

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 21 MAY 2007 AT 22.00 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk) & Borough Councillor Rogers

1. Election of Committee Chairman for 2007/08

It was proposed by Cllr. Poole, seconded by Cllr. Street and in the absence of further nominations **RESOLVED** that Cllr. Gardner would be elected Committee Chairman for 2007/2008

2. Declarations of Interests: There were none

3. Minutes of Planning Meeting held 23 April 2007

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

4. Matters Arising: There were none

5. Planning Applications

a. The following was confirmed:

TM/07/01292/FL Removal of condition 6 of planning permission TM/03/00165/FL (change of use of redundant barn to provide residential annex) to create 2 no. freehold ownerships at Brook Farm, Church Lane, East Peckham
NO OBJECTION

b. The following were considered

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

TM/07/00861/FL Erection of an activity and climbing course (Treejumpers) at The Hop Farm Country Park, Maidstone Road, Paddock Wood
Note: Revised plans submitted indicating re-location of children's playground, ticket office & open sided building
NO OBJECTION in principal however the PCs previous comments regarding the location of the proposed development were reiterated

TM/07/01205/FL Single story rear conservatory at 13 Caysers Croft, East Peckham
NO OBJECTION

TM/07/01300/FL Single storey side extension and conversion of garage into habitable space at 240 Bush Road, East Peckham
NO OBJECTION

TM/07/01373/FL & TM/07/01374/LB	Erection of garden room at Hale Place Cottage, 43 Hale Street, East Peckham OBJECTION The scale size and mass of the proposal was considered excessive for the location
TM/07/01563/A10	Article 10 Consultation by Maidstone Borough Council for erection of a new drainage pumping station at The Hop Farm Country Park, Maidstone Road, Paddock Wood NO OBJECTION
TM/07/01613/RD	Details of materials and joinery submitted pursuant to condition 2 and 3 of planning permission TM/03/00165/FL (change of use of redundant barn to provide residential annex) at Brook Farm, Church Lane, East Peckham. NOTED
TM/07/01669/RD	Details of external works and landscaping pursuant to condition 3 of planning permission TM/05/00496/FL (conversion/alteration of existing building to offices and storage accommodation and associated parking) at Stilstead Farm, Tonbridge Road, East Peckham NOTED

- b. It was reported that the following application was being processed and that a determination was due by late June 07.

TM/07/01527/FL	Installation of CCTV in East Peckham Village Centre at the Sports Hall and at the Merry Boys Public House
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6. Planning Decisions

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

TM/07/00459/FL	Security roller shutters at 7 – 9 Pound Road, East Peckham
TM/07/00782/FL	Ground and first floor extension at The Spinney, 54 Beltring Road, Paddock Wood

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

TM/07/00390/LB	Cat flap into exterior wall at Fant Barn, 26 Church Lane, East Peckham
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It was reported that the following application had been **WITHDRAWN**:

TM/07/00745/FL	Construction of 2 bay carte lodge at West Wing, Stilstead Farm, Tonbridge Road, East Peckham (Queries were raised regarding the permissive footpath which straddled the land)
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It was reported that **TMBC HAD APPROVED** the following:

TM/07/00669/RD	Details of materials being multi profile green cladding and farms slope serpentine green roofing pursuant to condition 2 of planning permission TM/02/03425/FL (Erection of fruit and bin store) at Crowhurst Farm, Bells Farm Road, East Peckham
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TM/07/00711/RD Details of landscaping submitted pursuant to condition 12 of planning permission TM/06/00919/FL (Construction of 10 no. B8 units, storage and distribution with access road, parking and landscaping) at Archers Park, Branbridges Road, East Peckham

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

TM/07/00772/TNCA Removal of 1 no. Silver Birch and top 1 no. Beech at Walnut Tree Cottage, 50 Addlestead Road, East Peckham

7. TMBC

a. The following 'B' Lists were RECEIVED and NOTED:

07/13 (03.04.07), 07/14 (10.04.07), 07/15 (17.04.07), 07/16 (23.04.07), 07/17 (30.04.07)

b. Area 2 Planning Committee:

(i) The minutes of meeting held on 14.03.07 together with papers in respect of the meeting held on 18.04.07 were **RECEIVED and NOTED**.

