

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 14 APRIL 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk), Borough Councillors Rogers & Mrs Holland and 5 residents

APOLOGIES: Cllrs. Bearman & Mrs Relf and one resident

Cllr. Gardner opened the meeting and welcomed those present

1. **Declarations of Interests:** Cllrs. Gardner and Shead declared interests in planning application TM/08/00105/FL.

2. **Minutes**

a. **Minutes of Meetings held on 03 March 08 and 17 March 08**

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

b. **Matters Arising**

Minute 2b (03.03.08) - KCC (East Peckham PROWs)

It was reported that no response had been received regarding the submission of the photographic evidence showing that the footpath running off Pound Road (from the Co-op to the playing fields) had a tendency to flood during wet weather

Minute 2b (03.03.08) – Dog Fouling & Littering

Attention was drawn to the following:

- **Dog Bins**

3 new bins had been installed (2 in Hale Street & 1 in Westwood Road).

- **Dog Fouling in Hale Street**

It was reported that a resident had objected to the dog bin installed at the junction of Hale Street/Smithers Lane. Members however were insistent that the dog bin should remain insitu in order to assist in alleviating the Hale Street dog-fouling situation. Members would consider its relocation to the junction of Hale Street/Church Lane if no other option remained.

- **Dog Fouling in Westwood Road**

It was reported that the dog bin at Westwood Road had been stolen and that the third new bin would now be installed at Snoll Hatch. Cllr Crowley reported that the bin had been found on the vicarage doorstep. TMBC would be informed and asked to install dog fouling warning signs in Westwood Road.

- **Dog Bags**

It was reported that the Village Stores had been given a supply of dog bags, which they were happy to distribute to anyone who asked.

Minute 5c (03.03.08) - Open Space Strategy (OSS): Consultation

It was reported that TMBC had acknowledged the PCs comments and that they would be taken into account in the production of the final version of the document.

3. **Planning Applications**

RESOLVED: To comment as follows to TMBC

TM/08/00105/FL Alterations to the building to create first floor, external alterations to the building and change of use of offices (Class B1) with associated car parking including on adjoining agricultural land at Brook Farm Buildings, church Lane, East Peckham

Note: Revised site location plan and elevations received

OBJECTION

- Previous comments were reiterated
- The revised information did not alter the PCs objections
- TMBC was asked to obtain the views of KHS as part of the consideration and determination of the application

TM/08/00749/TPOC Reduce height to house height, shape and balance of Beech tree at 5 Russett Road, East Peckham

NO OBJECTION

TM/08/00957/FL Single storey side extension, porch extension and pitched roof over garage replacing flat roof to 22 Henham Gardens, East Peckham

NO OBJECTION provided materials matched the existing building

4. **Planning Decisions**

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

TM/08/00089/FL Retrospective application for extension to mezzanine and installation of first floor window at 10 Archers Park, Branbridges Road, East Peckham

TM/08/00251/FL Single storey rear extension at 2 Caysers Croft, East Peckham

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

TM/08/00323/FL Single storey extension and conservatory at 5 Strettitt Gardens

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

TM/08/00117/LB Minor amendment to the height form and design of the link extension approved under planning permission TM/04/03078/LB: New single storey rear extension to form kitchen and link together with internal alterations to existing oak shed at 142 Hale Street.

It was reported that **TMBC had APPROVED** the following

TM/08/00116/ORM Minor amendment to the height form and design of the link extension approved under planning permission TM/04/03084/FL: New single storey rear extension to form kitchen and link together with internal alterations to existing oak shed at 142 Hale Street.

It was reported that **TMBC had REFUSED TO PERMIT** the following:

TM/06/02417/FL Erection of building for part use as agriculture and part use for tank storage business and change of use of existing barn to storage (retrospective) at Tagmar, Hale Street Farm, 152 Hale Street, East Peckham

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

TM/08/00322/MIN Details of widths of undisturbed margins to protect public highway, railway line and River Medway on the red land pursuant to condition 10 of planning permission TM/04/4354/MIN: Extraction of sand and gravel from Yalding Meadow and restoration of grassland at existing levels and enhanced wildlife interest. Extraction of sand and gravel from the Red Land and restoration to open water, reed beds, grassland and wet woodland at East Peckham Pit, Hale Street, East Peckham

It was reported that the following appeal had been made to the Planning Inspectorate against TMBCs decision to refuse planning permission

