

**MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY, 07 DECEMBER 2009 AT 19.30 HOURS**

**PRESENT:** Cllrs. J. Crowley, B. Gress, Mrs. J Macdonald, Mrs. L. Picknett, D. Poole (Chairman) & P. Street

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

**APOLOGIES:** Cllrs. Mrs. L. Baseden, P. Crawford, A. Gardner & T. Shead

In the absence of Cllr. Gardner it was **RESOLVED** that the meeting be chaired by Cllr. Poole. Cllr. Poole opened the meeting and welcomed everyone present.

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

2. **MINUTES**

The minutes of the meetings held on 02 November 2009 and 16 November 2009 which had been copied to members were **APPROVED** and signed as correct records of those proceedings.

3. **MATTERS ARISING**

**Minute 3 (02.11.09): MVCP Riverside Walk Leaflets:** It was noted that these had been received and were available from the Parish Office, the Village Stores and the library.

**Minute 6c (02.11.09): Probity in Planning:** It was noted that a copy of the PowerPoint presentation of the seminar held on 25 November 2009 had been received.

**Minute 6e (02.11.09): Preliminary Consultation – Prohibition of waiting Proposals:** It was reported that a comment had been received from a resident who felt that the proposal in respect of the Pound Road junction with Fell Mead would encourage motorists to park in Fell Mead. It was felt that the proposal would in actual fact encourage motorists to use the Car Park.

**Minute 9 (02.11.09): Land off Snoll Hatch Road/Addlestead Road**

It was reported that KHS were of the opinion that the land was in private ownership and therefore the responsibility for remedial repairs lay with the landowner.

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

**TM/09/02217/LB** Rethatch cottage with Water Reed (in place of Long Straw), install sliding doors in 1980's extension, fit conservation rooflight in 1900's extension, re-fit casement window to side elevation and fit casement window in area where chimney will be demolished. Remove and replace internal casement window with mullioned window. Replace existing door in 1980's extension and make good at Bullen Cottage, 124 Addlestead Road, East Peckham

**Note: Letter received from applicant in support of the use of Water Reed as an alternative to Long Straw  
NOTED**

**TM/09/02735/FL** Single Storey side extension at 7 Bardsley Close, East Peckham  
**NO OBJECTION**

**TM/09/02978/TNCA** Remove Pine tree and smaller tree (or prune) in back garden of 3 Addlestead Road, East Peckham  
**NO OBJECTION**

**5. PLANNING DECISIONS:** Notification had been **RECEIVED** that:

**TMBC had GRANTED PERMISSION for the following:**

**TM/09/02338/FL** Two storey side extension at 1 Smithers Lane, East Peckham

**TM/09/02506/FL** Two storey extension and replacement conservatory at Orchard Cottage, Stanford Lane, Hadlow

**TMBC had granted LISTED BUILDING CONSENT for the following:**

**TM/09/02339/LB** Two storey side extension at 1 Smithers Lane, East Peckham

**TMBC had APPROVED the following:**

**TM/09/02051/RD** Reserved details of conditions 3 (Archaeological Watching Brief), 6 (scheme of landscaping and boundary treatment), 7 (landscape management plan), 8 (details of directional signage), 10 (badger survey) and 12 (scheme for protection and management of the southern ditch) of planning permission ref TM/03/02493/FLEA in respect of the erection of 64 holiday let units and managers unit with associated walkways and access and parking areas at The Hop Farm Country Park, Maidstone Road, Paddock Wood.

**TM/09/02210/RD** Details of site investigation and remediation scheme and scheme for surface and foul water disposal submitted pursuant to conditions 6 (parts A and B) and 10 of planning permission 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 buildings to form ancillary dormitory accommodation and provision of parking and alteration to existing vehicular access at Grove Farm, Maidstone Road, Hadlow.

**TMBC had REFUSED TO PERMIT the following:**

**TM/08/03531/FL** 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/09/02225/FL** Two storey side extension and loft conversion at Magpie Bottom Cottage, 313 Bells Farm Road, East Peckham

**6. TMBC**

**a. Joint Transportation Board**

The minutes of meeting held on 24 August 09 together with the agenda in respect of the meeting held on 30 November 09 were **NOTED**.

b. **Mobile Home at Pinkham Lane, East Peckham (TM/08/03531/FL)**

It was reported that TMBC had served an enforcement notice which would take effect on 14 December 2009. It was noted that the planning applicants would have three months in which to comply with the notice if they did not lodge an appeal and that the notice required them to cease the use of the land for the stationing of any caravans and remove from the land all caravans and hard surfaces.

c. **Land off Branbridges Road, East Peckham (adj. Rose & Crown Public House)**

It was reported that TMBC were aware of the concerns regarding the land and were monitoring the situation. It was noted that as there was no breach of planning control occurring there was no formal action that could be taken however the site was being kept under observation.

d. **Operation Cubit**

It was reported that the next event would be held between 14.12.09 and 18.12.09.

e. **Property Naming - Dwelling at Bells Farm Road, East Peckham**

It was noted that the property would be known as Little Rhoden Farm.

f. **The Hop Farm - Response from TMBC**

Attention was drawn to the following:

- **The Master Plan**

The original master plan was approved some years ago in the time of a former owner and reflected the way in which the site was developing at that time. Subsequently as part of the consideration of the application for the 64 self catering holiday units which TMBC supported, TMBC also agreed to a revised version with the planning Inspector. The latest draft version of the Master Plan was intended to support the range and diversity of specific uses that the current owner now proposed. TMBC would welcome any comments which the PC had regarding the draft plan. Following a discussion, it was:

**RESOLVED:** That members would peruse the contents of the latest draft Master Plan and a formal consideration of the document would take place at the January meeting of the Parish Council. Whilst it was noted that members had been forwarded an 'e' version of the document a few months ago, they would advise the Clerk if they required an additional 'e' version.

