

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 03 MARCH 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllrs. Bearman, Mrs. Relf & Shead

Cllr. Gardner opened the meeting and welcomed those present

1. **Declarations of Interests:** The following interests were declared:
Cllr. Gardner - planning application TM/08/00105/FL
Cllr. Crowley - planning application TM/08/00314/FL

2. **Minutes**

a. **Minutes of Meetings held on 04 February 08 and 11 February 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 (04.02.08) - KCC (East Peckham PROWs)

It was reported that KCC had confirmed that they operated a routine vegetation cutting schedule and paths were cut either once or twice a year and that the paths in East Peckham already received the maximum level of service. The first cut would take place in May/June and those scheduled for two cuts would receive that service during August. KCC had suggested that should the PC consider additional work was necessary then this would be at the PCs expense.

Cllr. Crawford drew attention to the footpath running off Pound Road (from the Coop, past the allotments to the Playing Fields) and provided photographic evidence showing that the footpath had a tendency to flood during wet weather, the photographs would be copied and forwarded to KCC PROW.

Minute 2b (04.02.08) – Dog Fouling & Littering

It was reported that the current village wide problems had been referred to TMBC. Following the PCs request for a meeting with TMBC representatives to discuss the issues, the Clerk informed members that the meeting would take place on 07 March at 9.00 a.m.

Minute 5b(iii), 04.02.08 – Hale Street Garage, 2 Hale Street, East Peckham

Attention was drawn to the following:

- An enforcement notice served on the owners of the premises expired on 04 February 08 and further action would be taken by TMBC.
- TMBCs Planning Enforcement Team were aware of the 'unauthorized' snack wagon and signage.

3. **Planning Applications**

RESOLVED: To comment as follows to TMBC

TM/07/03415/FL Retrospective application for the change of use of land from agricultural to residential garden at Fairways, 52 Beltring Road. Paddock Wood.
OBJECTION by a majority of 5:3 on the grounds that Planning Approval would lead to further encroachment into the Green Belt

TM/08/00105/FL Alterations to the building to create first floor, external alterations to the building and change of use to offices (Class B1) with associated car parking including on adjoining agricultural land at Brook Farm buildings, church Lane, East Peckham
Note: Amended Description
NOTED (previous objections would be reiterated)

TM/08/00251/FL Single storey rear extension to residential property at 2 Caysers Croft, East Peckham
NO OBJECTION provided materials match those on the existing building

TM/08/00314/FL Two storey extension over garage and front porch, pitched roof over existing flat roof extension and rear porch at 15 Henham Gardens, East Peckham
NO OBJECTION provided materials match those on the existing building. The PC was however was concerned with the impact the proposal would have on the streetscene and possible overdevelopment of the property

TM/08/00457/FL Single storey rear extension at 223 Hale Street, East Peckham
NO OBJECTION

4. **Planning Decisions**

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

TM/07/04367/FL Two storey rear extension at 66 Pound Road, East Peckham

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

TM/07/04478/TNCA Cut to height of approx 3m one row of Cupressus Leylandii and one row of beech trees at 31 Addlestead Road, East Peckham

5. **TMBC**

a. **Planning Enforcement investigations:**

It was reported that planning enforcement investigations were being carried out in respect of:

(i) **Land South East of St Hilaire at Road Junction East and West of Tonbridge Road, East Peckham**

It was noted that the alleged breach of planning control related to the display of direction signs (Oakley New Homes Ltd) at the entrance to Stilstead Farm. Cllr. Crawford informed members that the direction signs had been removed.

- (ii) **Co-op Welcome, 50 Pound Road, East Peckham**
It was reported that TMBC had concluded that there had not been a breach of planning control.
- (iii) **Tagmar, Hale Street Farm, 152 Hale Street**
It was reported that TMBC had concluded that there had been a breach of planning control and the matter was subject to enforcement action.
- (iv) **44 Golding Gardens, East Peckham**
It was reported that TMBC had concluded that there may have been a breach of planning control and that the matter was subject to further investigations.
- (v) **Pages Patch, Wilson's Farm, Addlestead Road**
It was reported that TMBC had concluded that there may have been a breach of planning control and that the matter was subject to further investigations.

