

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 01 DECEMBER 2008 AT 19.30 HOURS

PRESENT: Cllrs. Bearman, Crawford, Crowley, Gardner (Chairman), Gress, Ireland, Mrs. Macdonald, Poole, Shead & Street

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

Cllr. Gardner opened the meeting and welcomed those present

1. **Declarations of Interests:** Cllr Mrs Macdonald declared an interest in Planning Application TM/08/3197/FL

2. **Minutes**

a. **Minutes of Meeting held on 03 November 08 and 17 November 08**

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

b. **Matters Arising**

Minute 2b (03.11.08) – Footpaths 625 & 629

It was reported that the landowner was dismayed that the matter regarding overgrown hedges had been referred to the PC and explained that he was unable to cut the hedges any earlier as he was restricted by DEFRA guidelines from doing so and if he were to do so he could be issued with a fine. The landowner also referred to discussions, which had taken place with the complainant during 2006, and as far as he was concerned the matter was a long running dispute between the complainant and the landowner.

Minute 2b (03.11.08 – Restricted use of Hale Street by HGVs

It was reported that no response had been received from KHS

3. **Planning Applications**

RESOLVED to comment as follows to TMBC

TM/08/03197/FL Garage with storeroom to replace existing (resubmission of TM/08/01887/FL) at Rose Villa, 1 Bullen Lane, East Peckham

Note: Amended plans and elevations

NO OBJECTION

4. **Planning Decisions**

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

TM/08/02942/TNC Crown lifting of walnut tree at 107 Court Lodge Cottages, Old Church Lane, East Peckham

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

TM/08/02584/FL Sun room/breakfast area extension to existing kitchen at 23 Addlestead Road, East Peckham

TM/08/02802/FL Retrospective application for the erection of two toilet cabins for a temporary period of 10 years at The Hop Farm Country Park, Maidstone Road, Paddock Wood.

TM/08/02202/FL Retrospective application for the erection of extension to existing building to provide entrance to Pizza Parlour at The Hop Farm Country Park, Maidstone Road, Paddock Wood

TM/08/02798/FL Retrospective application for alterations to front elevation of former stable building at The Stables, The Hop Farm Country Park, Maidstone Road, Paddock Wood

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

TM/08/01702/LB Rebuilding staff block and construction of staff cottage at Roydon Hall, Roydon Hall Road, East Peckham

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

TM/08/02662/LRD Details of precautions to be taken to secure and protect interior features against accidental loss or damage or theft during building works submitted pursuant to condition 2 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 extension to building within the curtilage of Roydon Hall, Roydon Hall Road, East Peckham.

TM/08/02952/LRD Details of a written scheme of investigation submitted pursuant to condition 3 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 extension to building within the curtilage of Roydon Hall, Roydon Hall Road, East Peckham.

It was reported that **TMBC had REFUSED to issue a LAWFUL DEVELOPMENT CERTIFICATE** in respect of the following:

TM/08/02892/LDP Installation of a log cabin within the residential curtilage of 513 Bullen Lane, East Peckham
It was noted that the LDC had been refused on two grounds, which were:

- The proposal was designed as primarily residential accommodation, which was not incidental to the enjoyment of the dwelling house.
- The proposed building would exceed 2.5m in height and be within 2m of the boundary of the curtilage of the dwelling house.

5. TMBC

a. Planning Enforcement Investigation at Tagmar, Hale Street Farm, 152 Hale Street (Unauthorised use as a tank businesses)

It was reported that as a result of action taken by TMBCs Planning Enforcement Team, the enforcement notices which were served had been complied with and the breach of planning control had been rectified to the satisfaction of the LPA.

b. Operation Cubit

It was reported that Operation Cubit a multi agency approach to removing untaxed vehicles from areas within the borough was due to be in operation during the period 01 December to 05 December 08.

7. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following:

Addlestead Rd	Overgrown vegetation	Resolved to KHS satisfaction
Bardsley Close	Ponding	KHS have carried out some remedial works
Branbridges Rd	Railings Flyposting	Some guardrails have been replaced on private land, no action proposed by KHS
Brookside Roundabout	Restructure	KHS reassessing the matter and have involved the Arboriculturalist regarding the further removal of some trees
Bush Rd	damaged signpost	Carried out by KHS
Chidley Cross Rd	overgrown vegetation	Work carried out by one landowner, further Work required from another landowner
Church Lane	Marker posts Damaged signpost Potholes	KHS have replaced KHS passed to contractor KHS agreed potholed in places. Not bad enough for immediate action
Hale Street	Ponding Bollard Faulty streetlight Carriageway Repairs	As above KHS have replaced KHS have passed to streetlighting, still Outstanding Work due to be carried out on 18 December 08
Old Road	Damaged signpost Overgrown verges	outstanding KHS do not propose taking any action, on private land
Pierce Mill	Wooden marker posts	KHS advise installation not possible as private land
Pound Road	Potholes Ponding	KHS filled all urgent faults. No further action proposed. KHS to carry out further inspections
Smithers Lane	Resurfacing works	KHS inspected. Referred for work subject to availability of funds
Snoll Hatch	Overgrown vegetation Missing bollard	Vegetation cut back, no further action Required KHS passed to streetlighting, still Outstanding

	Measures to ease Traffic congestion	KHS advise that crash data does not reflect residents perceptions and the safety and congestion problems do not warrant priority attention. A one-way traffic system would increase traffic speeds.
Stanford Lane	Ponding	KHS found no problem following inspection after heavy rain
Tonbridge Road	Missing chevrons Missing marker posts	KHS found no defect KHS to replace
Village Signs	Audit	outstanding (Government in process of passing new legislation, which might persuade KHS to take action)
Village Centre	Pedestrian crossing	KHS to carry out some crossing counts, which may or may not justify the installation of a pedestrian crossing

b. To consider new items for referral to KHS

Following a discussion, it was:

RESOLVED: That the following matters would be referred once again to KHS:

- Old Road/Hale Street – damaged sign post
- Westwood Road – damaged railings & sign post
- Branbridges railings – KHS would be congratulated for the work done so far but a request would be made for the railings along the entire length of Branbridges Road to be replaced
- Chidley Cross Road - Overgrown hedges adjacent to the Spice Cottage. KHS would be advised that these were the responsibility of the freeholder of the Spice Cottage as he was witnessed to have acquired the land at auction.
- Tonbridge Road. KHS would be advised that the chevrons were in the incorrect place and needed to be repositioned.
- Church Lane. KHS would be advised that marker posts and chevrons remained missing.

c. Permit Scheme

It was reported that further amendments had been made to the Kent Draft Permit Scheme and that the changes were detailed within the document entitled 'Consultation document on the Key Changes to the Kent Permit Scheme'. It was noted that the PC had been invited to comment on the proposed changes. Following a discussion, it was:

RESOLVED: That whilst the amendments were noted with interest clarification would be sought on the abbreviations used in the consultation document, i.e. NRSWA, category 3 & 4 and the qualifying criteria for non-traffic sensitive streets (minor roads).

8. **Emergency Planning**

a. **Sandbag Stores**

Attention was drawn to the following:

- (i) Some sandbags were distributed to the Little Mill area on 10 November 08. As only 20 sandbags were taken from store, TMBC would not be replacing such a small quantity. When sandbags were replaced, TMBC would be asked to replace them with aquapacs.
- (ii) TMBC were of the opinion that the sandbags would continue to be fit for use as long as they remained dry and out of direct sunlight and as the containers were secure there was probably no need to carry out a detailed assessment of their condition.
- (iii) The keys to the sandbag containers were in a prominent position in the Parish Office and would be accessible at all times.
- (iv) It was noted that the sandbags had been loaded into the containers in pallets by TMBC. TMBC would therefore be asked to provide a risk assessment for emptying the containers and this would be posted inside the sandbag stores.

b. **Flood Warning Plan**

It was reported that the existing TMBCs Flood Warning Plan for the village was out of date. Following a discussion, it was:

RESOLVED: That Councillors and the Clerk would be designated village flood wardens and would disseminate flood-warning messages throughout the village if and when the need arose. In addition, a revised flood-warning plan would be included in the generic Parish Emergency Plan, which was in the process of being compiled.

