

MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY, 02 NOVEMBER 2009 AT 19.30 HOURS

PRESENT: Cllrs. Mrs Baseden, P. Crawford, Mrs. B Curry, A. Gardner, (Chairman), Mrs. J Macdonald, T. Shead, & P. Street

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllrs. J Crowley & D Poole

Cllr Gardner opened the meeting and welcomed everyone present.

1. **DECLARATIONS OF INTERESTS:** There were none

2. **MINUTES**

The minutes of the meetings held on 05 October 2009 and 19 October 2009 which had been copied to members were **APPROVED** and signed as a correct record of those proceedings.

3. **MATTERS ARISING**

Minutes 3 & 10 (05.10.09): The Hop Farm – It was noted that no response had been received from TMBC.

Minute 10 (05.10.09): Faulty Streetlights – It was reported that the defective streetlights had been repaired.

Minute 10 (05.10.09): MVCP Riverside Communities Project: Finale Events – It was reported that the events would be taking place on Tuesday 03 November 2009.

Minute 10 (05.10.09): MVCP Riverside Walk Leaflets: It was noted that these were due to be delivered on Tuesday 03 November 2009.

Minute 10 (05.10.09): Commercial Vehicle parked at 1/5 The Freehold – It was reported that there was no legislation which prevented residents from taking works vehicles home and parking in the streets where they live, however, in some instances operators were restricted to using vehicles no heavier than 7.5 tonnes. It was noted that the Merry Boys PH and the East Peckham Club were allowing the vehicle to park in their car parks.

4. **PLANNING APPLICATIONS: RESOLVED** to comment as follows to TMBC

TM/09/02534/FL

Two storey side extension and single storey rear extension (Resubmission of TM/08/01642/FL) at 11 Strettitt Gardens, East Peckham

NO OBJECTION

TM/09/02484/FL & TM/09/02485/LB Loft conversion incorporating 4 no. dormer windows, single storey extension, entrance porch, internal modifications and detached garage/sun room (Resubmission of TM/08/03176/FL) at 23 Smlthers Lane, East Peckham
Note: Description of proposal amended to that as now described above.
NOTED

5. PLANNING DECISIONS

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

TM/09/02125/FL Retrospective application for existing summer house and erection of new garden shed at Keeble Cottage, 123 Snoll hatch Road, East Peckham

6. TMBC

a. Area 2 Planning Committee

The minutes of meeting held on 16 September 2009 and the agenda in respect of the meeting held on 28 October 2009 were **RECEIVED AND NOTED**.

b. Retrospective application for change of use to stable yard and retention of two caravans for residential occupation by a single gypsy family with associated works and use of land at Land at Pinkham Lane, East Peckham (TM/08/03531/FL)

It was reported that the application had been due for consideration by the Area 2 Planning Committee on 28 October 2009 and that TMBCs Officers had recommended the refusal of planning permission. It was noted that the Parish Council had not yet been notified by TMBC of the outcome of that meeting.

c. Probity in Planning

It was reported that at the Parish Partnership Panel meeting on 10 September 2009 it was agreed to hold an awareness session for Parish Councils on probity in planning and that a training session had been arranged for Wednesday 25th November at 7.30 p.m. It was noted that the invitation was limited to two representatives from the Parish Council. Following a discussion, it was:

RESOLVED: That members would notify the Clerk if they wished to attend. New members were specifically urged to consider attending.

d. Planning Enforcement Investigation at The Dower House, Roydon Hall Road, East Peckham: Alleged unauthorised works to Listed Building (CCTV cameras)

It was reported that planning permission had been granted for the CCTV under reference TM/04/00481/F and therefore no breach of planning control had occurred.

e. Preliminary Consultation – proposal for prohibition of waiting (Parking Action Plan – Phase 5) – East Peckham

It was reported that TMBC had received a number of requests to install parking restrictions on certain roads in the Borough and after assessing all of the sites a number of schemes had been identified. It was noted that the preliminary consultation exercise allowed the opportunity for those affected by the proposals to comment at an early stage which then enabled TMBC to decide if the proposals should be

progressed, amended or withdrawn. It was noted that the proposals had been considered necessary for one or more of the following reasons:

- Improving safety, by reinforcing the rules of the Highway Code
- Aiding public transport services
- Improving traffic flows or easing congestions

It was further noted that the proposals for East Peckham were in respect of upgrading the prohibition of waiting 'at any time' at the following locations:

- Pound Road junction with Fell Mead
- Addlestead Road Junction with Snoll Hatch Road
- The Freehold junction with Orchard Road

Following a discussion it was:

RESOLVED: That members were supportive of and had no objection to the proposals for the Pound Road Junction with Fell Mead and The Freehold junction with Orchard Road. However with regard to the Addlestead Road Junction with Snoll Hatch Road members were of the opinion that the proposal should relate only to the corner and not extend further down Snoll Hatch Road. These views would be conveyed to TMBC. It was further resolved that the mapping information as well as the Parish Councils response would be put on the website.

