FL** Retrospective application for planning permission for alterations to the external elevation to the front of Bell 4 at Bell 4, The Hop Farm Country Park
OBJECTION on the following grounds:
- The proposal represented unacceptable and unsuitable development of a listed oast.
 - The proposal would be detrimental and have an adverse affect on Bell 4
- The following were noted
- No corresponding LB application had been received.
 - It was becoming increasingly frustrating and difficult in dealing with applications from the Hop Farm on piecemeal and retrospective basis. The PC therefore wished to see a master plan so that a greater understanding could be obtained of the overall plans which the owners of the Hop Farm had for the site.
- TM/09/01372/LB** Part retrospective application for listed building consent for internal alterations to Bell 5 to consolidate existing office uses at the Hop Farm within existing first floor, including removal of unauthorised works to the building at Bell 5, The Hop Farm Country Park
NO OBJECTION provided the exterior of the building was unaffected by the proposal.
The following were noted:
- No corresponding FL application had been received.
 - It was becoming increasingly frustrating and difficult in dealing with applications from the Hop Farm on piecemeal and retrospective basis. The PC therefore wished to see a master plan so that a greater understanding could be obtained of the overall plans which the owners of the Hop Farm had for the site.

4. Planning Decisions

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

TM/09/00766/AT Fascia sign at Co-op Welcome, 50 Pound Road

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

TM/04/03545/RD Details of location of replacement trees and timetable of ecological remediation works pursuant to conditions 4 and 6 of TM/03/02257/FL (diversion of watercourse and construction of dam to provide flood protection to the garden centre and raise land levels in field to the north) at Brookside Garden Centre, Seven Mile Lane, East Peckham

- TM/09/00847/LRD** Details of works and finishes and works of making good to the retained fabric submitted pursuant to condition 9 of Listed Building Consent TM/05/00357/LB: Partial demolition and internal and external alterations and extension to Grade 11* former Religious Institute for use as family dwelling with associated internal and external alterations and extension to buildings within the curtilage of Roydon Hall, Roydon Hall Road, East Peckham
- TM/09/00944/LRD** Details of Fire Safety Strategy and Method Statement pursuant to condition 5 of Listed Building Consent TM/05/00357/LB: Partial demolition and internal and external alterations and extension to Grade 11* former Religious Institute for use as family dwelling with associated internal and external alterations and extension to buildings within the curtilage of Roydon Hall, Roydon Hall Road, East Peckham
- TM/09/00994/RD** Details of materials (condition 3) and flood protection measures (condition 5) submitted pursuant to planning permission TM/08/01752/FL: replacement of triple garage with residential annex at Brookside Garden Centre, Seven Mile Lane, East Peckham

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

TM/09/00749/FL Ground floor extension and internal changes to existing C2 use (care home) at 55 Pound Road, East Peckham

TM/09/00877/FL Single storey rear extension at 3 Henham Gardens, East Peckham

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

TM/09/01043/TNCA Fell Yew close to house and allow younger Yew to develop at Rose Villa, 1 Bullen Lane, East Peckham

5. **TMBC**

a. **Area Planning Committee**

The minutes of the meeting held on 13 May 2009 together with the agenda in respect of the meeting held on 24 June 2009 were **RECEIVED AND NOTED**.

b. **Transport Services**

(i) **Street Name Plates**

It was reported that the faded street nameplate at the junction of Hatches Lane had been added to the list for replacement.

(ii) **Double and Single Yellow Lines**

It was reported that TMBC had provided an information sheet. The information was RECEIVED, NOTED and copied to members.

(iii) **Parking outside the Old Dairy, Pound Road**

It was reported that a meeting had been held with TMBC the outcome of which was that TMBC had confirmed that DYL were not an option but that consideration would be given to the installation of a 'dog bones' road marking but residents would be required to provide evidence of dates, times, registration numbers and police incident report numbers over a period of three months when they had been obstructed.

c. Joint Transportation Board

The minutes of the meeting held on 09 March 09 together with the agenda in respect of the meeting held on 18 June 09 were **RECEIVED AND NOTED**. Attention was drawn to the following issues within East Peckham, which had been identified:

(i) Parking problems

- Parking outside the post office in Pound Road (and the nearby bus stop) when there was a free public car park and lay-by nearby
- Snoll Hatch at the Old Post Office and at Nos: 108 and 23-27
- The Freehold/Orchard Road – double parking on pavements

(ii) Schemes being investigated for potential bids for 2011/2012

- Pedestrian crossing in centre of the village

d. Property Numbering: New dwelling at The Freehold, East Peckham

It was reported that the property would be known as Damson House, 7a The Freehold.

e. Planning Enforcement Investigations

(i) The Well House, 147 Hale Street, East Peckham

It was reported that the Conservation Officer was of the opinion that the works were either considered to be repairs or did not affect the character of the listed building and as such did not require the benefit of LB consent.

