

**MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 04 FEBRUARY 2008 AT 19.30 HOURS**

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

**ALSO PRESENT:** Mrs K Bell (Clerk)

**APOLOGIES:** Cllrs. Bearman, Crawford, & Shead

Cllr Gardner opened the meeting and welcomed those present. Cllr. Gardner informed members that past Parish Councillor and Vice Chairman Mr McConnell had passed away. It was agreed that a letter of condolence would be sent to his widow.

1. **Declarations of Interests:** Cllr. Gardner expressed an interest in planning application TM/08/00105/FL.

2. **Minutes**

a. **Minutes of Meetings held on 07 January 08 and 21 January 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 7 (07.01.08) - KCC (East Peckham PROWs)**

It was reported that KCC had confirmed that they were disappointed that the PC was not satisfied with the level of work carried out and pointed out that the work to footpaths MR538 and MR539 accounted for a significant proportion of the 2007/08 budget. It was noted that KCC were of the opinion that the path from The Freehold to the Playing Fields was a rural path and it was expected that users would wear suitable footwear and be prepared for a rougher surface. It was further noted that as a general rule KCC did not tarmac any paths, which were unsurfaced and in this instance would not tarmac beyond the entrance to the residential estate. Furthermore its proximity to the stream meant that a sealed surface would not be possible, as it would increase surface runoff during heavy rain and increase the risk of the stream flooding. It was suggested that a compromise solution might be to acquire some planings, which could be spread on the surface of the footpath and investigations, would be made in order to ascertain the feasibility and cost of the acquisition of such material.

**Minute 7 (07.01.08) – Dog Fouling**

It was reported that the current village wide problems had been referred to TMBC.

**Minute 7 (07.01.08) – Oakley Homes Sign at Stilstead Farm**

It was reported that information had been received confirming that Oakley Homes had based their new offices at Stilstead Barn, Tonbridge Road. The Clerk confirmed that the information had been forwarded to TMBC for planning and NNDR purposes.

3. **Planning Applications**

**RESOLVED:** To comment as follows to TMBC

**TM/08/00116/ORM & TM/08/0117/LB** Minor amendment to the height form and design of the link extension approved under planning permission TM/04/03084/FL: New single storey rear extension to form kitchen and link together with internal alterations to existing oak shed at 142 Hale Street, East Peckham

**NOTED**

**TM/08/00089/FL** Retrospective application for extension to mezzanine and installation of first floor window at 10 Archers Park, Branbridges Road, East Peckham

**NO OBJECTION**

**TM/04/4354/R10A** Details of widths of undisturbed margins to protect public highway, railway line and River Medway on the Red Land at Land adjacent to East Peckham quarry, East Peckham

**NOTED**

**TM/08/00105/FL** Enlargement of building to create first floor and change of use to offices (Class B1) with associated car parking at Brook Farm Buildings, Church Lane, East Peckham

**OBJECTION** on the following grounds

- The proposed enlargement of the building would lead to increased traffic movements to an already vulnerable area of the village, despite a report to the contrary, traffic would travel into the village using Pound Road and Church Lane.
- The increased traffic movements would create a an additional Health and Safety risk especially for the children attending the local primary school which was situated at the corner of Pound Road/Church Lane.
- The proposed works were considered inappropriate for the rural location and the mass, scale and bulk of the proposal was unsuitable for the rural environment.
- The proposed development would lead to some encroachment into the 'Green Belt'
- The proposed development would create intolerable light pollution in a rural environment
- The proposed development would be overbearing on local residents
- The proposed development area would be located on land, which currently had agricultural status, and no change of use planning application had been submitted for consideration.
- The PC requested that the application be considered at Area 2 Planning Committee.

4. **Planning Decisions**

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

**TM/07/04053/FL** Installation of conservation roof light at The Barn, Stilstead Farm, Tonbridge Road, East Peckham

**TM/07/04172/FL** Variation of condition 3 of permission TM/05/00353/FL: change of use from C2 (Religious Teaching Institution) to C3 (single dwelling) and extension of existing Grade 11 house and to delay details relating to the existing residential Bothy building extensions.

**TM/07/04173/FL** Use of land as domestic garden curtilage (Retrospective) at Land Rear of 221-231 Hale Street, East Peckham

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

**TM/07/03360/RD** Details of drainage to the access and parking areas pursuant to condition 6 of planning permission TM/05/02295/OA: Outline Application for the demolition of existing dwellings and construction of 4 no. detached houses, 2 no. bungalows and 5 no. chalet bungalows at 40 – 46 The Freehold, East Peckham

**TM/07/03680/RD** Details of materials submitted pursuant to condition 5 of planning permission TM/05/02295/OA: Outline Application for the demolition of existing dwellings and construction of 4 no. detached houses, 2 no. bungalows and 5 no. chalet bungalows at 40 – 46 The Freehold, East Peckham

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

**TM/07/03963/FL** Two storey extension at 12 Golding Gardens, East Peckham

It was reported that **the following application had been WITHDRAWN:**

**TM/07/03486/FL** Installation of solar panel at Brookside Garden Centre, Seven Mile Lane, East Peckham

**5. TMBC**

**a. 'B' Lists**

The following were **RECEIVED & NOTED** 08/01 (07.01.08) & 08/02 (14.01.08)

**b. Planning Enforcement investigations:**

It was reported that planning enforcement investigations were being carried out in respect of the following:

**(i) Land North of Maidstone Road, Hadlow**

It was noted that the alleged breach of planning control referred to polly tunnels.

