

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 18 MAY 2009 AT 19.30 HOURS

PRESENT: Cllrs: P. Crawford, J. Crowley, A. Gardner (Chairman), B. Gress, D. Poole, T. Shead & P Street
Mrs. K Bell (Clerk) & 3 residents

APOLOGIES: There were none

The meeting was opened by the PC's Chairman, Cllr. P Crawford, who welcomed all persons present.

1. **Declarations of Interests:** Cllr. T Shead declared an interest in planning application TM/09/00994/RD.
2. **Election of Committee Chairman for 2009/10**
It was proposed by Cllr. Crawford seconded by Cllr. Street and in the absence of other nominations **RESOLVED** that Cllr. Gardner be re-elected Committee Chairman for the year 2009/10. Cllr. Gardner accepted the nomination.

At this point in the proceedings, the meeting was handed over to Cllr. Gardner.

3. **Minutes**
 - a. **Minutes of Meetings held on 06 April 09, 20 April 09 and 11 May 09**
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: There were none**
4. **Planning Applications**
RESOLVED to comment as follows to TMBC:
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 annexe at Brookside Garden Centre, Seven Mile Lane
NOTED AND NO OBJECTION provided there were adequate remedial measures in place to deal with the displacement of floodwater, which would arise following the interruption in the flow of floodwater.

TM/09/01015/FL & TM/09/01016/LB Retrospective application for the erection of stables and small animal enclosures including ground works sited behind Bell 4 at The Hop Farm Country Park, Maidstone Road, Paddock Wood
Whilst the small animal enclosures were not in themselves objectionable the PC did OBJECT to their specific location as specified within the planning application on the following grounds:
 - Loss of important open space and physical features of the land
 - Close proximity of the proposed development to nearby listed oast houses
 - Impact the development would have on the surroundings

TM/09/01043/TNCA Fell Yew close to house and allow younger Yew to develop at Rose Villa, 1 Bullen Lane, East Peckham
NO OBJECTION however in view of the toxicity of Yew it was important that there was a planning condition insisting that the tree was disposed of safely.

5. Planning Decisions

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

TM/09/00702/TNCA Walnut tree, lift crown and sympathetically prune to clear roof, cables and neighbouring property at Walnut Cottage, 4 Bullen Lane, East Peckham

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

TM/09/00545/LB Installation of replacement windows in the rear elevation and reinstatement of windows in keeping with the character of the property at Two Ashes, 105 Bush Road, East Peckham

TM/08/01578/LB Demolition of existing single storey extension and construction of two-storey extension with minor alterations to ground floor of Bullen Cottage, 124 Addlestead Road, East Peckham

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

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

TM/09/00142/LRD Method statement for the repair of the building sills and lintels submitted pursuant to condition 8 (a) of 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 extensions to buildings within the curtilage of Roydon Hall, Roydon Hall Road, East Peckham

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

TM/09/00054/FL Works to the existing reception/administration/retail building including reconfiguration of internal uses to accommodate reception area, offices, retail and 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, Maidstone Road, Paddock Wood.

TM/08/01577/FL Demolition of existing single storey extension and construction of two-storey extension with minor alterations to ground floor of Bullen Cottage, 124 Addlestead Road, East Peckham

TM/09/00521/FL Two storey side extension and single storey front and rear extensions to dwelling at 73 Pound Road, East Peckham

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

TM/08/3762 Variation of condition 15 of planning consent TM/98/2045/MR92 to allow retention of current access at East Peckham Quarry, Hale Street, East Peckham

6. **TMBC**

a. **Planning Enforcement: Information was received regarding the following**

(i) **Keeble Cottage, 123 Snoll Hatch Road, East Peckham – unauthorised shed**

It was reported that following an investigation it had been determined that a breach of planning control had occurred and the owner/occupier had been invited to submit a retrospective planning application to rectify the breach on a without prejudice basis.

(ii) **The Blue Bell Pub, Maidstone Road, Beltring**

It was reported that following an investigation by TMBC no evidence was found that a breach of planning control had occurred. It was further reported that the café had been destroyed by fire in the early hours of Friday 15 May 09.

Attention was drawn to the proliferation of advertising signs on land adjacent to the Blue Bell Pub and it was agreed that these would be referred to KHS and TMBC.

b. **Area 2 Planning Committee**

(i) The minutes of the meeting held on 25 February 2009 together with the agenda in respect of the meeting held on 08 April 09 were **RECEIVED AND NOTED**.

(ii) The minutes of the meeting held on 08 April 2009 together with the agenda papers in respect of the meeting held on 13 May 2009 were **RECEIVED AND NOTED**.

c. **T & M Cycling Strategy: Website <http://kent.gov.uk/transport-and-street/transport-and-road-planning/kents-transport-vision/current-consultations.htm> refers**

It was reported that KCC & TMBC wanted to know what people thought about the new cycling strategy, which had been written by Sustrans and would replace the existing document known as 'Putting the Wheels in Motion'. It was noted that the new strategy described the general principles the strategy would follow and provided extensive descriptions of the new, improved and proposed cycling routes. It was noted that TMBC had requested feedback by 31 May 2009. Following a discussion, it was:

RESOLVED: That whilst the information had been positively received there was little of relevance to East Peckham. KCC and TMBC would therefore be advised that it was important that East Peckham had been considered and included within the cycling strategy.

d. **Street Name plates at Crown Acres**

It was reported that TMBC had carried out an inspection and had concluded that some of the existing signs were not totally helpful however it was not normal practice to provide new signs unless they were replacements and as the existing signs were in a reasonable condition they would not normally be replaced at this stage. However TMBC had agreed three new signs with details as follows:

- At the junction of Crown Acres with Old Road two new signs would be installed stating 'Crown Acres leading to Whitebine Gardens, Golding Gardens and Henham Gardens with a T (no through road symbol)', these signs should inform drivers that it was a cul-de-sac, and
- At the junction of Crown Acres/Whitebine Gardens a replacement sign would be provided on the west side of the junction stating 'Whitebine Gardens leading to Golding Gardens and Henham Gardens'.

