

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 08 SEPTEMBER 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk) & 3 residents

APOLOGIES: Cllrs: Crawford & Mrs. Relf

Cllr. Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meeting held on 21 July 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 - Dilapidated Buildings at Branbridges Road

It was reported that English Heritage were trialing the use of an application form and in this respect a formal application for listing of the buildings was to be submitted shortly.

Minute 2b - Planning History of The Hop Farm

It was reported that ongoing enquiries were being made.

Minute 2b - Floodlights at the Snoll Hatch Stables

It was reported that the floodlights had been removed and as the breach of planning control had been rectified, no further action was being considered by TMBC.

Minute 2b – East Peckham Public Rights of Way

Attention was drawn to the following:

- KCC had inspected the footpaths across the Hop Farm and found them all open.
- KCC had inspected the four footpaths leading from the Friends Animal Sanctuary in Bush Road and found that although they should meet up in the vicinity of the garden center, they were obstructed and did not follow the correct line. However, as alternative routes were available, the landowner was not going to be asked to reinstate the paths.
- A complaint was received regarding overgrown vegetation of the private land adjacent to the footpath running along side the Allotments. The matter was referred directly to the landowner who had taken some remedial action.
- With effect from 12 September 08, Lucy Breeze the PROW Officer for the area was due to commence a six-month secondment. In her absence the PCs contact would be David Munn.

Minute 2b - PCs request for an updated TPO list

It was reported that after much persuasion, TMBC had provided comprehensive details of all of the 15 TPO's within the village.

Minute 5 - Planning Enforcement: 2 Hale Street, East Peckham

Attention was drawn to the following:

- No new information had been received regarding the appeal to the Planning Inspectorate regarding the change in use of the land from a petrol filling station with associated uses to the provision of a car washing service to the general public.
- With regard to the allegation that part of the site was being used for residential purposes, it was noted that as a result of recent enforcement action this activity had ceased and no further action was planned by TMBC.

3. Planning Applications

a. Approval of comments submitted to TMBC during the summer recess

Following a discussion, it was **RESOLVED** that the following comments would be **APPROVED**:

**TM/08/01577/FL
& TM/08/01578/LB**

Demolition of existing single story extension and construction of two story extension with minor alterations to ground floor at Bullpen Cottage, 124 Addlestead Road, East Peckham
NO OBJECTION

TM/08/01695/FL

Change of use of land to residential for a long-stay caravan site for one gypsy family and stationing of touring caravans at Land at Pink ham Lane, East Peckham, Tonbridge, Kent
Note: additional information received consisting of photographs and notification that the application wording was amended from 'Stationing of touring caravans' to 'stationing of touring caravan' was also submitted

OBJECTION: On the following grounds:

- Inappropriate and unsuitable use of the land
- The land had never to the knowledge of the PC been given approval for the stationing of a mobile home
- The proposal was considered to be adverse development within the green belt
- The proposed development would be on the flood plain in an area already at risk from flooding
- It was believed that there were no public sewer/disposal facilities close by
- The PC believed that the land had been in agricultural use until sold off in pieces by a former landowner and there was no recollection that a change of use for the land had been approved
- The adverse impact the development would have on the openness, character and appearance of the area.
- It was believed that the planning applicant had a permanent place of abode and continued to own a residential property within the TWBC area.

Attention was drawn to inappropriate notices, which had been displayed throughout the village, which appeared at first glance to be official TMBC notices. TMBC would be advised.

- TM/08/02114/FL** Demolish outbuildings and erect two-story extension at 38 Old Road, East Peckham
NO OBJECTION
- 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, Maid stone Road, Paddock Wood
NO OBJECTION
- TM/08/02115/FL** Single story rear extension to kitchen at 22 Addlestead Road
NO OBJECTION
- TM/08/02257/FL** Retrospective application for creation of a miniature driving school including construction of a hard surface track with raised kern stones, street furniture and timber post fencing and associated one story pitched roof building with ornamental petrol pumps at The Hop Farm Country Park, Maid stone Road, Paddock Wood
OBJECTION on the grounds that the one story building was out of character with nearby listed buildings

b. Planning Application for consideration

Following a discussion it was **RESOLVED** to comment as follows to TMBC:

- TM/08/02360/FL** Two-storey side and rear extension and single storey rear extension at 35 Fell Mead, East Peckham
NO OBJECTION however a flood risk impact statement would be requested.

4. Planning Decisions

It was reported that **TMBC HAD REFUSED** to permit the following:

- TM/08/01642/FL** Two-storey side extension and single storey rear extension at 11 Strettit Gardens, East Peckham

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

- TM/08/01806/FL** Change of use to allow use for Class B1 small business use at 9 Archers Park, Branbridges Road, East Peckham

It was reported that **TMBC HAD DECIDED** that an **Environmental Impact Assessment WAS NOT REQUIRED** in respect of the following:

- TM/08/02143/EASC** Request for Screening Option under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for development of 60-bed hotel and restaurant facility at The Hop Farm County Park

It was reported that **TMBC HAD ADVISED** that the following application **HAD BEEN WITHDRAWN:**

TM/08/00365/FL Demolition of existing building and construction of 2 No 2 bedroom flats and 5 No. 2 bedroom houses and ground floor shop unit at The Merry Boys, 2 Pound Road, East Peckham

It was reported that **KCC HAD APPROVED** the following:

TM/04/4354/R11 Amended details of the route of the conveyor from the plant area to the Red Land pursuant to condition 11 of planning permission TM/04/4354 at Land adjacent to East Peckham Quarry, East Peckham, Kent