9. **Maidstone Borough Council - Residential Extensions Supplementary Planning Document - Public Consultation**

It was reported that the consultation document was available to view and download from MBCs website through the following link: http://www.maidstone.gov.uk/planning/building_control/localdevelopmentframework/residential_extensions.aspx and that once adopted the document would form part of MBCs LDF. Following a discussion, it was:

RESOLVED: That the documentation would be noted with interest.

10. **English Heritage: Branbridges Cottages, Branbridges Road, East Peckham**

It was reported that English Heritage were in the process of assessing the buildings following which they would be compiling their advice to the SoS.

11. **Arriva: Time Table covering Wadhurst, Ticehurst, Frant, Tunbridge Wells, Mascall's School, Tonbridge Schools and Tunbridge Wells Schools**

The new bus timetable effective from 02 November 08 was **RECEIVED AND NOTED**.

12. **Licensing Application submitted by The Hop Farm County Park to TMBC**

Attention was drawn to the following:

- TMBC had confirmed the PCs status as not a statutory consultee.
- TMBC had advised that it was objections by way of representations that were important in determining whether a licensing matter went before a panel and it was only those objections that were put before the panel. The PCs comments not being objections did not go before the panel and as the PC did not express a view one way or the other this was not considered by TMBC to be a relevant representation.

- The Hop Farm had appealed against the decision of TMBC not to grant a licence and that appeal would be heard on 20th January 2009 at Sittingbourne Magistrates Court.
- The PC as an interested party would be able if it so chooses to represent the views of its residents.
- TMBC as the Licensing Authority was the proper respondent in this case and they would be mounting their case and calling witnesses who would include Environmental Health Officers and planners to give expert advice on the issues raised.
- TMBC would be looking for residents to put forward their objections on the basis of impact, disturbance and other issues raised in their representations and TMBC would be looking for the residents to marshal themselves into groups whereby one person spoke on behalf of a whole host of residents within the area and TMBC would be grateful if the PC would assist in arranging this.
- Any member of the public or parish could turn up at the appeal hearing but they won't necessarily be allowed to speak.

Following a discussion, it was:

RESOLVED: That the PCs response would be considered at the next meeting of the PC. TMBC would however be informed that the PC to be heard over and above the representations which were originally submitted.

Cllr. Crawford reported that during the course of the recent Licensing Appeal hearing, the solicitor acting for The Hop Farm referred to the personal comments in the Courier newspaper of Councillor Street in relation to the July Festival held earlier this year and attributed them to the Chairman of the Parish Council. The solicitor claimed ...'if inadvertently I referred to Councillor Street as the Chairman of the Parish Council that was a slip of the tongue for which I unreservedly apologise to you for any embarrassment this may have caused.'

13. Matters For Future Discussion

Cllr Poole

Drew attention to ponding in the centre of the village in specific Pound Road and Snoll Hatch Road and the tactile paving at these locations. Whilst KHS was aware of the problem, it was agreed that the issues would be referred once again to KHS.

Cllr. Bearman

Complimented the village on 2008 Christmas lights. Cllr Bearman also stated how colourful Paddock Woods Christmas lights were.

Cllr Street

Informed members that Cllr. Ireland would be attending the Village Hall Management Meeting in his place.

14. Date & Time of Next Meeting: 15 December 2008 following the meeting of the PC.