

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 19 MAY 2008 AT 19.30 HOURS

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

ALSO PRESENT: Mrs. K Bell (Clerk)

APOLOGIES: Cllr. Bearman, Crawford and Mrs. Macdonald

Cllr. Gardner opened the meeting and welcomed those present

1. **Declarations of Interests:** Cllr Ireland declared interests in planning applications TM/08/01089/FL and TM/08/01388/ORM.

2. **Minutes**

a. **Minutes of Meetings held on 14 April 08, 21 April 08 and 12 May 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 (14.04.08) - PROW (Co-op to Allotments to Playing Fields)

It was reported that no response had been received from KCC PROW.

Minute 2b (14.04.08) – Dog Fouling & Littering

It was reported that TMBC had been asked to relocate the dog bin which had been installed at the junction of Smithers Lane and Hale Street and to provide two additional dog bins to be located within the vicinity of Snoll Hatch/Addlestead Road and at the Rose and Crown PH. It was noted that the new litterbins had been installed.

Minute 5a(ii) (14.04.08), 2 Hale Street, East Peckham

It was reported that an enforcement notice was issued on 09 May 08 and served on site on 12.05.08. It was noted that the landowner had until 13 June 08 to lodge an appeal and that if no appeal was lodged the notice was to be complied with by 13 July 08.

Minute 5d (14.04.08), Dilapidated Building at Branbridges Road

It was reported that a dialogue had commenced with English Heritage regarding the possible listing of the property.

Minute 7d, (14.04.08), KCC – Draft Permit Scheme

It was reported that KCC had confirmed the receipt of the PCs comments.

Minute 8 (14.04.08), Watercourses in East Peckham

It was reported that apart from a telephone call, confirming the receipt of the PCs correspondence, no response had been received. The Clerk was pursuing the matter.

Minute 9 (14.04.08), The Coult Stream (Rear of Westwood Road)

It was reported that apart from a telephone call, confirming the receipt of the PCs correspondence, no response had been received. The Clerk was pursuing the matter.

Minute 9 (14.04.08), Obstructions at the Travis Perkins Site

It was reported that a response had been received from Travis Perkins confirming that they tried not to cause any problems with deliveries but that they were unable to comment on recent problems, as they were unaware of any. Travis Perkins insists that they continually make efforts to reduce problem deliveries and whilst sometimes not aware of problems were happy to 'jump' on any issues once they had been brought to attention. Travis Perkins further stated that it was difficult to deal with poor deliveries when they unaware of who was causing problems but they were aware of their impact on the community and would deal with any hauliers immediately once they were aware of the culprits.

3. Planning Applications

RESOLVED: To comment as follows to TMBC

TM/08/00708/FL	Extend existing front dormer by 98cm at Springtime, 86 Pound Road, East Peckham NO OBJECTION
TM/08/01089/FL	Rear side extension at 6 Strettitt Gardens, East Peckham NO OBJECTION
TM/08/01292/FL	Rear single storey extension and front porch at 72 Bush Road, East Peckham NO OBJECTION
TM/08/01378/FL	Rear conservatory at 49 Pound Road, East Peckham NO OBJECTION
TM/08/01388/ORM	Minor amendment to planning permission TM/08/00323/FL (Erection of single storey extension and conservatory) being a single storey extension in place of the approved conservatory at 5 Strettitt Gardens, East Peckham NOTED

4. Planning Decisions

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

TM/08/00452/FL	Conversion of garage into additional living accommodation and new window at 54 Crown Acres, East Peckham
TM/08/00457/FL	Single storey rear extension at 223 Hale Street, East Peckham
TM/08/00492/FL	Replacement fence along Maidstone Road with an increase in height of 0.55 metres at Grove House, Maidstone Road, Hadlow

TM/08/00564/FL Two storey side and single storey rear extension at 29 The Freehold, East Peckham

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

TM/08/00388/LB Open up the sitting room fireplace to reveal inglenook and restore it to its original state and open up original doorway into hall house and infill with safety glass at 144 Hale Street, East Peckham