TM/07/03963/FL Two storey extension at 12 Golding Gardens, East Peckham

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

TM/04/4354/R10A Details of widths of undisturbed margins to protect public highway, railway line and River Medway on the red land pursuant to condition 10 of planning permission TM/04/4354 at Land Adjacent to East Peckham Quarry, East Peckham

5. **TMBC**

a. **Planning Enforcement investigations**

Attention was drawn to the following:

(i) **Land Opposite Forge Farm, Tonbridge Road, Mereworth: Unauthorised change of use to business & works to the barn**

It was reported that TMBC had concluded that there may have been a breach of planning control and further investigations would be undertaken.

(ii) **2 Hale Street, East Peckham: Various breaches of planning control**

It was reported that a report recommending the service of an enforcement notice had been heard at the last meeting of the Planning Area committee.

(iii) **Riverside Farm, Tonbridge Road, East Peckham**

It was reported that TMBC had been asked to suspend the planning enforcement investigation following the receipt of information confirming that the land was being used for agricultural purposes.

(iv) **Land Opposite September Cottage, Pinkham Lane, East Peckham: Works not built in accordance with the approved planning permission**

It was reported that TMBC had concluded that there may have been a breach of planning control and further investigations would be undertaken.

(v) **The Hop Farm Country Park: Various breaches of planning control**

It was reported that TMBC had concluded that there may have been a breach of planning control and further investigations would be undertaken.

(vi) **Pages Patch, Wilson's Farm, Addlestead Road: Unauthorised erection of floodlights**

It was reported that TMBC had concluded that there had been a breach of planning control and the landowner had been invited to submit a retrospective planning application to rectify the breach on a without prejudice basis or to remove the floodlights.

- (vii) **44 Golding Gardens, East Peckham**
TMBC had concluded that no breach of planning control had occurred.
- (viii) **Unit 31 Branbridges Industrial Estate, Branbridges Road, East Peckham: Unauthorised change of use of the unit to retail**
It was reported that TMBC had concluded that there may have been a breach of planning control and further investigations would be undertaken.
- (viii) **2 Caysers Croft, East Peckham: Change of use of the land to residential**
It was reported that TMBC had concluded that there may have been a breach of planning control and further investigations would be undertaken.
- (x) **Strettitt Farm, 7 Snoll Hatch Road, East Peckham**
TMBC had concluded that no breach of planning control had occurred.
- (xi) **Tagmar, Hale Street Farm, 152 Hale Street**
It was reported that TMBC had agreed to serve three enforcement notices and that unless an appeal was made the enforcement notice became effective on 22 April 2008 giving the owners three months in order to comply with the notice. The enforcement notice would seek to:
- Remove the open sided building and all arisings
 - Cease the use of the detached barn for storage purposes not in accordance with agricultural use
 - Cease the use of the site for open storage unrelated to agriculture and remove all associated equipment from the site.
- (xii) **Land South East of St Hillarie at Road Junction East and West of Tonbridge Road, East Peckham**
It was reported that the advertising signs had been removed.
- b. **Public Transport Panel:** The notice of the meeting held on 18 March 08 together with a copy of the South Eastern Trains (Stakeholder February/March 2008 Newsletter) were **RECEIVED AND NOTED.**
- c. **Area 2 Planning Committee:** The minutes of the meeting held on 13 February 2008 together with the paperwork in respect of the meeting held on 26 March 08 were **RECEIVED AND NOTED.**
- d. **Dilapidated building at Branbridges Road, East Peckham**
It was reported that TMBCs conservation officer had determined that the building was not listable. However if the PC felt that the building was of historic importance to the village the PC could apply directly to English Heritage. Following a discussion, it was: **RESOLVED:** That enquiries would be made with English Heritage.
- e. **Local Development Framework – Managing Development and the Environment Development Plan Document- Issues and Options Report (Regulation 25 Consultation)**
It was reported that the TMBC were consulting on the first stage of the MDE DPD, which sets out the policy background, context, methodology, structure, themes and details issues and options for consideration. It was noted that the PC had been invited to comment on the documentation and that comments were to be received by 02 May 2008. Following a discussion, it was: **RESOLVED:** That whilst not necessary to submit any comments the documentation was noted with interest.