5. TMBC

a. Area 2 Planning Committee

The minutes of the meeting held on 25 June 08 and the agenda in respect of the meeting held on 06 August 2008 were **RECEIVED AND NOTED**

b. Joint Transportation Board

The minutes of the meeting held on 09 June 08 and the agenda in respect of meeting held on 08 September 08 were **RECEIVED AND NOTED**. Attention was drawn to the delay in the A21 dualling works and it was noted that the Chairman, Vice-Chairman, Director of Planning, Transport & Leisure and the Head of Transport & Development had been requested to write jointly to the SoS through the JTB to express strongly the Boards view that the dualling work on the A21 must not be allowed to slip.

c. Untaxed Vehicles 'Operation Cubit':

It was reported that Operation Cubit was in force from 26 August to 30 August for the purpose of removing untaxed vehicles from areas within the Borough. It was noted that no information had been received regarding the success or otherwise of Operation Cubit.

d. Relocation of Litter bin

It was reported that youths had attempted to set alight the newly installed litterbin on the footpath adjacent to Pound Road and as it was near a tree an alternative location was being sourced.

6. Kent Highway Services

a. Update on current issues

Attention was drawn to the following:

- KHS had not provided an update on outstanding issues since June 2008.
- The PCs new liaison officer was keen to meeting with PC representatives. Following a discussion, it was **RESOLVED** that the meeting could take place at 10.30 a.m. on 03 October 2008 providing the liaison officer was accompanied by a KHS Inspector and Engineer. It was noted that although the meeting would be held in the Sports Hall, it would be preceded by site visit to the areas of concern within the village and for this reason the assembly point would be outside the Curran Hall. It was further noted that the PC would be taking the opportunity to discuss all outstanding issues.

b. To consider new items for referral to KHS

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

- An update would be requested in respect of the outstanding issues and certainly in time for the meeting scheduled to take place on 03 October 08.
- Branbridges Railings. Whilst the matter had been referred, the PC was of the opinion that the railings required immediate attention and the much-needed repairs could no longer be postponed as it had now become a Health and Safety issue.
- Missing bollards outside The Harp PH. The matter would be referred to KHS.
- Overgrown vegetation at Snoll Hatch Road (O/S Bower Mount). The matter would be referred to KHS.

c. Countywide Improvements

It was reported that the KCC Countywide Improvements Team was now responsible for road and footpath resurfacing schemes.

d. Draft Permit Scheme

It was reported that the revised scheme and a summary of the feedback from the initial consultation was available via the website <http://www.kent.gov.uk/publications/transport-and-streets/kent-permit-scheme>. It was noted that further comments were to be submitted by 19 September 08.

e. Parish & Town Council Seminar - Tuesday, 14 October 08 (9.30 a.m. – 1.30 p.m.)

Following a discussion, it was **RESOLVED** that Cllr Poole would attend the seminar.

7. KCC: Changes to the Definitive Map for East Peckham

It was reported that the entry for Public Bridleway MR281 had been modified by a reduction of approximately 2.6metres at one point to avoid the removal of a mature ash tree. It was noted that the information had been provided for informative purposes only as the area in question was just outside the Parish boundary.

8. Government Office for the SE: Secretary of State's Proposed Changes to the Draft Spatial Strategy for the SE of England – Post – Publication Corrections and Errata: (Note Consultation period ends 24.10.08)

Following a discussion, whilst the documentation was **NOTED WITH INTEREST**, it was **RESOLVED** that it would not be necessary to comment. The documentation was passed to Cllr. Mrs Macdonald for her perusal.

9. Roydon Hall: Report of visit held on 05 August 08

Attention was drawn to the following:

- PC representatives had been Cllrs. Bearman, Gardner, Street, Gress and Shead. It was noted that Mrs Margaret Lawrence the Village Historian had also attended.
- A tour of the property was undertaken which highlighted the neglect and disrepair of the building.
- Discussions took place with the Architect and his assistance on the extensive renovation works, which were planned over the coming years, which would restore, preserve and protect the building for the future.
- Members were keen for the positive dialogue between the architect and the PC to continue and a letter of thanks would be sent to the architect.

10. 2008 Bash The Trash

Following a discussion, it was **CONFIRMED** that the event would be held at 4.00 p.m. on Wednesday, 17 September 08. The assembly point would be the Sports Hall Car Park and those gathered would proceed to litter clear the Playing Fields. It was noted that whilst all village youth groups and the Primary School had been invited to participate, only the East Peckham Scout Group and Primary School had responded favourably.

11. Matters For Future Discussion

Litter and Dog Bins

It was suggested that additional litterbins were required on the Playing Fields. It was believed litterbins had to be installed within 20 m of a public highway in order for them to be emptied routinely and for this reason it was suggested that the Playing Fields already had as many bins as possible. It was further suggested that additional litter and dog bins were required within the vicinity of Addlestead Road and the garages in Westwood Road. The matter would be referred to TMBC.

Environment Agency – Visit to Leigh Operations Office

Cllr Poole reported that he had received information in respect of a possible talk and tour at Leigh Barrier. Cllr Poole agreed to circulate the information for member's consideration.

Coult Stream

It was reported that an inspection had revealed that the Coult Stream was completely choked in places and that the EA had been informed. It was noted that the EA's response was that the matter had been added to their maintenance schedule. It was further noted that the EA's operational procedures allowed them to weed cut from July to December and having completed all the mandatory risk assessments hoped to commence work on the Coult Stream shortly.

12. Date & Time of Next Meeting: 22.09.08 @ 19.30 hours

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