Following a discussion, it transpired that members were of the opinion that insufficient information was provided with regard to planning enforcement investigations and whilst grateful that some information was given TMBC would be asked to provide more clarity.

- b. **Property Naming: Building renovated as offices at Stilstead Farm, Tonbridge Road, East Peckham**
It was reported that the property would be known as Oakley House, Stilstead Farm, Tonbridge Road, East Peckham, TN12 5LQ.
- c. **Open Space Strategy (OSS): Consultation**
It was reported that in accordance with Planning Policy Guidance Note 17, TMBC were in the process of preparing an OSS, which aimed to provide a robust and comprehensive audit of publicly available open spaces across the borough. The OSS would also assess the provision in terms of three key issues, which were accessibility, quantity and quality. The draft strategy had been considered by members of TMBCs Leisure and Arts Advisory Board and had been released for consultation. Following an initial scan of the document, it was noted that several deficiencies had been identified relating to East Peckham and there was some doubt that not all of the open spaces in East Peckham had been included in the document. Following a discussion, it was:

RESOLVED: Whilst members were encouraged by the findings contained within the document, TMBC would be asked to clarify the following:
 - That all the open spaces in East Peckham had been included.
 - Whether there were any funding opportunities, which would assist the PC in rectifying the deficiencies.
 - The criteria used to identify the deficiencies
- d. **Joint Transportation Board:** The minutes of the meeting held on 03 December 07 together with the paperwork in respect of the meeting to be held on 03 March 08 were **RECEIVED AND NOTED.**

e. **Area 2 Planning Committee:** The minutes of the meeting held on 09 January 07 together with the paperwork in respect of the meeting held on 13 February 08 were **RECEIVED AND NOTED.**

f. **Licensing Act 2003 - Application for a grant of a time limited premises license by The Hop Farm**

Attention was drawn to the following:

- The applicant had withdrawn the application.
- There had been at least 92 registered objections to the application
- The Hop Farm had issued a press release which stated *'Our recent application for an enhanced premises license is of great importance to the Hop Farm and its continued success as part of the local economy. However it is important that the business continues to maintain strong local relations and the support of the community within which it resides. We would like to take the local concerns and questions that have been raised in respect of the license application into consideration. Therefore we have decided to withdraw the application at this stage. We intend to work on addressing the concerns raised and refine the application based on this initial feedback before progressing the matter further.'*
- The Hop Farm had agreed to consult with the PC prior to the submission of any subsequent application.
- The General Manager at the Hop Farm had agreed to attend the 2008 Annual Parish Meeting.
- The TMBC Chief Executive had advised that as the PC was not a statutory consultee TMBC was not permitted to contact the PC if and when a further application was submitted as the applicant could interpret TMBCs actions as soliciting comments contrary to the applicant's human rights and very clear legal advice had been obtained on the issue.
- Cllrs Poole and Gardner drew attention to an impromptu meeting they had had outside the Methodist Building on 18 February 08 with residents who were unaware that the meeting date had changed from the 18th February to 11 February. Cllrs. Poole and Gardner were thanked for their PR initiative.
- TMBC had not been able to provide a complete Planning History of The Hop Farm Lane but further representations would be made to acquire the information.

Following a discussion, it was:

RESOLVED: That a letter would be sent to Sir John Stanley MP drawing his attention to the fact that the PC was not a statutory consultee on License Applications and request his support in PCs being added to the list of Statutory Consultees.

6. Kent County Council

a. Subsidized Local bus Services

It was reported that tenders had been provisionally awarded and it was noted that all contracts and services had been maintained at the same or similar levels to those currently being operated. A copy of the revised timetable for services 208 & 209 had been received and copied to members.

b. **Kent Minerals Development Framework**

It was reported that following an examination by the Inspector appointed to consider the documentation KCC had decided to withdraw the following documents from the Submitted Development Plan Documents

- Minerals Core Strategy
- Primary Minerals Development Control Policies
- Construction Aggregates

In the light of the withdrawal of the Minerals DPDs, KCC was undertaking a thorough review of its minerals and waste development scheme.

