

**MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 16 JULY 2007 AT 19.30 HOURS**

**PRESENT:** Cllrs: Bearman, Crawford (Chairman), Crowley, Gress, Mrs. Kearns, Poole, Mrs. Relf & Shead

**ALSO PRESENT:** Mrs. K Bell (Clerk), Borough Councillor Mrs. Holland & 2 residents

**APOLOGIES FOR ABSENCE:** Accepted from Cllrs. Gardner, Mrs. Macdonald & Shead

1. **Election of Chairman for the Meeting:** In the absence of Cllr. Gardner it was **RESOLVED** that Cllr. Crawford would chair the meeting.

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

3. **To consider, confirm and agree summer recess arrangements for dealing with Planning applications**

Following a discussion, it was **RESOLVED** that Planning Applications received during the summer recess would be dealt with under delegated powers.

4. **Minutes of Planning Meeting held 02 July 07**

**RESOLVED:** That the minutes of the meeting, which had been copied to members be confirmed and signed as a true record of the proceedings.

5. **Matters Arising**

**Clerks report on Matters Arising**

**Minute 8c, Meeting with KHS Representatives**

It was reported that the meeting would take place at 10.30 a.m. on 18 July 07.

**Minute 8c, Coult Stream**

It was reported that the work recently carried out was routine in nature and had concentrated on the area adjacent to Bullen Cottage and Hale Street.

6. **Planning Applications: The following were considered**

**RESOLVED** to comment as follows to TMBC (Voting was by a show of hands)

**MA/07/1148**

Outline Application for a mixed use redevelopment comprising of the following:

- Employment development B1/B8 use (up to a maximum of 29,265 sp m)
- Residential development (up to a maximum of 350 dwellings)
- A small retail convenience store (A1) (up to a maximum of 250 sqm)
- The provision of a recreation area for formal sports activities (to the north of Hampstead Lane)
- An additional area of informal open space
- A dedicated area for nature conservation

- The minor regrading of an adjoining field (to the west) to alleviate wider flooding concerns
- Access to be decided at this stage and all other matters reserved for future consideration

at The site of the former Syngenta Works, Plus adjoining land to the West, South and North East of Hampstead Lane, Yalding

**Note: additional details received for consideration**

**Previous comments were reiterated which were as follows:**

**OBJECTION on the following grounds**

- The existing infrastructure would not be able to cope with the proposed size, mass, bulk and scale of the proposed development.
- The proposal would introduce an increase in vehicle movements using predominantly narrow rural highways.
- The proposal would introduce development into an area already at risk from flooding
- The existing rural character of Yalding would be adversely affected.

In addition, members drew attention to the access arrangements onto and off the site, which were inadequate for the size of the proposed development.

**TM/07/02069/FL &  
TM/07/02080/LB**

Construction of garage/store and modification to existing courtyard roof at Hextall Cottage, 69 Martins Lane, East Peckham

**NO OBJECTION**

**TM/07/02213/FL**

Controlled atmosphere store for fruit at Crowhurst Hop Farm, Bullen Lane, East Peckham

**Note: For information only. TMBC had advised that the application would not be processed as an existing planning condition (TM/89/01528/FL) insisted that prior agricultural notification was required.**

**TM/07/02241/FL**

Alteration of dormer extension at 161 Tonbridge Road, East Peckham

**NO OBJECTION**

**TM/07/01994/LB**

Addition of dormer window in northeast elevation at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

**NO OBJECTION**

**TM/07/02000/ORM**

Provision of dormer to the north-east elevation pursuant to planning permission TM/06/02789/FL (Two storey rear extension to provide enlarged kitchen and en suite shower room at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

**NO OBJECTION**

7. **Planning Decisions**

It was reported that **TMBC HAD GRANTED LISTED BUILDING CONSENT** for the following:

**TM/06/03625/LB** Alterations to tower roof and fleche, provision of additional lightning protection tapes and reopening of blocked door opening at St Michaels Church, Old Church road, East Peckham

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

**TM/07/01527/FL** Installation of CCTV in East Peckham Village Centre at the Sports Hall and at the Merry Boys PH

**TM/07/01552/FL** New dwelling to replace existing mobile home (residential) at Plot 3 September Cottage, Pinkham Lane, East Peckham

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

**TM/07/01613/RD** Details of materials and joinery submitted pursuant to condition 2 and 3 of planning permission ref: TM/03/00165/FL (change of use of redundant barn to provide residential annexe) at Brook Farm, Church Lane, east Peckham

8. **TMBC**

a. **The following 'B' Lists were RECEIVED and NOTED:**  
07/24 (18.06.07), 07/25 (25.06.07)

b. **Planning Enforcement Investigations:** Update on current issues

(i) **Climbing Activity Centre at The Hop Farm**

It was reported that as a decision on the planning application was expected shortly any enforcement action would be held in abeyance pending that decision.

(ii) **19 Addlestead Road**

It was reported that investigations were continuing.

(iii) **Land raising at Archers Park**

It was reported that the land raising had been permitted as an integral part of the application to develop the land and that the works were being carefully overseen by a hydrologist.

9. **Tonbridge & Malling Local Development Framework**

It was reported that the hearings part of the examination into the core strategy of the Tonbridge and Malling LDF had been completed and that the inspector had indicated that the report would be issued for TMBC to check by mid august. Following the fact check stage, TMBC would publish the final report. Without any prejudice to any findings on the soundness of the core strategy a provisional programme for the examination of the TCAAP and the DLADPD had been arranged as follows:

	Statements of Common Ground	Submissions	TMBCs response
TCAAP	29.8.07	19.9.07	9.10.07
DLA	12.9.07	3.10.07	19.10.07

Following a discussion, it was **RESOVLED** that the information be noted with interest.

**10. Matters for Future Discussion**

**Cllr. Crawford**

Drew attention to overgrown vegetation at the junction of Martins Lane/Seven Mile Lane. Which was restricting visibility. The matter would be referred to KHS.

**11. Date & Time of Next Meeting**

In order to afford members and the Clerk the opportunity to attend the Village of the Year Award Ceremony, which was to be held on 03.09.07, it was **RESOVLED** that the next meeting would be held on 10.09.07 at 19.30 hours

There being no additional business, the meeting concluded at 22.05 hours