

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 02 JUNE 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllrs. Bearman, Ireland & Mrs Relf

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meetings held on 19 May 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 (19.05.08), PROW (Coop to Allotments to Playing Fields)

It was reported that no response had been received from KCC PROW.

Minute 2b (19.05.08), Dog Fouling

It was reported that TMBC had relocated the dog bin, which had been installed at the junction of Smithers Lane and Hale Street to the junction of Church Lane and Hale Street and that a letter of appreciation had been received from the resident who was unhappy with the original location of the bin. However the relocation had generated an additional complaint from another resident not happy with the bins new location and the resident had been informed that the bin would remain in situ and its effectiveness would be reviewed in three months. It was noted that TMBC had not yet responded to the PCs request for additional dog bins to be installed within the vicinity of Snoll Hatch/Addlestead Road and the Rose and Crown PH.

Minute 2b, Littering

It was reported that the new litterbins had been installed and that a resident had complained about the installation of the litterbin at Westwood Road. In consultation with the PC, TMBC had informed the resident that the bin would remain in place and its effectiveness would be reviewed in three months.

Minute 2b (19.05.08), 2 Hale Street, East Peckham

It was reported that no new information had been received.

Minute 2b (19.05.08), Dilapidated Building at Branbridges Road

It was reported that an application was due to be submitted to English Heritage in respect of the possible listing of the property.

Minute 2b (19.05.08), The Coult Stream (Rear of Westwood Road)

There was no new information to report and the issue was being pursued.

Minute 6d, Forthcoming road closures affecting East Peckham and Hadlow

It was reported that additional information had been received which contradicted the original information. It was noted that two carriageway schemes had been planned this year, which would be carried out during October, and that they would affect Hale Street (The Harp PH to The Threshing Barn) and the whole length of William Luck Close.

Minute 9, Planning History of The Hop Farm

It was reported that TMBC had advised that whilst the situation was complex they were aware of works taking place and were in the process of considering enforcement action. Whilst appreciative that enforcement action was being considered against possible breaches of planning control, members were of the opinion that TMBC had failed to respond to the PCs actual request for information which was to be provided with a planning history of the entire site especially in relation to the newly acquired land and a list of activities that could at present be carried out on Hop Farm owned land according to various planning consents.

3. Planning Applications

RESOLVED: To comment as follows to TMBC
TM/08/01352/FL Single storey side extension at 61 Pound Road, East Peckham
NO OBJECTION

4. Planning Decisions

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

TM/08/00749/TPOC Beech tree: Reduce height to house height and shape and balance at 5 Russett Road, East Peckham

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

TM/08/00957/FL Single storey side extension porch extension and pitched roof over garage replacing flat roof at 22 Henham Gardens, East Peckham

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

TM/08/PART19(001) Erection of a ready mix concrete plant on ancillary mining land to East Peckham Quarry at East Peckham Quarry, Hale Street, East Peckham

5. TMBC

a. **Planning Enforcement investigation**

(i) **Bower Mount Oast, 84 Snoll Hatch Road, East Peckham – Unauthorized works to trees in a conservation area**

It was reported that TMBC had concluded that no breach of planning control had occurred.

(ii) **Granary House, 1 Hale Court, East Peckham – Installation of white upvc window frames contrary to planning condition**

It was reported that TMBC had concluded that no breach of planning control had occurred.

(iii) **9 Hale Court, East Peckham: Installation of white upvc window frames, construction of rear extension and creation of a hard standing to the front**

It was reported that TMBC would carry out an investigation in order to determine whether or not a breach of planning control had occurred

b. **Area 2 Planning Committee: Site meeting to be held in respect of Planning Application TM/08/00105/FL - Enlargement of building at Brook Farm, Church Lane, East Peckham**

It was reported that at a recent meeting of TMBCs Area 2 Planning Committee, it was decided to hold a site inspection, which would aid TMBC in their consideration of the application. It was noted that the inspection had been arranged to take place on Wednesday 11 June 2008 commencing at 0830 hours. It was further noted that a copy of the Code of Practice for site inspections had been received and copied to members.

c. **Local Development Framework**

The adopted saved policies compendium in respect of the Development Land Allocations Development Plan Document (DPD) and the Tonbridge Central Area Action Plan Development Land Allocations Development were **RECEIVED AND NOTED**. Attention was drawn to the sections of the policies affecting East Peckham, which consisted of the roadside services at Branbridges Road and The Hop Farm.

