

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 06 OCTOBER 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk), Borough Councillor Mrs. Holland & 3 residents

APOLOGIES: Cllrs: Mrs. Relf & Shead

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meeting held on 22 September 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:** There were none

3. **Planning Applications**

RESOLVED to comment as follows to TMBC

TM/08/01695/FL Retrospective application for change of use of land to residential for a long-stay caravan site for one gypsy family and stationing of touring caravan at Land at Pinkham Lane, East Peckham
Note: additional information received relating to flood risk and flotation device
NOTED however previous objections were reiterated. In addition, clarification was sought on whether the permission sought was for one or two residential caravans

TM/08/01701/FL & TM/08/01702/LB Rebuilding staff block and construction of staff cottage at Roydon Hall, Roydon Hall Road, East Peckham.
Note Amended plan (west elevation) received for information only
NOTED

TM/08/01752/FL Replacement of detached triple garage with single storey residential annex with accommodation in the roof space and internal hallway link to main dwelling. Demolition of double garage to front at Brookside Garden Centre, Seven Mile Lane, East Peckham
NO OBJECTION provided that if permission was given for the proposed development it did not create a separate heraditament.

TM/08/02202/FL Retrospective application for the erection of extension to existing building to provide entrance to pizza parlour at The Hop Farm, Maidstone Road, Paddock Wood
NO OBJECTION

TM/08/02260/FL & TM/08/02277/LB	Retrospective application for the erection of stables and small animal enclosures sited behind Bell 4 at The Hop Farm, Maidstone Road, Paddock Wood NO OBJECTION
TM/08/02584/FL	Sun room/breakfast area extension to existing kitchen at 23 Addlestead Road, East Peckham NO OBJECTION
TM/08/02798/FL	Retrospective application for alteration to front elevation of former stable building at The Hop Farm, Maidstone Road, Paddock Wood OBJECTION the proposal was considered to be unacceptable and would be out of keeping with the nearby listed buildings
TM/08/02855/FL	Use of farm, lakes and farm buildings as an annexe to Hadlow Agricultural College together with the conversion and expansion of agricultural building to form ancillary dormitory accommodation and provision of parking and alterations to existing vehicular access at Grove Farm, Maidstone Road, Hadlow NO OBJECTION
TM/08/02942/TNCA	Crown lifting of a walnut tree at 107 Court Lodge Cottages, Old Church Lane, East Peckham NO OBJECTION
TM/08/02952/LRD	Details of a written scheme of investigation submitted pursuant to condition 3 of LB Consent Ref 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 buildings within the curtilage at Roydon Hall, Roydon Hall Road, East Peckham NOTED

4. Planning Decisions

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

TM/08/02245/MIN	Details of diversion of the Tudely Brook mitigation plans for reptiles details relating to Great Crested Newt Survey and bat survey submitted pursuant to conditions 18, 27, 28 and 29 of planning permission TM/04/04354/MIN: Extraction of sand and gravel from Yalding Meadow and restoration of grassland at existing levels and enhanced wildlife interest. Extraction of sand and gravel from the Red Land and restoration to open water, reedbeds, grassland and wet woodland (KCC Ref: TM/04/04354/R18, R27, R28 ANMD R29) at East Peckham Pit, Hale Street, East Peckham
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It was reported that **TMBC had GRANTED PERMISSION** for the following:

TM/08/02114/FL	Demolish outbuildings and erect two-story extension at 38 Old Road, East Peckham
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TM/08/02203/FL

Retrospective application for the erection of timber framed gazebo structure with shingle tile roof, timber trellis panels and a part stone brick block paved/tarmac structure walkway with red brick retaining wall and planters at The hop Farm, Maidstone Road, Paddock Wood

5. **TMBC**

a. **Area 2 Planning Committee**

The minutes of meeting held on 06 August and the agendas in respect of the meetings held on 17 September 2008 and 02 October 2008 were **RECEIVED and NOTED**.

b. **Untaxed Vehicles 'Operation Cubit'**

It was reported that during Operation Cubit which was held between 26 August to 29 August 2008 untaxed vehicles were removed none of which were from East Peckham. It was noted that TMBC intended to operate again during December.

c. **Litter and Dog Bins**

Attention was drawn to the following:

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|-------|----------------------------------|--|
| (i) | PROW by Pound Road | Litter bin had not been moved as a better location had not been identified |
| (ii) | Extra bins on the Playing Fields | TMBC would have a look at the area shortly in order to ascertain the possibility of additional bins being installed. |
| (iii) | Additional litter & dog bins | Would be considered by TMBC if the PC identified potential sites and agreed them beforehand with nearby residents |

d. **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 an inspection of the premises and of TMBC records it was apparent that there might have been a breach of planning control and that further investigations would be carried out.

