

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 10 SEPTEMBER AT 19.30 HOURS

PRESENT: Cllrs: Crawford, Gardner (Chairman), Gress, Mrs. Macdonald (from mid item 2), Poole, Mrs. Relf, Street & Shead

ALSO PRESENT: Mrs K Bell (Clerk), Borough Councillor Mrs. Holland and 2 residents

APOLOGIES: Cllrs. Bearman & Crowley
Cllr Gardner opened the meeting and welcomed those present

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

2. **Invited Guest: Mike Watson from UMIDB - Maintenance of the Coult Stream**

Cllr Gardner welcomed Mr Watson to the meeting. Mr Watson had been invited to discuss the maintenance of the Coult Stream. Mr Watson explained that the EA took over the responsibility for the maintenance of the Coult Stream from the UMIDB and that the role of the UMIDB was to carry out work on behalf of and to the criteria set by the EA. Mr Watson outlined the criteria and whilst agreeing with the PC that although the Coult Stream had been classified as a critical watercourse there was insufficient maintenance he explained that without the approval of the EA he did not have the authority to carry out additional work and would be working outside his remit if he were to do so. His views had been expressed to the EA and he would continue to put pressure on the agency for the approval of additional maintenance work. Mr Watson whilst aware that the PC had been in contact with the EA suggested that continued contact with the EA be maintained and suggested that Lisa Lennox or Clive Older be appropriate contacts. There then followed a question and answer session following which Mr Watson was thanked for attending the meeting and for being open and honest with the PC.

3. **Minutes**

a. **Minutes of Meetings held on 16 July 07 & 13.08.07**

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

b. **Matters Arising:** There were none

4. **Planning Applications**

a. It was **RESOLVED** that the following comments which were submitted to TMBC during the summer recess would be **APPROVED:**

TM/06/03103/RD Condition 8 of planning permission TM/06/00919/FL, development of B8 units at Archers Park, Branbridges Road, East Peckham

Additional information: The site had been remediated in line with the site investigation report and imported soil had been certified as uncontaminated. The site was therefore fit for use as commercial premises.

TM/07/02346/FL Demolition of existing building and erection of 3 no. 3-bedroom houses, 2 no. 2-bedroom houses, 2 no. 2-bedroom flats, 1 no. 1-bedroom flat and 1 no. shop unit at The Merry Boys, 2 Pound Road, East Peckham

Note: Submission of flood risk assessment

NOTED

TM/07/02443/FL	First floor side extension at 12 Golding Gardens, East Peckham NO OBJECTION
TM/07/02469/LRD	Details of materials submitted pursuant to condition 2 of Listed Building Consent TM/06/03034/LB (Construction of rear porch and refacing of external timber framing with hanging tiles) at Forge Gate Farmhouse, Tonbridge Road, Mereworth NOTED
TM/07/02689/FL	New dormer window in roof at Little Orchard Oast, 113 Bush Road, East Peckham NO OBJECTION
TM/07/02798/FL	Enlargement of existing building known as The War and Peace Show room at The Hop Farm Country Park, Maidstone Road, Paddock Wood NOTED – NO OBJECTION
TM/07/02392/FL	Change of use to plumbing training centre at Unit 11, Branbridges Industrial Estate, Branbridges Road, East Peckham NO OBJECTION
TM/07/03055/FL	Erection of wooden shed/summerhouse at Waggoners Cottage, 25 Smithers Lane, East Peckham NO OBJECTION
TM/07/03180/FL	Change of use and alterations to barn to form a 5-bedroom dwelling on 2 floors, change of use and alterations to existing single storey outbuilding to form a one bedroom/B1 office ancillary home/office suite, construction of single storey of 3 bay open front garage and demolition of existing atcost portal frame barn and storage building at Leavers Farm, Stanford Lane, Hadlow NO OBJECTION

b. No Planning applications were received for consideration at the meeting.

5. Planning Decisions

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

TM/07/00861/FL	Erection of an activity and climbing course (retrospective) at The Hop Farm Country Park, Maidstone Road, Paddock Wood
TM/07/01792/FL	Resubmission of TM/07/00745/FL (construction of 2-bay carte lodge) at West Wing, Stilstead Farm, Tonbridge Road, East Peckham
TM/07/02041/FL	First floor side extension at 35 Golding Gardens, East Peckham
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

TM/07/02069/FL Construction of garage/store and modifications to existing courtyard roof at Hextall Cottage, 69 Martins Lane, East Peckham

TM/07/02120/FL Construction of front porch at 1 Bramley Road, East Peckham

TM/07/02213/FL Controlled atmosphere store for fruit at Crowhurst Hop Farm, Bullen Lane, East Peckham

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

TM/07/020810/LB Construction of garage/store and modifications to existing courtyard roof at Hextall Cottage, 69 Martins Lane, East Peckham

TM/07/01994/LB Addition of dormer to northeast elevation at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

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

TM/07/02000/ORM Provision of dormer to northeast elevation pursuant to planning permission TM/06/02789/FL (Two storey rear extension to provide enlarged kitchen and bedroom with en suite shower room) at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

It was reported that **TMBC had RAISED NO OBJECTIONS** in respect of the following

TM/07/01563/A10 Erection of a new drainage pumping station at The Hop Farm Country Park, Maidstone Road, Paddock Wood

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

TM/06/03103/RD Details of remediation certificate pursuant to planning permission 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

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

TM/07/01537/FL Enlargement of building to create first floor and change to light industrial (class B1c) and Offices (class B1a) with associated parking including car parking on adjoining agricultural land at Brook Farm Buildings, Church Lane, East Peckham

It was reported that **the Planning Inspectorate had DISMISSED** the following appeal:

TM/06/02448/FL Alterations to the ground floor and a first floor addition to the main house at Hextall Cottage, Martins Lane, East Peckham

6. TMBC

a. 'B Lists'

The following were **RECEIVED AND NOTED**: 07/26 (04.07.07), 07/27 (09.07.07), 07/28 (16.07.07), 07/31 (06.08.07), 07/32 (13.08.07) 07/33 (20.08.07)

b. Public Transport Panel

The minutes of the meeting held on 19.06.07 were **RECEIVED AND NOTED**. Attention was drawn to the presentations given by Community Rail, Arriva, Nu-Venture and Public Transport Integration.

c. Area 2 Planning Committee

The minutes of meeting held on 13 June 07 together with papers in respect of meeting held on 01 August 07 were **RECEIVED AND NOTED**.