7. **Kent Highway Services**

a. **Current Issues**

(i) **Update on existing issues**

- There was no update as the latest spreadsheet had not been received
- It was noted that the latest edition of KHS News was available at the website <http://www.kent.gov.uk/publications/transport-and-streets/KHS-news.htm>?

(ii) **New issues for referral to KHS**

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

- There was a need for an audit of village signs to be undertaken. In order to assist KHS in identifying those signs, which needed cleaning, those, which were superfluous, and those, which pointed in the incorrect direction members would undertake an audit of their individual areas and the findings would be passed to KHS.
- Church Lane - A sign outside the school required cleaning
- Tonbridge Road – Second chevron was missing
- Strettitt Gardens – Damaged bollard
- Junction of Snoll Hatch Road/ Pound Road – missing bollard
- Branbridges Road – Flyposting
- Branbridges Road – The railings were in need of repair/reinstatement.
- Chidley Cross Road – Overgrown hedge (Spice Cottage)
- Tonbridge Road – Required clearing following recent hedge cutting
- Old Seven Mile Lane – Faulty streetlight (permanently illuminated)

b. **Pipkin**

It was reported that a PIPKIN guidance document had been produced and was available to view and download from the Kent.gov.uk website (<http://www.kent.gov.uk/transport-and-streets/transport-and-road-planning/kents-transport-vision/PIPKIN.htm>)

c. **Understanding Speed Management in Kent**

It was reported that a further information leaflet had been received and would be added to the suite of KHS leaflets, which were held in the Parish Office. Individual copies would be obtained for members

8. **Tunbridge Wells Borough Council**

a. **Public Consultation on Development Control Validation Checklists**

It was reported that the PC had been invited to comment on the consultation documentation via the weblink <http://www.tunbridgewells.gov.uk/section.asp?catid=1536>. It was noted that the deadline for the receipt of comments was 28.03.08. Following a discussion it was:

RESOLVED: That whilst not necessary to submit any comments the documentation was noted with interest.

b. **Local Development Frameworks: Strategic Housing Land Availability Assessment (Draft Methodology)**

It was reported that the TWBC was currently preparing its LDGF which will provide the planning framework for the borough and in preparing the LDF it was required to carry out a strategic housing land availability assessment and that the PC had been invited to comment on the documentation and to attend a workshop on 06.03.08. Following a discussion, it was:

RESOLVED: That whilst not necessary to submit any comments the documentation was noted with interest.

9. **South East Planning Aid**

An information leaflet, which had been copied to members, was **RECEIVED AND NOTED**.

10. **Matters for Future Discussion**

Cllr. Poole

Drew attention to the following:

Office Keys

It was noted that there were two sets of keys which provided access to the Methodist Building and the Parish Office and these were held by the Clerk and the Chairman both of whom were absent from the village on 18 February 08. It was felt that a third set should be obtained and retained by the Vice-Chairman so that access to the building and office could still be obtained in the event that both the Clerk and Chairman were away from the village at the same time.

Stables at Pinkham Lane

TMBCs planners would be asked to carry out an investigation in order to review, ascertain and confirm whether the Stables and other developments in Pinkham Lane were in accordance with planning control and if not to take enforcement action to remedy any breaches of planning control.

Cllr. Mrs. Macdonald

Drew attention to Riverside, Tonbridge Road and informed members that she was of the opinion that the occupation of the premises was not in accordance with planning control, which required the property to be occupied by agricultural workers. It was believed that agricultural activities were no longer being carried out at the property and associated land and TMBC Planners would be asked to investigate whether there had been any breach of planning control.

11. **Date & Time of Next Meeting:** 17 March 08 at 19.30 hours

There being no additional business, the meeting closed at 21.16 hours.