6. **Kent Highway Services**

It was reported that as the latest spreadsheet had not been received there was no update. Attention then drew to new issues to report to KHS and following a discussion, it was:

RESOLVED: That the following issues would be referred to KHS for remedial attention

- Streetlights permanently illuminated at the junction of the Old Seven Mile Lane with Hale Street and in Snoll Hatch Road.
- Street sign at the junction of Bush and Bullen Lanes which needed cleaning.
- An audit of village signs was required with redundant signs being removed.
- Brookside roundabout. Extensive repairs required following an accident.
- Smithers Lane was in need of carriageway repairs.
- Overgrown hedges at Chidley Cross & Addlestead Roads.
- Dilapidated railings at Branbridges Road.

7. **East Peckham Watercourses**

It was reported that the EA had advised that over the last three years there had been a national phased enmainment of critical and ordinary watercourses. Although watercourses had been enmained, several had been contracted back on a temporary contract basis to the IDBS for maintenance purposes and the temporary contract which had allowed the UMIDB to maintain The Coult Stream had expired on 01 April 08 when the work was handed back to the EA. As far as The Coult stream was concerned, it would undergo an annual weed cut whereby aquatic weed would be removed leaving approximately 20 – 50 per cent of it in the channel to maintain existing habitats and during periods of heavy rainfall the EA would check grills and culverts and carry out obstruction clearances when necessary. Following a discussion, it was:

RESOLVED: To see how the EAs proposed maintenance programme would work in practice and review the situation in a years time. It was further resolved that the EA would be asked to clarify the procedure for dealing with growth on the bank of The Coult Stream which if allowed to filter into the stream could cause an obstruction to the flow of water.

8. CPRE: How to Respond to Planning Applications

The CPRE publication was **RECEIVED AND NOTED**. It was agreed that additional copies would be ordered.

9. Kent International Gateway: information received regarding KCCs objections to the proposal for a rail freight facility on the edge of Bearsted Village

It was reported that a copy of a letter written by the Leader of KCC to all the MPs who had signed an early day motion supporting Kent International Gateway had been received for information. It was noted that KCC was opposed to the proposal for a rail freight facility on the edge of Bearsted Village and hoped the PC would be supportive of their stance. Following a discussion, it was:

RESOLVED: That whilst sympathetic of the situation facing Bearsted, East Peckham was too remote from the planned development to be affected and insufficient information had been received regarding alternative locations for a rail freight facility.

10. Matters for Future Discussion

Cllr. Poole

Drew attention to the following:

- Requested additional information to be obtained regarding the recent Government announcement that additional powers would be transferred to PCs.
- Suggested that the PC consider obtaining broadband Internet access for the Parish Office.
- Asked whether any new information had been received in respect of the unauthorized floodlights at the Stables in Snoll Hatch. The Clerk confirmed that no new information had been received and that she would refer the matter to TMBC.
- Reported that the website was undergoing some difficulties but it was hoped that these would be rectified shortly.

Cllr. Crawford

Informed members that the joint meeting between the PC and the EPPFC would be held on 09.06.08. The meeting would be held in the Sports Hall and would be preceded by a walk around the playing fields, which would commence at 19.00 hours.

The Clerk

Drew attention to the following:

- A meeting had been arranged to take place on 06.06.08 at 1030 hours between PC representatives and Queensbury Shelters in order to discuss the possible suitability of the village center for a bus shelter.
- Distribution problems meant that TMBC had been unable to hand deliver the 2008/09 Leisure Guide to households within East Peckham. Instead the brochure had been delivered in bulk to the Parish Office and she had passed copies to the Primary School, the village Pre-Schools, the village Stores and the library for distribution within the village. Cllrs Crowley and Shead took supplies of the brochure, which would then become available at both the Sports Hall and Brookside Nursery.

11. Date & Time of Next Meeting: 16 June 08 at 19.30 hours

There being no additional business, the meeting closed at 20.45 hours.