- d. **Village Firework Displays**
It was reported that in response to several complaints the Clerk had asked TMBC to provide some information on village firework displays. The information was **RECEIVED, NOTED AND COPIED TO MEMBERS**. Following a discussion, it was:
RESOLVED: That TMBC would be asked to clarify the procedure that both residents and the PC should follow in the event that firework regulations were not adhered to.
- e. **Planning Enforcement Investigations**
- (i) **Crowhurst Hop Farm, Bullen Lane**
It was reported that a complaint had been made which had alleged that a breach of planning control had occurred. The matter was being investigated.
- (ii) **Fairways, 52 Beltring Road, Paddock Wood**
It was reported that a complaint had been made alleging that there had been an unauthorised change of use of agricultural land to residential. The matter was being investigated.
- (iii) **The Rose & Crown Public House, Old Road, East Peckham**
It was reported that a large sign had been erected replacing a smaller sign on the wall surrounding the Rose & Crown PH. As the previous sign required planning permission, TMBC had been asked to investigate whether or not the new sign also required planning permission.
- (iv) **The Harp PH, Hale Street, East Peckham (Erotic Dancing)**
It was reported that initial investigations with TMBC had concluded that there had not been a breach of either planning control or licensing regulations.
- f. **Local Development Framework:** Further information was **RECEIVED AND NOTED**.
- g. **Naming of New Development at 40 - 46 The Freehold**
It was reported that the Royal Mail had reservations regarding the PCs preferred naming of Freehold Close for the new development and had been asked to consider the original suggestion from the developers, which was Ferndale Cottages, or to consider a new name. Following a discussion, it was:
RESOLVED: That 'Red Roses Close' be suggested as an alternative. It was noted that Red Roses had a significant historical interest to the site as the previous dwelling on the site was called Red Roses.

7. **Kent Highway Services**

- a. **Report of Meeting held on 18.07.07**
It was reported that the meeting was held and the usual promises for improvements made. The PCs views on the current problematic issues were reiterated but despite promises and reassurances from KHS no real improvements had been made.
- b. **Update on current issues**
It was reported that the finger post sign at the junction of Church Lane/Bush Road had been renovated and some hedge cutting had taken place in Church Lane
- c. **Setting Local Speed Limits**
It was reported that KHS had forwarded a circular for the Parish Councils information on the criteria used in setting local speed limits. The information was **RECEIVED AND NOTED**. Following a discussion, it was:

RESOLVED: That KHS representatives would be invited to a meeting of the PC to discuss how the criteria used in setting local speed limits could be used to implement speed restrictions in the village.

d. The Placing of public notices

It was reported that all future KHS public notices for traffic regulation orders would be placed through the Kent on Sunday Newspaper group

8. 2007 Bash The Trash

It was confirmed that the event would take place on 12.09.07 at 4.30 p.m. The meeting point would be the Sports Hall Car Park.

9. Kent County Council: Countryside Access Improvement Plan

It was reported that the Countryside & Rights of Way Act 2000 had placed a duty on all highway authorities to produce a Countryside Access Improvement Plan. It was noted that a draft improvement plan for Kent had been produced and that the document included an overview on the current state of access to the countryside and key objectives to improve the PROW network over the next ten years. The PC had been invited to comment on the draft document and copies of the plan were available via the website www.kent.gov.uk/countryside access or a hard copy could be obtained via the Clerk. Following a discussion, it was:

RESOLVED: That members could respond on an individual basis should they wish.

Cllr Crawford remarked that the PROW network had recently been improved with the installation of new signage and asked the Clerk to clarify the status with regard to the PROW repairs, which were due to be carried out during 2007/08.

10. Matters For Future Discussion

Cllr Poole

Drew attention to the following:

- Fly Posting. The matter had been referred to KHS and would be reiterated on the next spreadsheet.
- Church Lane – Overgrown vegetation. The matter had been referred to KHS and would be reiterated on the next spreadsheet.
- Church Lane (A caravan had been installed on land before the residential houses) - The tarmaced drive leading to the caravan had been damaged and loose tarmac was falling into the ditch. KHS would be asked to investigate and arrange for remedial work to be carried out.
- Hale Street (Brookside junction – Brookside roundabout). The highway was in a poor state of repair. The matter would be referred to KHS on the next spreadsheet.
- Overhanging vegetation on Tonbridge Road (near Little Mill). The matter would be referred to KHS on the next spreadsheet.
- Some updated biographies and photographs were still required for inclusion on the website.
- A brief update on the CCTV project was given. A full report would be made at the next meeting of the PC

The Clerk

Drew attention to potholes in The Freehold. The matter would be referred to KHS on the next spreadsheet.

11. Date & Time of Next Meeting: 17.09.07 @ 19.30 hours

There being no additional business the meeting concluded at 21.10 p.m.