

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 07 JULY 2008 AT 19.30 HOURS

PRESENT: Cllrs. Crowley, Gardner (Chairman), Gress, Mrs. Macdonald, Poole & Shead

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllrs. Bearman, Crawford, Ireland, Mrs. Relf & Street

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meetings held on 02 and 16 June 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 2b (02.06.08), Dilapidated Building at Branbridges Road

It was reported that an application had been submitted to English Heritage in respect of the possible listing of the property. It was noted that English Heritage had responded with the request for additional information which was being dealt with.

Minute 2b (02.06.08), Planning History of The Hop Farm

It was reported that TMBC had provided a partial planning history for the site but that the information did not include either the additional land that had recently been acquired or the activities that were permitted as the site had a general tourist/event use. It was noted that some of the land under the Hop Farms ownership fell within MBC and so enquiries were being made with MBC as far as that element of land ownership was concerned. It was believed that some of the new land was being used for agricultural purposes.

Minute 5b (02.06.08), Planning Application TM/08/00105/FL - Enlargement of building at Brook Farm, Church Lane, East Peckham

It was reported that subject to conditions planning permission had been granted.

Minute 7 (02.06.08), East Peckham, Watercourses

It was reported that the EA had confirmed that with regard to river maintenance, this was looked at in terms of flood risk and that as in-channel growth affected the conveyance of the watercourse more than the vegetation on the banks the EAs priority was to remove the aquatic vegetation. It was noted that although the bank might not undergo the same cutting regime as the channel the EA would use their professional judgment when making an assessment. It was further noted that material removed from the watercourse would be left for disposal by the riparian owner.

Minute 8, CPRE: How to Respond to Planning Applications

Additional copies of the booklet had been obtained and passed to members.

Minute 10, Floodlights at the Snoll Hatch Stables

It was reported that TMBCs Planning Enforcement Team were reviewing the case and the owners had been invited to either submit a planning application or remove the floodlights.

3. Planning Applications

RESOLVED: To comment as follows to TMBC

- TM/08/01806/FL** Change of use to allow use for Class B1 small business use at 9 Archers Park, Branbridges Road, East Peckham
OBJECTION: The PC found the application unacceptable on the following grounds:
- The change of use would lead to the creation of a small business use within a warehouse and distribution site
 - The change of use would set a precedent and further units would change their approved usage in a warehouse and distribution site
 - The proposed change of use would lead to an increase in the number of traffic movements using an already vulnerable part of the highway
 - It is considered that inadequate provision has been made for the expected increase in parking requirements
- Note: TMBC would be asked to supply a comprehensive list detailing the planning categories.

4. Planning Decisions

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

- TM/08/01089/FL** Rear side extension at 6 Strettitt Gardens, East Peckham
- TM/08/00708/FL** Extend existing front dormer by 98cm at Springtime, 86 Pound Road, East Peckham
- TM/08/01378/FL** Rear conservatory at 49 Pound Road, East Peckham

It was reported that **TMBC HAD APPROVED** the following **AMENDMENTS:**

- TM/08/01388/ORM** Minor amendment to planning permission TM/08/00323/FL (Erection of single storey extension and conservatory) being a single storey extension in place of the approved conservatory

It was reported that the following appeal to the **PLANNING INSPECTORATE HAD BEEN DISMISSED:**

- TM/07/03963/FL** Proposed double storey extension at 12 Golding Gardens, East Peckham

5. TMBC

a. **Planning Enforcement investigations**

(i) **9 Bramley Road, East Peckham (installation of a fence)**

It was reported that TMBC had concluded that no breach of planning control had occurred.

- (ii) **Land at Strettitt Farm to West of Pinkham Lane (mobile home)**
It was reported that TMBC had concluded that there might have been a breach of planning control and further investigations would be undertaken.
- (iii) **Land at Pinkham Lane, East Peckham (installation of a mobile home)**
It was reported that TMBC would carry out an initial investigation shortly.
- (iv) **9 Pippin Road, East Peckham (Fence bordering Pippin Road)**
It was reported that TMBC had concluded that no breach of planning control had occurred. It was noted that the location of the alleged breach had been incorrectly identified.
- (iv) **9 Hale Court, East Peckham (installation of white upvc window frames, rear extension and hard standing to the front)**
It was reported that TMBC had concluded that no breach of planning control and occurred.
- (vi) **2 Hale Street, East Peckham (unauthorized erection of adverts)**
It was reported that TMBC had concluded that there might have been a breach of planning control and further investigations would be undertaken.