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

TM/07/01762/FL lawful development certificate in respect of use of land as residential curtilage at Land South of the Pump House, Hale Street, East Peckham

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

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

TM/08/00879/MIN Consultation request for views on submission of prior approval submission under Part 19 Class B of the Town and Country Planning (General Permitted Development) Order 1995 at East Peckham Pit, Hale Street, East Peckham

5. TMBC

a. Planning Enforcement investigation at Bullen Farm, Bullen Lane, East Peckham

It was reported that having carried out an investigation, which included an inspection of the premises and council records, TMBC had concluded that planning permission was granted in September 2005 for the change of use of the barn to employment use and that no breach of planning control had occurred.

b. Public Transport Panel: The minutes of the meeting held on 18 March 2008 together with the paperwork in respect of the meeting to be held on 17 June 2008 were **RECEIVED AND NOTED**. Attention was drawn to the local commuter services, which would shortly be affected by changes to the South Eastern Rail timetable.

c. Area 2 Planning Committee: The minutes of the meeting held on 26 March 2008 together with the paperwork in respect of the meeting held on 07 May 2008 were **RECEIVED AND NOTED**.

d. Local Development Framework

(i) The adopted Development Land Allocations Development Plan Documentation was **RECEIVED AND NOTED**

(ii) It was noted that TMBC had hosted a Managing Development and the Environment Development Plan Document workshop on 28.04.08. The details had previously been emailed to members.

6. Kent Highway Services

a. Current Issues

(i) Update on existing issues

It was reported that there was no significant new information as KHS had been focused recently on the countywide repair of potholes.

(ii) New issues for referral to KHS

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

- Overgrown grass verges on Old Road.
- Overgrown trees on Old Road
- Brookside Roundabout was still in need of extensive repair following a recent accident
- A cost summary would be requested relating to all costs charged in connection with repair work to the bridge at The Anchor, Yalding.
- Smithers Lane, which was in a poor state of repair.

b. Post Winter Pothole Repair

It was reported that during April, KHS had repaired 2,194 potholes countywide. KHS had further advised that by redirecting crews to potholes other maintenance work was being delayed.

c. New Operations Engineer

It was reported that the new operations engineer assigned to East Peckham had been redeployed. It was further reported that Pavinder Patel the Community Liaison Officer had been similarly redeployed to another role within KHS. The PC was expected to receive information regarding their replacements shortly.

d. Forthcoming road closures affecting East Peckham and Hadlow

It was reported that KHS had advised that carriageway resurfacing works were due to be carried out on selected roads within East Peckham during the early summer months, resulting in road closures and diversions. Further information would be obtained.

e. A2 Pepperhill to Cobham (Spring Newsletter)

The newsletter was **RECEIVED AND NOTED**

7. Kent Association of Local Councils: Planning Portal Consultation

It was reported that there were around one million consultation requests per year on planning applications from Local Planning Authorities to a wide range of consultees. These consultations were often paper based and considered by some to be expensive, time consuming and inefficient for each Local Planning Authority and consultee to respond. To that end the Planning Portal had launched an e-Consultation Hub that would bring together all the stakeholders in the planning process. As part of the ongoing stakeholder consultation the Planning Portal had invited opinions and comments from Parish and Town Councils. The Clerk confirmed that in addition to copying the information to members by email she had completed the online questionnaire on behalf of the PC.

8. CPRE: Response to TMBCs LDF Managing Development and the Environment DPD (Issues and Options Report)

A copy of CPREs response had been **RECEIVED AND NOTED**
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9. Matters for Future Discussion

Cllr. Gardner

Asked whether any information had been received from TMBC regarding the PCs request for a planning history of the Hop Farm site. As no new information had been received the Clerk would pursue the matter with TMBC.

10. **Date & Time of Next Meeting:** 02 June 08 at 19.30 hours

There being no additional business, the meeting closed at 20.36 hours.