7. Kent Highway Services

a. To receive an update

Attention was drawn to the following:

- The latest KHS report had not been received.
- A diversion notice had been received in respect of roadworks taking place in Aylesford
- KHS had noted the Parish Councils request to be notified when KHS and their contractors were working in the village.
- Removal of railings in Branbridges Road. KHS Engineers would be assessing the area before making a recommendation.
- Hale Street/Brookside Roundabout. Further removal of vegetation to be carried out.
- Tonbridge Road pothole still outstanding but the work had been passed to a KHS contractor. It was also noted that the chevrons had still not been repositioned, the overgrown vegetation which was obscuring the streetlight at Little Mill had not been cut back and whilst some white lining had been undertaken the 'SLOW' road marking had not been repainted.
- Village Hall Signage. Outstanding
- Church Lane, gas cover. It was noted that British Gas had shaved back the sleeves which were too long and this adjustment should prevent the cover from 'flipping up' again.
- Revised information regarding the maintenance of roadside ditches and associated planning restrictions was received and noted.

b. To consider new referrals to KHS

It was **RESOLVED** that the following issues would be referred to KHS

- Medway Meadows/Branbridges Road repeated request for the fence to be repaired/replaced
- Ponding at Pound Road, opposite the post office
- Fly posting was obscuring sightlines on exiting Somerfield, Branbridges Road

c. Parish Portal Training

Cllr Poole had advised that there was nothing further to add to the report made at the October meeting of the Parish Council.

d. Kent Highways Fund

It was reported that KHS had confirmed that KCC members were allocated a fund of £25,000 with which to allocate towards highways projects within their parishes. As the scheme was only introduced in July 2009 KHS could not provide guidance on the types of projects likely to be funded. Following a discussion, it was:

RESOLVED: That further information would be sought from County Councillor Richard Long.

e. Highway Works

It was reported that information had been received regarding road closures affecting the boroughs of Tunbridge Wells, Maidstone and Tonbridge & Malling. It was noted that forthcoming roadwork's would affect the A26 and local roads in Yalding. The information was **RECEIVED AND NOTED**.

8. Planning Information handout

The information which had been prepared by the Clerk and copied to members was **NOTED**.

9. Matters for Future Discussion

KHS Parish Seminar

It was reported that a Parish Council representative had been invited to attend a KHS seminar on 24 November 2009. Members would notify the Clerk if they wished to attend.

Flag Flying at 2 Crown Acres

It was reported that a complaint had been received regarding flags flying from a flagpole at 2 Crown Acres. TMBC have advised that no planning permission was required provided the flags were national flags.

Land off Snoll Hatch Road/Addlestead Road

It was reported that a complaint had been received regarding the potholed track and path. It was believed that land was in private ownership, however, in the first instance the matter had been directed to KHS and KCC PROW in order to ascertain whether they were able to carry out any remedial repairs. Following which the matter would be referred to the landowner who was believed to be Mr. N. Stephens.

Old Church Lane

Cllr. Ms. Basemen requested that consideration be given to a reduction in the speed limit of Old Church Lane. The matter would be referred to TMBC for an assessment.

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Overgrown Tree at the corner of the Dower House with Old Church Lane

Cllr. Ms Baseden drew attention to the overgrown tree which was affecting overhead pylons. The matter would be referred to KHS.

Dog Fouling and Enforcement Day, 27 October 2009

Cllr. Ms. Baseden reported that the day had been very active with in excess of 300 bags of dog faeces being bagged up and removed from the footways and PROWS within the village. Thanks were extended to Cllrs. Ms Baseden in her capacity as TMBCs Dog Warden for organising the event and to Cllr. Street for representing the Parish Council. It was disappointing to note that some comments received from residents during the event were less than supportive. The Clerk would work with Cllr. Ms Baseden and arrange for an article to appear in the next edition of the Parish Magazine highlighting the dog fouling problem in the village.

Trees at the Pound

Cllr. Mrs. Macdonald drew attention to the trees at The Pound which were in need of attention. A repeated request would be made to TMBC for remedial work to be undertaken.

Christmas Event 2009

Cllr Shead sought assurance that the songs and carols to be performed at the event would be ones that most people young and old would be familiar with and that the Clubs which were normally held on the same night at the same time as the event would be held had also been invited to attend.

Use of Salvation Army Hall for future meetings

Members requested that the use of the Salvation Army Hall for future meetings be discussed at the next meeting of the Parish Council.

10. Urgent Items

Children's Centre

It was reported that KCC had amended their proposal for a Children's Centre in East Peckham and were now considering that the centre used existing community facilities e.g. Hadlow Library and Hadlow Village Hall. It was noted that the amended proposal would negate the need for a new building on East Peckham School Grounds and associated parking problems. Members were in favour of the amended proposals.

11. Matters for consideration in private: Exclusion of the press and public

Confidential Minutes refers

12. Date of Next Meeting: Confirmed as 16 November 2009 at 19.30 hours

There being no additional business, the meeting closed at 20.55 hours.