It was noted that these three signs would be added to the next batch of signs when they were ordered. Following a discussion, it was:

RESOLVED: That TMBC would be thanked for their positive response and asked for the signs to also include 'leading to the East Peckham Scout Hut'

e. Operation Cubit

It was reported that an Operation Cubit exercise had been held during the week 27 April - 02 May 09.

7. 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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| • Stanford Lane (ditches) | No action proposed by KHS outstanding |
| • Hale Street (damaged sign post) | No action, private land |
| • Branbridges Road (advertising) | Referred for resurfacing |
| • Smithers Lane (resurfacing) | No action, private land |
| • Pierce Mill Lane (Parking restriction) | No action proposed |
| • Snoll hatch (Parking restriction) | No immediate action proposed |
| • Orchard Road (tactile paving) | Outstanding |
| • Hale Street (visibility approaching B/side) | No action proposed by KHS |
| • Church Lane (additional streetlighting) | KHS confirmed positioning of road signs was correct. |
| • Hatches Lane (road signs) | KHS unable to identify problem |
| • Hale Street (Damaged Kerb) | KHS unable to identify problem |
| • Hale Street (Missing road signs) | Work completed |
| • Church Lane (marker posts) | Appeared outstanding |
| • Bullen Lane (resurfacing) | KHS currently organising this years schedule with the aim of doing each road once every two years together with reactive cleanses to specific locations |
| • Pound Road (ponding) | Work completed |
| • Addlestead Road (Footway obstruction) | Work completed |
| • Addlestead Road (missing bollards) | Work completed |
| • Village Centre (Zebra Crossing) | KHS to carry out an assessment, which might lead to the installation of a pedestrian crossing. If approved there might be some loss of parking. |
| • Pierce Mill Lane (missing manhole cover) | KHS assessing situation |
| • Branbridges Road (Removal of railings) | No further information received |
| • Grasscutting procedures and schedules | Received for information |
| • Seven Mile Lane roadworks | Advance information received - planned roadworks had been deferred until September 09 |
| • Parish Portal | The Parish Portal was available in a limited service. The portal did not yet allow the PC to report issues and it was expected that this element would be on line by the end of July. The Clerk would notify KHS that the PC required a login ID |

b. New items for referral to KHS

Following a discussion, it was:

- RESOLVED:** That the following items would be referred to KHS
- Junction of Addlestead Road/Tonbridge Road – Road surface breaking up and potholed
 - A request for a copy of the schedules for gully emptying and slot drain cleansing together with policies for dealing with the cleansing of pipes following standing flood water situations and reactive cleanses
 - Orchard Road – Grating choked, in need of unblocking and cleansing
 - Addlestead Road – Missing bollard
 - Hale Street (Brookside Roundabout) – Follow up request for information regarding deficient sightlines
 - Hale Street Traffic Calming – Follow up request for information following recent meeting with members of the PC and KHS
 - Old Road - Road surface breaking up and potholed
 - Tonbridge Road – Chevron required repositioning
 - Hale Street – Missing large warning sign from the northern gateway.
 - Branbridges Road – Request for information following the PCs agreement for the superfluous railings to be removed
 - Branbridges Road – Request for obsolete signs to be removed from the railings
 - Church Lane – 40mph sign needed to be repositioned

c. Department for Transport Kickstart Bid

It was reported that the Department for Transport had invited local authorities to bid for a share of £25m in 'Kickstart' funding for local bus service improvements and that following a consultation with Arriva Southern Counties KCC had identified Routes 6 & 7 linking Maidstone, Tonbridge and Tonbridge Wells as corridors with the potential for significant patronage growth. KCC was therefore keen to submit a kickstart bid in this respect and had asked the PC for its support. Following a discussion, it was:

- RESOLVED:** That KCC would be advised that the PC supported their bid for funding.

8. Polytunnels at Hugh Lowe Farm

It was reported that West Peckham PC had concurred with East Peckham PC and had objected to the planning application. It was noted that a copy of WPPC objections had been received for information and that a meeting highlighting the problems would be held at 7.30 p.m. on Friday 22nd May at West Peckham Village Hall and EPPC representatives had been invited to attend. Following a discussion, it was:

- RESOLVED:** That members would attend the meeting if they were able to do so. In addition it was agreed that information would be put on the PCs website and in the Parish Magazine.

9. Matters for Further Discussion

Cllr Crowley

Drew attention to the following:

- The need for a finger post sign at Pound Road directing people to the Sports Hall via Bramley Road
- The need for 'dog bone' markings at the entrance to The Old Dairy, Pound Road.

Both requests would be forwarded to TMBC

Cllr Poole

Drew attention to flytipping at Archers Park, Branbridges Road. The matter would be referred again to TMBC.

Cllr Crawford

Drew attention to the trailers on The Hop Farm land, which were visible from the East Peckham By-pass. The Clerk confirmed that she had referred the matter to TMBC Planners.

Cllr Gardner

Drew attention to the following:

- Alleged development at the Old Well House, 147 Hale Street. It was agreed that the matter would be referred to TMBC Planners.
- A request for an update regarding the application for listed status in respect of the Old Cottages on Branbridges Road. The Clerk confirmed that an application had been submitted to English Heritage. It was agreed that English Heritage would be asked to provide some feedback with regard to the progress of the application and an indication on when to expect the outcome of the application.

10. Date & Time of Next Meeting: 01 June 2009 at 19.30 hours

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