

**MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 03 NOVEMBER 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)

**APOLOGIES:** Cllrs: Mrs. Relf

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meeting held on 06 October 08 and 20 October 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 3 (06.10.08) - Stationing of a caravan at land at Pinkham Lane**

It was reported that the Planning Application had been withdrawn.

**Minute 5c, Litter Bins (06.10.08)**

It was reported that a resident had contacted TMBC regarding her continued dissatisfaction with the positioning of a litterbin at the corner of Bullen Lane and several flytipping incidents, which had occurred in the nearby vicinity. It was noted that TMBC had been asked to clarify the usage of the bin. As the resident was also in the process of contacting Councillor Peter Crawford the matter would be considered at the next meeting. Members were however hopeful that the matter could be resolved to the mutual satisfaction of all concerned.

**Minute 9 (06.10.08) – Footpaths 625 & 629**

It was reported that no response had been received from the landowner

**Minute 9 (06.10.08)**

It was reported that no response had been received from KHS regarding possible restrictions on the use of Hale Street by HGVs.

**Minute 3 (20.10.08) – The Hop Farm**

Attention was drawn to the following:

- It was reported that TMBC had received more than 200 representations as well as a petition containing approximately 300 names. It was noted that the issue was to be determined by the Licensing and Appeals Committee on 11.11.08 and that all those who had submitted representations had been invited to attend.
- It was reported that members had been invited to visit the Hop Farm and meet the owner, Peter Bull on 10.11.08. It was agreed that it would be better for the meeting to be delayed until after the license application had been determined by TMBC.

3. **Planning Applications**

**RESOLVED** to comment as follows to TMBC

**TM/08/03142/LB** Internal alterations to ground floor kitchen area and bedroom above at Goose Green Cottage, Maidstone Road, Hadlow  
**NO OBJECTION**

**TM/08/02685/LB & TM/08/03176/FL** Single storey rear extension, canopy porch and internal alterations (including new first floor layout and relocation of staircase), loft conversion incorporating 4 no. dormer windows and internal alterations, proposed garage and attached sun room at 23 Smithers Lane, East Peckham  
**NO OBJECTION, provided the internal alterations fulfilled all relevant LB criteria**

**TM/08/02965/FL** Erection of steel; framed lean to for use as a transformer house on a Ministry of Defence owned pumping station for the government pipelines and storage system at Nettlestead Pump Station, Off Hale Street, By Pass, East Peckham  
**NO OBJECTION**

**TM/08/03005/LB** Remove wall between kitchen and pantry/passage to improve natural daylight into kitchen. Put in required damp course in sitting room/kitchen. Put genuine oak floor in sitting room and reinstate the original floor bricks found beneath concrete screed in the kitchen at 144 Hale Street, East Peckham  
**NO OBJECTION, provided the internal alterations fulfilled all relevant LB criteria**

**TM/08/03197/FL** Garage with storeroom to replace existing (resubmission of TM/08/01887/FL) at Rose Villa, 1 Bullen Lane, East Peckham  
**As the PC had been informed by the planning applicant that the planning application had been withdrawn, the application was not considered.**

4. **Planning Decisions**

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

**TM/08/02115/FL** Single storey rear extension to kitchen at 22 Addlestead Road, East Peckham

It was reported that **TMBC had advised that the following applications have been WITHDRAWN**

**TM/08/02360/FL** Two storey side and rear extension and single rear extension at 35 Fell Mead, East Peckham

**TM08/01887/FL** Garage with storeroom above to replace existing at Rose Villa, 1 Bullen Lane, East Peckham

5. **TMBC**

a. **Area 2 Planning Committee**

The minutes of meeting held on 17 September and the agenda in respect of the meeting held on 29 October 2008 were **RECEIVED and NOTED**.

b. **Planning Enforcement Investigation at 1 Old Road, East Peckham: Possible use of premises for residential accommodation (Former Oriental Gourmet Restaurant)**

It was reported that following a further investigation it had been determined that a breach of planning control had occurred consisting of the material change of use of the ground floor restaurant to residential accommodation in conjunction with the flat above and that the owner had been invited to submit a retrospective planning application to rectify the breach on a without prejudice basis.

6. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following:

- No recent spreadsheet or updated report had been received from KHS.
- Road surfacing repairs had been carried out recently on Hale Street. It was noted however that the work had not been completed in some areas.
- Some superfluous junction signs had been removed.
- Some railings had been replaced along Branbridges Road.

b. **To consider new items for referral to KHS**

Following a discussion, it was:

**RESOLVED:** That the following issues would be referred to KHS

- Branbridges Road – flyposting
- Pierce Mill Lane – In order to prevent cars from parking and leaving litter, KHS would be asked to install wooden blocks or a similar structure.

c. **Parish & Town Seminar held on 14 October 08**

Cllr Poole reported that he had attended the meeting. Attention was drawn to the following:

- An introduction session was held so that attendees were aware of who the various KHS representatives were.
- A session was held on the Governments Speed Limit Review. It was noted that East Peckham was in the third phase of the review.
- The revised KHS structure was explained.

7. **KCC**

a. **Registers of Common Land and Town or Village Greens – Implementation of Part 1 of the Commons Act 2006 from 01 October 2008**

It was reported that KCC was responsible for holding the legal record of Common Land and Town or Village Greens for the County and that recently the Commons Act 2006 was passed in an effort to update the provisions contained with the Commons Registration Act 1965. The most significant element of the 2006 Act is the creation of new powers for Commons Registration Authorities to amend the Registers and it was hoped that this would ultimately provide more accurate records. The provisions contained within the 2006 Act enable applications to made in respect of the following purposes:

-1158-

- Contemporary Applications - to record an event which had taken place after 01.10.08
- Rectification Applications - To correct a mistake
- Transitional Applications - To allow registers to be amended to reflect relevant events

It was noted that the Registers would be available for public inspection and that further information was available from the websites [www.kent.gov.uk/villagegreens](http://www.kent.gov.uk/villagegreens) and [www.defra.gov.uk/wildlife-countryside/issues/common/index.htm](http://www.defra.gov.uk/wildlife-countryside/issues/common/index.htm). It was further noted that KCC were considering hosting a seminar on Common Land and Town or Village Green Issues later in the year and that the clerk had already registered the PCs interest in this seminar.

Following a discussion, it was:

**RESOLVED:** That the documentation be noted with interest and the Clerk would ensure that the East Peckham Common Land, i.e., land at Smithers Lane (adjacent to the sewage works) and East Peckham Ponds (Branbridges) had been correctly registered.

**b. Bus Time Tables**

New bus time tables effective from March 08 were received noted and copied to members. A copy had also been posted on the PCs notice board.

**8. Matters For Future Discussion**

Councillor Mrs Macdonald drew attention to damaged footpath posts at Pierce Mill Lane and Hatches Lane. The matter would be referred to KCC PROW.

The Clerk reported that following the receipt of a complaint by a resident, TMBC had been asked to consider some parking restriction at Whitebine Gardens where parked cars continually blocked access to the PROW.

**9. Date & Time of Next Meeting: 17 November 2008 @ 19.30 hours**

There being no additional business, the meeting concluded at 20.35 hours.