**(ii) Land South of Stone Cottage, Maidstone Road, Hadlow**

It was noted that the alleged breach of planning control referred to polly tunnels.

**(iii) 2 Hale Street, East Peckham**

Attention was drawn to the following:

- Following an inspection of the premises, TMBC had concluded that there had been a breach of planning control.
- The owners had been served with a 14-day notice to cease both the residential occupation of the premises and the car wash business or to submit a valid planning application for both activities. It was noted that the notice expired on 04 February 08 and failure to comply with the requirements of the notice would lead to further enforcement action.

- It was noted that the planning application in respect of the car wash/car sales business had been determined as invalid because incorrect details had been provided relating to the owners of the land.
- It was noted that the planning application in respect of the two blocks of flats remained outstanding, as the planning applicant had not provided all the relevant information.

(iv) **Tagmar, Hale Street Farm, 152 Hale Street, East Peckham**

It was reported that following an initial investigation, TMBC had concluded that there might have been a breach of planning control and further enquiries would be made.

(v) **Pages Patch, Snoll Hatch Road, East Peckham**

It was reported that following an initial investigation, TMBC had concluded that there might have been a breach of planning control and further enquiries would be made.

(vi) **44 Golding Gardens, East Peckham**

It was reported that following an initial investigation, TMBC had concluded that there might have been a breach of planning control and further enquiries would be made.

c. **Introduction of 1APP Application Form: New Validation Criteria Consultation**

It was reported that the government intended to introduce a new multipurpose application for planning and allied applications and that the form (1APP) must be available in an electronic format from 06 April 08. In order to comply with the requirements TMBC had produced a draft suite of documents which were available on TMBCs website. It was noted that the consultation documentation included an introduction, guidance on national validation standards, guidance on local validation standards, reference sources and checklists and that TMBC had invited comments on the consultation documentation by 13 February 2008.

- d. **Area 2 Planning Committee:** The minutes of the meeting held on 05 December 2007 together with the paperwork in respect of the meeting held on 09 January 08 were **RECEIVED AND NOTED.**

6. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following:

(i) **Traffic Volumes Exiting Somerfield Site, Branbridges Road**

KHS had stated that they did not and were not required to hold any data in this respect. The matter would be referred to TMBCs Planning Department.

(ii) **Hale Street Traffic Calming**

KHS had confirmed that an order would be placed in respect of the missing bollards and signs but unfortunately no budgetary information was available in respect of the maintenance and repair of the traffic calming features.

(iii) **Overgrown hedge at Spice Cottage, Chidley Cross Road**

A Hedge Cutting Notice would be issued if necessary

(iv) **Bush Road, Hedge Cutting**

KHS would raise an order in respect of the additional work required.

- (v) **Pound Road Ponding**  
KHS had confirmed that they were considering the possibility of carrying out major works
- (vi) **Flyposting**  
All illegal signs on the public highway would be removed
- (vii) **Snoll Hatch/Pound Road Junction**  
The missing bollard had been replaced

**b. New Issues**

Following a discussion, it was **RESOLVED** that the following issues would be referred to KHS:

- (i) A water leak adjacent to 24 – 26 The Freehold
- (ii) Potholed surface of Orchard Road/The Freehold
- (iii) Ponding problem at Bardsley Close, Hale Street

**c. Kent County Council Draft Permit Scheme**

It was reported that The Traffic Management Act 2004 and the associated Network Management Duties required KCC to do all that was reasonably practicable to manage the network effectively and that Part 3 of the Traffic Management Act had provided the opportunity for KCC to apply to the SoS for Transport for the ability to operate a Permit Scheme. The Permit Scheme would allow KCC to better manage and coordinate all activities on the highway network and improve reliability and journey times for the travelling public. KCC had taken the decision to apply to the SoS to run a Permit Scheme and had provided a copy of the Draft Permit Scheme. Following a discussion it was:

**RESOLVED:** That the PC agreed with the objectives of the Permit Scheme and the draft document was noted with interest.

**d. Kent Highways Pipkin Seminar: Report of seminar held on 10.01.08 (Attended by Cllrs. Crowley & Gardner)**

Cllr Crowley reported that the seminar was an interesting and informative event; he drew specific attention to the following:

- (i) Each year KHS received many scheme requests seeking investment and inclusion in KCCs annual Transportation and Safety Package Programme and there were too many proposals for the funding available.
- (ii) The 2008/09 programme represented a significant milestone in determining Kent's local transport priorities and establishing local investment programmes as it was devised using Kent's new Scheme Prioritisation method, PIPKIN.
- (iii) All transport scheme proposals are subjected to a formal assessment and prioritisation in accordance with their likely impact and wider contribution towards Kent's strategic and local transport objectives.
- (ii) Also included within the seminar was an update on the planned restructuring of KHS.

7. **Matters for Future Discussion**

**Parade of Shops at The Pound**

Cllr Gardner informed members that a resident had fallen at the parade of shops and queried whether it would be possible for the paving to be altered slightly so that it was safer for the less mobile members of the community. It was noted that responsibility for the paved area rested with the businesses and that there was ramped access to the shops; nevertheless the matter would be referred to the businesses.

**The Clerk**

Informed members that a letter had been received from Sutton Valance PC seeking the PCs support in their objections in respect of the creation of an eight-lane athletics track at Sutton Valance School. Members felt that as the issue did not affect East Peckham it would not be appropriate for the PC to comment.

8. **Date & Time of Next Meeting:** 11 February 08 at 19.30 hours

There being no additional business, the meeting closed at 21.00 hours.