(ii) The minutes of meeting held on 18.04.07 together with papers in respect of the meeting held on 16.05.07 were **RECEIVED and NOTED**.

c. Planning Enforcement Investigations

(i) Land Opposite September Cottage, Pinkham Lane, East Peckham

It was reported that in order to verify whether a breach of planning control had occurred, TMBC would be carrying out a planning enforcement investigation.

(ii) 19 Addlestead Road, East Peckham

It was reported that in order to verify whether a breach of planning control had occurred, TMBC would be carrying out a planning enforcement investigation. Following a discussion, it was:

RESOLVED: That TMBC would be asked to include in their investigations the adjoining land where the level of the land was being raised by an accumulation of soil deposits.

d. Village Tree Preservation Orders

It was reported that a list detailing all the Village TPO's had not yet been received.

8. Kent County Council

a. Public Rights of Way

It was reported that the section of MR538 (running behind the properties of Marvillion Court and the Playing Fields) and the section of MR539 (leading from The Freehold through Crown Acres to Hale Street) had been added to KCC PROWs list of surfaced paths requiring repair and that the work should be carried out within the next two years. The PC had also been asked to identify other PROW, which were in need of remedial repair. Following a discussion, it was:

RESOLVED: That the timescale proposed by PROW for the remedial repairs was too long and PROW would be asked to carry them out as a matter of urgency. PROW would also be asked to meet with the PC and carry out a 'walkabout' of the village PROW network in order to examine the condition of all footpaths.

b. **Kent Minerals Development Framework, Town & Country Planning Local Development (England) Regulations 2004, Regulation 32 Site Allocation Representations Consultation**

It was reported that in November 2006, KCC submitted three Minerals Development Framework Plan Documents to the SoS for Independent Examination and that following the submission there was a period of public consultation. In response to the consultation KCC received some representations regarding specific sites and these were considered to fall within the definition of Site Allocation Representations. KCC was required to advertise the site allocation representations and a document containing details of these had been received. Whilst the document had been received with interest, it was noted that East Peckham was not affected by any of the site allocation representations.

9. **Kent Highway Services**

a. **Update on Highway Issues**

The information prepared by the Clerk consisting of an update on the issues, which had been reported to KHS via the spreadsheet and copied to members was **RECEIVED AND NOTED**.

b. **Additional issues to report on the May spreadsheet:** There were none

10. **Tunbridge Wells Borough Council**

a. **Affordable Housing Supplementary Planning Document**

It was reported that the document was available on the website <http://consultation.limehouse.co.uk/tunbridgewells/drafts/3/index.html>. It was noted that the consultation period would be from 27.04.07 to 08.06.07 and that viewing dates would be from 20.04.07 to 08.06.10.

b. **Core Strategy Issues and Options Workshop Event Record**

It was reported that a record of the event had been received for information.

11. **KCC: Maidstone Local Board**

It was reported that the PC had been asked to consider becoming involved in the expansion of a pilot project for rural speed limits which was currently being conducted south of Maidstone and in this respect the PC had been invited by the Chairman of East Farleigh PC who also chaired the TRAMP Partnership (South West Maidstone Traffic Management Partnership) to attend the meeting of the KCC Local Board on 23.05.07 when KCC representatives were due to discuss the project. Following a discussion, it was:

RESOLVED: That although a PC representative was unable to attend the meeting, the PC would be pleased to become involved in the project.

12. **Matters for Future Discussion**

Cllr. Poole

Drew attention to land raising at the Archers Park site on Branbridges Road. The matter would be referred to TMBC Planning.

13. **Date & Time of Next Meeting:** 04.06.07 @ 19.30 hours

There being no additional business, the meeting concluded at 22.45 hours