(ii) 23 Smithers Lane, East Peckham

It was reported that following an inspection of the site and of TMBC records there was no evidence of new earthworks within the site and it was apparent that no breach of planning control had occurred.

f. Managing Development and the Environment DPD – Addendum Errata – Changes to the Proposals Map

It was reported that following the publication of the Managing Development and the Environment Development Plan Document a number of technical errors had been identified on the proposal map, which if not corrected would make the DPD unsound. A list of the errors had been received for information and it was noted that East Peckham was affected by map changes to the East Peckham ponds and Orchard Road. It was noted however that the corrections did not reflect a change of TMBC policy but were merely technical changes to ensure that the plan was internally consistent.

6. Kent Highway Services

a. Update on current issues

It was reported that the latest KHS Report had been received. Attention was drawn to the following:

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|----------------------------------------------|------------------------------------|
| • Village Centre (Zebra Crossing) | KHS to carry out an Assessment |
| • Branbridges Road (Removal of railings) | No further information received |
| • Parish Portal | Login details for PC use Received |
| • Hale Street (trees obstructing visibility) | KHS to remove more Vegetation. |
| • Old Road (road surface breaking up) | outstanding – passed to Contractor |

- Addlestead Road (road surface breaking up) KHS inspected site & have programmed patching repairs
- Drop kerbs (Cotman Way & Orchard Road) Due be installed at the end of July
- Hale Street (Restricted use by HGVs) KHS have been asked to respond
- Village Hall & Sports Hall (Directional signage) KHS considering request

b. New items for Referral to KHS

Following a discussion, it was:

RESOLVED: That the following items would be referred to KHS

- Request for updated village drain and gully clearing and emptying schedule
- Pothole in Russett Road
- Request for an immediate update regarding the removal of the railings in Branbridges Road

7. Kent County Council – Environment, highways and Waste Directorate: Statement of Community Involvement Scoping Consultation

It was reported that KCC was preparing a new Statement of Community Involvement setting out how and when communities could most effectively get involved with the town and country planning issues that concern them and for which KCC had responsibility. To this end a copy of the leaflet Development Planning with Kent County Council: Getting involved and a questionnaire “Your views on Community involvement” had been received. The PC had been invited to comment. Following a discussion, it was:

RESOLVED: That the Clerk would respond on the PCs behalf.

8. Government Office for the South East: Formal Submission of partial review to the South East ‘RSS in relation to: Somewhere to Live: Planning for Gypsies, Travellers and Travelling Showpeople in the South East

It was reported that the draft documentation had been received and that the PC had been invited to comment thereon. Following a discussion, it was:

RESOLVED: That the documentation be noted with interest.

9. Matters for Further Discussion

Dog Bins

Cllr. Poole suggested that labels be affixed to the dog bins advising dog walkers where they could obtain free dog bags. Cllr. Ms Baseden undertook to refer this to TMBC in her capacity of Borough Dog Warden; the Clerk would however prepare some posters for the notice boards.

Cllr. Baseden informed members that she would be relocating one of the dog bins from the playing fields to Bush Road

Litterbins

Cllr. Poole suggested that the litterbin in Golding Gardens, which was causing some concern to a resident, be relocated to the opposite side of the alleyway. The Clerk agreed to liase with TMBC in this respect.

Community Payback

Cllr. Gardner requested that Community Payback or the Village litter warden deal with the current litter problem in Church Lane, Pinkham Lane and Chidley Cross Road.

The Hop Farm

Cllr. Gardner requested that TMBC planners be informed that what appeared to be 'permanent' mobile homes were on Hop Farm land in order that the planning situation regarding their status could be ascertained.

The Hop Farm Festival

Cllr Poole drew attention to blocked off footpaths during the festival. The matter had been referred to TMBC, KCC and the Hop Farm and would be discussed with the Hop Farm Festival organisers in any post festival liaison meetings.

Cllr. Mrs Singleton informed members that she had received some complaints during the festival mainly of a noise related issue. It was noted that the music noise levels had been tested by TMBCs Environmental Health and found to be within the accepted sound parameters.

The following were also reported and noted:

- TMBC had received 12 complaints on both days of the festival (24 in total) and that the same number of complaints had been received at The Hop Farm.
- Attendance levels for the festival were Saturday 5,400 and Sunday 14,644
- No representative from The Hop Farm had attended the liaison meeting, which was held on 29 June 2009 with the Hop Farm Festival organisers.
- Noise from the festival was more audible on the Sunday.

The School Summer Fayre

Cllr Gardner drew attention to the congestion in Church Lane caused by traffic parked solidly in Church Lane during the School Summer Fayre. Cllr. Mrs Macdonald undertook in her capacity as School Governor to liaise with the head teacher and arrange for cones to be put out during this and other school events so that there were some passing points.

10. Date & Time of Next Meeting: Confirmed as 20 July 2009 at 19.30 hours

There being no additional business, the meeting closed at 21.40 hours