6. Kent County Council: Changes to the Planning Applications Process

It was reported that from 06.04.08 applications submitted to KCC were required to be made on the new national planning application form (1APP). It was noted that KCC as a Planning Authority was responsible for the handling of planning applications for mineral working, waste disposal/processing and their own developments.

7. Kent Highway Services

a. Current Issues

It was reported that there was no update as KHS were concentrating on repairing potholes and the monthly spreadsheet had been delayed. There were no new issues to report.

b. Post Winter Pothole Repair

It was reported that during April 08 KHS were focussed on repairing potholes and aimed to repair up to 10,000 countywide during the month.

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 had been obtained and passed to members

d. Draft Permit Scheme consultation Phase 2

Further consultation documentation was **RECEIVED AND NOTED**. It was further noted that the PC had been invited to comment of the documentation and that any comments were to be received by 25.04.08. Following a discussion, it was:

RESOLVED: That the documentation be noted with interest and that the Clerk would respond accordingly.

e. New Operations Engineer

It was reported that a new operations engineer, Sean Banaghan, had been allocated to East Peckham. Following a discussion, it was:

RESOLVED: That the clerk would include on the next KHS spreadsheet details of the PCs concerns regarding Tonbridge Road, Hale Street, Somerfield Exit, Brookside roundabout so that a fresh opinion on the issues of great concern to the village could be obtained.

8. Watercourses in East Peckham

It was reported that from the EA had relieved the UMIDB of its contractual maintenance of the Coult Stream and that work would now be carried out 'in house' by the EA. It was noted that no formal notification had been received from the EA to confirm the new arrangements. The UMIDB having maintained the watercourses in East Peckham were understandably disappointed with the decision that had been taken by the EA. Following a discussion, it was:

RESOLVED: That a letter would be sent to the EA expressing the PCs concern. Clarification would also be sought on the new maintenance arrangements and contact details for reporting issues of concern.

9. Matters for Future Discussion

Cllr. Poole drew attention to the following:

Streetlight at the junction of the Old Seven Mile Lane and Hale Street

It had been observed that the streetlight still remained illuminated at all hours. KHS would again be informed.

The Coult Stream (rear of Westwood Road)

It had been observed that refuse had been deposited behind some of the houses and several structures (shed and a cold frame) had been erected. This meant that the bank of the Coult Stream had become obstructed resulting in difficulties in carrying out strimming and routine maintenance work. The EA and the landowner (Russett Homes) would be informed.

Office Development at Bullen Farm

It had been observed that an office development had been created. TMBC would be informed.

Cllr Street drew attention to the following:

Obstructions caused by vehicles using the Travis Perkins site in Old Road

It was agreed that a letter would be sent once again drawing Travis Perkins attention to the problem.

Bollards in Strettitt Gardens

KHS would be advised that it was believed that vehicles belonging to Travis Perkins and those making deliveries to the premises were responsible for damaging the bollards.

Cllr Crawford drew attention to the following:

Parking at Snoll Hatch Road

The matter would be referred once again to KHS, TMBC and the Community Warden.

An overgrown hedge opposite Spice Cottage (St Anne's Cottage).

It was believed that the hedge had now been cut back but an inspection would be carried out in order to ascertain whether the matter ought to be referred to KHS.

Cllr Crowley drew attention to the following

Overgrown hedge in Snoll Hatch Road

The matter would be referred to KHS.

Cllr Gardner drew attention to the following:

Changes to the National Bus Pass Scheme

Members were advised that changes had been introduced to the Bus Pass Scheme, which had led to some residents being affected by changes to the start times. The Clerk advised that she had been in contact with TMBC who had confirmed that the National Bus Pass Scheme was a national initiative which offered free travel to eligible pass holders anywhere in the country from 9.30 a.m. to 11 p.m. on weekdays and whilst the local scheme was administered by TMBC it was funded by Central Govt. The growth in popularity of the scheme had led to increasing costs, which meant that TMBCs Council Tax payers were already contributing towards the local scheme. As Central Govt. were not fully meeting the cost of the standard scheme and it was clear that they would not meet the cost of any enhancements to the scheme which would have to be funded locally along with all local authorities in Kent and TMBC was unable to fund enhancements without significant costs to local tax payers. TMBC had agreed to raise the issues with the operators of the scheme and will ask them to propose any possible solutions.

10. **Date & Time of Next Meeting:** 21 April 08 at 19.30 hours

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