6. **Kent Highway Services**

a. **Update on current issues**

Attention was drawn to the following:

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| Tonbridge Road | Missing chevrons | KHS found no defect |
| Tonbridge Road | missing marker posts | KHS to replace |
| The Freehold | repairs | Carried out by KHS |
| Pound Road | patching to car park | Carried out by KHS |
| Bardsley Close | ponding | KHS passed to drainage team |
| Hale Street | streetlighting | KHS passed to streetlighting |
| Old Road | Missing bollard | KHS passed to contractor |
| Snoll Hatch Rd | overgrown vegetation | KHS has cut back vegetation |
| Stanford Lane | drainage/ponding | KHS passed to drainage team |
| Branbridges Rd | Railings | KHS have given approval for some work and are to confirm the extent of proposed works |
| Pound Rd | drainage/ponding | KHS passed to drainage team |
| Snoll Hatch Rd | bollard | KHS passed to streetlighting |

Church Lane	Marker posts	outstanding
Branbridges Rd	flyposting	on private land, no action proposed by KHS
Old Rd	damaged signpost	outstanding
Bush Rd	damaged signpost	Carried out by KHS
Smithers Lane	Resurfacing works	KHS inspected and referred for possible work but no funds available
Chidley Cross Rd	overgrown vegetation	Work carried out by landowner
Addlestead Rd	Overgrown vegetation	outstanding
Church Lane	damaged signpost	KHS passed to contractor
Church Lane	potholes	KHS agreed potholed in places but not sufficiently bad enough to warrant immediate action
Old Rd	overgrown verges	outstanding
Church Lane/	damaged	
Bush Road	signpost	outstanding
Village Signs	Audit	outstanding (Government in process of passing new legislation, which might persuade KHS to take action)
Brookside		KHS reassessing the matter and have involved the Aboriculturalist regarding the further removal of some trees
Roundabout	Restructure	
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 there were no new items for referral to KHS

c. Report of meeting held on 03 October 2008

Attention was drawn to the following:

(i) The meeting had been attended by Cllrs. Crawford, Crowley, Mrs Macdonald, the Clerk, County Council Long, Borough Councillor Mrs Holland and 5 representatives from KHS

(ii) Issues discussed included the following:

- Road narrowing by The Harp PC asked to recommend possible solutions
- Snoll Hatch Congestion at corner with Addlestead Road, PC asked to recommend possible solutions
- Redundant Signs
- Ragwort KHS will be forward their guidelines
- Liaison It was noted that KHS now provided a report and spreadsheet, the report was for information only and could not be used for two way communication, although the spreadsheet was still being used it was now effectively a 'wish list' for highway improvement schemes, PC to devise a format for referring items to KHS.

- Speeding

7. KCC: South East Plan - Partial Review of Gypsy & Traveller Accommodation: Consultation by the Regional Assembly for the South East

It was reported that the SE Regional Assembly had prepared a planning framework – the South East Plan which as well as saying how many houses should be provided and where also covered places to live for gypsies, Irish travellers and others. It was noted that on 01 September 2008 the Regional Assembly launched a public consultation for its 10-year target for the number of pitches that should be provided for Gypsies, Travellers and Travelling Show people in each LA area and that the consultation would run until 21 November. It was further noted that the document 'Somewhere to Live: Planning for Gypsies, Travellers and Travelling Show people in the South East' could be found at <http://www.southeast-ra.gov.uk/consultaion>. Part of the remit would be that local councils would be responsible for identifying suitable locations through their local development frameworks and that although local authorities in Kent would be sending their own views to the Regional Assemblies they were also assisting with the consultation and there would be a series of meetings at which the Regional Assembly representatives would talk about the consultation and the options being put forward. It was noted that the meeting arranged for the area would be held on Monday 27 October 2008. Following a discussion, it was:

RESOLVED: That the document and its contents be noted with interest

8. 2008 Bash The Trash

Attention was drawn to the following

- (i) The 2008 Bash the Trash held on 17 September 2008 had been the best event of its kind which had been held in the village.
- (ii) 65 children from the village had participated and they had been representing either the Primary School or the East Peckham Scout Group.
- (iii) Over 30 bags of rubbish had been collected.
- (iv) The participating children had all been provided with a certificate of appreciation and a canvas goody bag, which contained a low energy lightbulb, a pen, a pencil and a ruler.

Following a discussion, it was:

RESOLVED: Due to the success of this years event it was agreed that the event would become a twice-yearly event and would be held each spring and autumn.

9. Matters For Future Discussion

The Clerk drew attention to an exchange of emails with a resident who was dissatisfied with the maintenance of overhanging vegetation along footpaths 625 and 629 which were the responsibility of a private landowner. The Clerk explained that she had spoken to the landowner who was aware of his responsibilities but had to act within DEFRA guidelines. Members were satisfied that as landowner was aware of his responsibilities and was operating within DEFRA restrictions it would be inappropriate to taken any action.

Standing orders were suspended in order to allow a resident to speak

The resident drew attention to the use of Hale Street by HGVs. A discussion took place and possible suggestions for alleviating the problem included, restricting the use of HGVs from Hale Street during certain times of the day, to apply for a weight restriction so that HGVs would be prevented from using Hale Street and for additional signage to be erected on Seven Mile Lane encouraging more HGVs to use the bypass. It was agreed that the matter would be referred to KHS.

10. Date & Time of Next Meeting: 20 October 2008 @ 19.30 hours

There being no additional business, the meeting concluded at 20.22 hours.