

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 02 JULY 2007 AT 19.30 HOURS

PRESENT: Cllrs: Crowley, Gardner (Chairman), Gress, Mrs. Kearns, Mrs. Macdonald, Mrs. Relf & Street

ALSO PRESENT: Mrs. K Bell (Clerk) & 1 resident

APOLOGIES FOR ABSENCE: Accepted from Cllrs. Bearman, Crawford, Poole & Shead

1. **Declarations of Interests:** Cllrs. Crowley and Gardner declared interests in planning application TM/07/01537/FL and did not participate in the decision-making process of that application.

2. **Minutes of Planning Meeting held 18 June 07**

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

3. **Matters Arising**

Clerks report on Matters Arising

Minute 3, Village Tree Preservation Orders

It was reported that no information had been received.

Minute 3, Kent County Council - Public Rights of Way

It was reported that PROW had provided a map, which included details of the cutting schedule for the village PROW network.

Minute 3, TRAMP Partnership

It was reported that no information had been received.

Minute 5, Naming of Development at 40 – 46 The Freehold, East Peckham

It was reported that TMBC concurred with the views of the PC that the address for the properties without frontages onto The Freehold should be 1 – 7 Freehold Close, East Peckham with a new postcode to be issued by Royal Mail.

Minute 6, Climbing Activity Centre at The Hop Farm

It was reported that the PC's concerns had been referred to TMBC.

Minute 6, Highway Issues

It was reported that the pothole outside No. 2 Westwood Road and the remedial repairs, which were required to the carriageways of both Westwood Road and Pierce Mill Lane, had been referred to KHS.

4. Planning Applications

RESOLVED to comment as follows to TMBC (Voting was by a show of hands)

- TM/06/03103/RD** Details of remediation certificate pursuant to condition 8 of planning permission ref: TM/06/00919/FL (construction of 10 no. B8 units (storage and distribution) with access road, parking and landscaping) at Archers Park, Branbridges Road, East Peckham
Note: Additional information has been received 'Completion report and certificate'
NOTED
- TM/06/03489/FL** Retention of mobile home for agricultural worker for further temporary period at Riverside Farm, Tonbridge Road, East Peckham
Note: Flood risk assessment received
NO OBJECTION provided the mobile home was removed on completion of the dwelling and that the PC was informed of the length of the 'temporary period' (TM/06/03493/FL refers)
- TM/06/03493/FL** Dwelling for agricultural worker at Riverside Farm, Tonbridge Road, East Peckham
Note: Flood risk assessment received
NO OBJECTION previous comments were reiterated:
- The mobile home being removed on completion of the dwelling (TM/06/03489/FL refers)
 - The dwelling only being able to be occupied by agricultural workers working the adjacent land
 - The development site retaining its agricultural status.
- TM/07/01537/FL** Enlargement of building to create first floor and change to light industrial (class B1 c) and offices (class B1 a) with associated parking at Brook Farm Buildings, Church Lane, East Peckham
Note: For further consideration, deferred from 23.6.07
OBJECTION on the following grounds
- The proposed enlargement of the building would lead to increased traffic movements to an already vulnerable area of the village, despite a report to the contrary, traffic would travel into the village using Pound Road and Church Lane.
 - The proposed works were considered inappropriate for the rural location
 - The proposed development would lead to some encroachment into the 'Green Belt'
 - The proposed parking area would be located on land which currently had agricultural status and no change of use planning application had been submitted for consideration.
 - The PC requested that the application be considered at Area 2 Planning Committee.

- TM/07/02041/FL** First floor side extension at 35 Golding Gardens, East Peckham
NO OBJECTION provided materials matched those of the existing building
- TM/07/02053/FL** Removal and demolition of existing garage and excavation for additional subterranean level for new garage with sedum roof at The Dower House, Roydon Hall Road, East Peckham
NO OBJECTION
- TM/07/02067/A10 & MA/07/1148** Article 10 Consultation by Maidstone Borough Council for Outline Application for a mixed use redevelopment comprising of the following:
- Employment development B1/B8 use (up to a maximum of 29,265 sp m)
 - Residential development (up to a maximum of 350 dwellings)
 - The provision of a recreation area for formal sports activities (to the north of Hampstead Lane)
 - An additional area of informal open space
 - A dedicated area for nature conservation
 - The minor regrading of an adjoining field (to the west) to alleviate wider flooding concerns
 - Access to be decided at this stage and all other matters reserved for future consideration
- at The site of the former Syngenta Works, Plus adjoining land to the West, South and North East of Hampstead Lane, Yalding
- OBJECTION on the following grounds**
- **The existing infrastructure would not be able to cope with the proposed size, mass, bulk and scale of the proposed development.**
 - **The proposal would introduce an increase in vehicle movements using predominantly narrow rural highways.**
 - **The proposal would introduce development into an area already at risk from flooding**
 - **The existing rural character of Yalding would be adversely affected.**
- TM/07/02120/FL** Front porch at 1 Bramley Road, East Peckham
NO OBJECTION provided materials to be used matched those of the existing building