- b. **Area 2 Planning Committee:** The minutes of the meeting held on 07 May 2008 and the agenda in respect of the meeting held on 25 June 08 were **RECEIVED AND NOTED**
- c. **Joint Transportation board:** The minutes of the meeting held on 03 March 2008 and the agenda in respect of the meeting held on 09 June 08 were **RECEIVED AND NOTED**

6. Kent Highway Services

- a. **Forthcoming road closures affecting East Peckham**
It was reported that a lane closure would be in operation on Beltring Road between Branbridges Road and the entrance to the Blue Bell Inn for a period of 2 days from 04.08.08 to allow the removal of vegetation and to lay a high friction surfacing on approach to the junction.
- b. **An update on items referred to KHS via the Spreadsheet**
An update on the issues currently on the spreadsheet was copied to members. The information as presented to members is annexed to the minutes
- c. **New Items for referral to KHS**
Following a discussion it was:
RESOLVED: That the following issues would be referred to KHS via the spreadsheet
 - Branbridges Road – Advertising/flyposting
 - The Hop Farm Roundabout – overgrown
 - Hale Street/Old Road – Damaged signpost
 - Brookside Roundabout – Further repairs required
 - Seven Mile Lane (Martins Lane) – advertising/flyposting
 - Hale Street (Outside the Harp PH) – Missing bollards
 - Church Lane – overgrown trees & hedges
 - Old Seven Mile Lane - Streetlight remained faulty

7. East Peckham Public Rights of Way

It was reported that the KCC Prow Officer had inspected the flooding to footpath MR538. Although found to be a bit muddy and there were a couple of small puddles there was no repeat of the flooding which occurred earlier in the year. The KCC PWOW officer had therefore assumed that the cause of the flooding was not through rainfall alone. It was noted that whilst KCC had no plans to resurface the path this financial year it would be considered alongside a number of other paths across the borough for the resurfacing during 2009/10. Following a discussion, it was:

RESOLVED: That the following issues would be referred to KCC PROW for attention

- Impassability of the footpath leading from Smithers Lane
- Footpaths MR537 and Mr538 were overgrown
- Updated footpath maps were required
- Additional marker posts were required which clearly indicated the routes of the village PROWs

8. South East England Regional Assembly: The following documents were **RECEIVED AND NOTED:**

- a. Partial Review of RPG9 and the draft South East Plan: Review of Sub Regional allocation of land won aggregates
- b. The South East Regional Sustainability Framework: Towards a Better Quality of Life

9. Tunbridge Wells Borough Council: Strategic Housing Land Availability Assessment

Further information was **RECEIVED AND NOTED**. It was further noted that the information was available via the website <http://www.tunbridgewells.gov.uk/SHLAA>.

10. Matters for Further Discussion

Cllr. Shead

Drew attention to the following:

- An overgrown tree on the green at Golding Gardens. It was noted that the matter was receiving attention from TMBC.
- Requested that the PC submit a further request to TMBC for an up to date village TPO list.
- Judging of the 2007 Best Village Front Garden Competition would take place during July.

Cllr. Mrs. Macdonald

Drew attention to the following:

- Sought a volunteer member to attend with her a Democracy in Action workshop at Mascalls School on 16 July 08. It was noted that the invitation was open to all members.
- The apparent inaccessibility of the Community warden as her details had not been widely distributed throughout the village.
- Flytipping along Hale Street. The matter would be referred to TMBC.

The Clerk

Drew attention to the following:

- **Travis Perkins**

It was reported that on Tuesday 01 July 4 HGVs turned up at the Travis Perkins site simultaneously. It was noted that Travis Perkins had dealt with the problem swiftly by turning three of the HGVS away and dealt with one vehicle at a time. One of the HGVs was then observed to damage one of the bollards in Strettit Gardens, the vehicle details were noted and the information passed to the employing company and KHS. Travis Perkins had been thanked for their prompt action in preventing congestion to Old Road.

- Informed members that the business category lead judge from the Village of the Year Competition wanted to meet with PC representatives on 10 July 08 at 9.30 a.m. It was agreed that the meeting would be held in the Sports Hall and would be attended by the Clerk together with Cllrs. Gress and Shead.

11. Date & Time of Next Meeting: 21 July 08 at 19.30 hours

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