- **Planning Applications**

TMBC had commented that some planning applications for relatively minor development and limited impact had been dealt with individually because they had no material significance in terms of the overall approach to the site. In these cases there had been no need to report them to the Area Committee. However, significant applications would be considered by the Area Committee. It was noted that all enforcement reports would receive Committee consideration

- **Complaints**

Each complaint of a breach of planning control would be investigated in its own right and in several cases this had led to the submission of planning applications for TMBC to consider. Investigations might also lead to enforcement action. It was noted that TMBC has had to investigate a range of breaches of planning

control at the Hop Farm and planning applications had not yet been submitted in respect of all identified breaches of planning control.

- **Future Monitoring of Hop Farm Events**

It was noted that TMBC were concerned at the way in which the number of events had escalated and the way in which they were controlled and that these concerns had been expressed to Hop Farm Management and the Solicitor acting for them. It was noted that these concerns included issues such as noise nuisance, health, safety, compliance with licensing requirements and highways management and that dialogue between TMBC and the Hop Farm was proving useful. It was further noted that TMBC had invested a huge amount of resources into monitoring large scale events and would continue to do so as well as strengthening the licensing team so that they could be more proactive.

## 7. Kent Highway Services

a. **Update:** Attention was drawn to the following outstanding items.

- \*Removal of railings in Branbridges Road.
- \*Visibility obstruction on the Hale Street approach to Brookside roundabout
- \*Village Hall Signage.
- \*Repair/replacement of bollard on Old Road
- \*Obstruction of streetlight at Little Mill
- \*Blocked drain/gully in Church Lane
- \*Ponding at Pound Road, opposite the post office.
- Medway Meadows/Branbridges Road - Request for fence to be repaired/replaced
- Fly posting obscuring sightlines on exiting Somerfield, Branbridges Road.
- Superfluous posts along Old Road. Being considered by KHS.
- Village Wide Speed Limit. Referred to KHS, no response to date
- Kerb outside the greengrocers and the Post Office.
- Resurfacing of Smithers Lane

In addition, it was noted that:

- The items marked \* were the only issues recorded as being outstanding according to the results screen on the East Peckham Parish Portal website page.
- Official Government approval had been received by KCC with regard to the introduction of their Permit Scheme.

b. **To consider new referrals to KHS**

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

- Drainage and ponding problems on Pound Road from No 80 to the Co-op.
- Drain problems on Tonbridge Road near Addlestead House.
- Missing manhole covers on Pierce Mill Lane.
- Missing bollard at the central village junction.

c. **KHS Parish Seminar**

Cllr. Poole reported that he had attended the seminar on 24 November 2009, that the seminar had been and that it focussed on winter maintenance, My Kent Highways online, road safety and permitting.

**d. Maintenance of Roadside Ditches**

The information produced by KHS regarding the maintenance of roadside ditches and associated parking restrictions was **NOTED**.

**8. KCC: Subsidised Local Bus Services**

Correspondence from KCC regarding the re-tender of local bus services within the local area was noted. It was further noted that no major changes were being suggested which would adversely affect East Peckham.

**9. Permitted Development Definitions: Fact Sheet**

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

**10. Matters for Future Discussion**

Attention was drawn to the following:

**Playing Field Boundary**

The fence bordering 21 Pippin Road with the Playing Fields was highlighted as being in need of remedial repairs as was an area of fencing bordering the Primary school/Church Lane. It was agreed that a quotation would be obtained for future consideration by the Parish Council and that the quotation would include the small fenced area on Parish Council land at The Pound which was also in need of remedial repair.

**Drain Cleansing**

It was reported that each time KHS emptied the gullies they should be jetting the pipes however it was noted that in practice this did not happen. KHS would be notified accordingly and advised that this matter was considered a priority in terms of importance to the village and reminded that the main problem was not with the gullies but with the pipes because if they were not jetted thoroughly they could not let water through resulting in pipes being unable to let water through quickly enough.

**Ditch at Little Mill**

Attention was drawn to the ditch at Little Mill which was full of rubbish. KHS would be advised to take action against the landowner for failing to adequately maintain the ditch.

**Old Seven Mile Lane**

KHS would be advised that the area was being as a rubbish dump and would be asked to clarify whether it was still KHS land, if so KHS would be asked to remove the build up of rubbish.

**2009 Christmas songs and carols**

Members were reminded that the event would be held at 7.00 p.m. on 8<sup>th</sup> December 2009

**11. Urgent Items:** There were none

**12. Matters for consideration in private:** There were none

**13. Date of Next Meeting:** Confirmed as 14 December 2009 at 19.30 hours

There being no additional business, the meeting closed at 20.26 hours.