5. Planning Decisions

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

- TM/07/01373/FL** Erection of a garden room at Hale Place Cottage, 43 Hale Street, East Peckham
- TM/07/01205/FL** Single storey rear extension at 13 Caysers Croft, East Peckham

TM/07/01292/FL Removal of condition 6 of planning permission TM/03/00165/FL (change of use of redundant barn to provide residential annexe) to create 2 no. separate dwelling houses

TM/07/01300/FL Single storey side extension and conversion of garage into habitable space at 240 bush road, East Peckham

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

TM/07/01373/FL Erection of a garden room at Hale Place Cottage, 43 Hale Street, East Peckham

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

TM/07/01171/RD Details of programme of archaeological work submitted pursuant to condition 27.3 of permission TM/03/02493/FLEA (Construction of 64 no. holiday let units and managers unit with associated walkways, access and parking areas at The Hop Farm Country Park, Maidstone Road, Paddock Wood

6. Bash The Trash 2007

Following a discussion, it was:

RESOLVED: That the 2007 event would be held on 12 September 07 at 4.15 p.m. with the aim of clearing up the Playing Fields. All safety materials would be provided and village youth organizations would be invited to participate.

7. TMBC

a. **The following 'B' Lists were RECEIVED and NOTED:**
07/20 (21.05.07), 07/22 (04.06.07), 07/23 (11.06.07)

b. **Joint Transportation Board:** The minutes of the meeting held on 11.06.07 were **RECEIVED and NOTED.**

c. **Area 2 Planning Committee:** The minutes of the meeting held on 16.05.07 together with the papers in respect of the meeting held on 13.06.07 were **RECEIVED and NOTED**

d. **Public Transport Panel:** The notice in respect of the meeting held on 19.06.07 was **RECEIVED and NOTED**

e. **TMBC: Satellite Navigation**

It was reported that a report regarding Satellite Navigation had been recently presented to a meeting of the Kent Transport Board. The PC was provided with a copy of the report, which had been copied to members and perused with much interest. TMBC had invited the views of the PC on whether there had been any misuse of narrow lanes etc by lorries blindly following their SatNavs. Following a discussion, it was:

RESOLVED: That TMBC would be informed that the village had experienced some difficulties especially where HGV SatNavs had blindly led them to Hatches Lane and Church Lane.

8. Kent Highway Services

a. Spreadsheet

It was reported that an update from KHS for June had not yet been received. In consideration of issues to be reported on the next Spreadsheet it was:

RESOLVED: That the PC would again reiterate its concerns regarding the overgrown vegetation throughout the village but especially in the vicinity of Church Lane and Brookside Roundabout.

Cllr. Mrs. Kearns drew attention to the following:

- She believed that KCC had seconded its responsibilities for the cutting back of vegetation to Jacobs Babbie. It was agreed that the PC would continue to follow the existing protocols and procedures for liaising with KHS on all highway issues until the PC had been officially informed otherwise.
- UMIDB had recently carried out some maintenance work to the Coult Stream. The Clerk would ascertain with UMIDB the nature of the work, which had been carried out.

b. A21 Bridgedeck works

It was reported that the works which had been planned to take place between 22 June 07 and 25 June 07 had been cancelled and would be rescheduled to take place after the school summer holidays.

c. Forthcoming meeting with KHS Representatives

It was reported that the Clerk was in the process of arranging a meeting to take place between PC representatives and KHS and would let members have details of the meeting when a firm response from KHS had been received.

9. Kent County Council

a. Kent Minerals Development Framework; Town & Country Planning (Local Development) (England) Regulations 2004; Regulation 32: Site Allocation Representations; Further Consultation – Church Oath Pit, Northfleet (site Allocation Reference 7)

The document was perused with interest but following a discussion, it was:

RESOLVED: That it would not be necessary to comment.

b. Tour de France Road Closures

Details of the roads, which would be affected by closures and restrictions, had been received and copied to members. It was noted that vehicles would not be allowed to drive on, park on or cross the race route although emergency would have full access at all times. Pedestrians would only be allowed to cross the route at certain points. Motorists who needed to travel along the race route on 08 July 07 were being advised to make alternative arrangements. A full list of the road closures was available at www.kent.gov.uk or 08458 247247.

10. Matters for Future Discussion

Cllr. Street

Drew attention to the enquiries into the alleged land raising at 19 Addlestead Road and the adjoining and adjacent land. Cllr. Street informed members that he and Cllr. Bearman had had a discussion with the landowner who had informed him that planning permission had been granted and therefore no breach of planning control had occurred. Further clarification would be obtained from TMBCs Planners.

The Clerk

Informed members that there would be a meeting of the Tonbridge and Malling Joint Board on 12.7.07 at 7.30 p.m. in the Council Chamber, TMBC, Kings Hill. The main topic for discussion would be climate change. Cllr. Crowley stated that he hoped to be able to attend.

11. Date & Time of Next Meeting: 16.07.07 at 19.30 hours

There being no additional business, the meeting concluded at 21.20 hours