

MINUTES OF A MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY 03 DECEMBER 2007 AT 19.45 HOURS

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

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllrs. Bearman & Mrs Macdonald

Cllr Gardner opened the meeting and welcomed those present

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

2. **Minutes**

a. **Minutes of Meetings held on 05 November 07 & 19 November 07**

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

b. **Clerks report on Matters Arising
Minute 3b, 05.11.07 - Speedwatch**

It was reported that no new information had been received.

Minute 3b, 05.11.07 – EA Clarification

It was reported that a response had not yet been received

3. **Planning Applications**

RESOLVED: To comment as follows to TMBC

TM/07/03963/FL Two storey extension at 12 Golding Gardens, East Peckham
NO OBJECTION

TM/07/04102/TNCA Remove conifer damaging neighbours drive and remove pine, which is too large for situation at 3 Addlestead Road, East Peckham
NO OBJECTION

4. **Planning Decisions**

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

TM/07/03513/FL Conservatory at 9 Westwood Road, East Peckham

TM/07/03506/FL Conservatory replacement at 1 Medway Meadows, East Peckham

TM/07/03515/FL Demolish existing garage and erect two storey extension outbuilding comprising of double garage, games room, gym, and storage at Crowhurst Farmhouse, Bells Farm Road, East Peckham

TM/07/03437/FL Change of use from B8 warehouse/distribution and office /reception to B8 warehouse/distribution and gallery/showroom and office/reception including additional mezzanine flooring at 4 Archers Park, Branbridges Road, East Peckham

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

TM/07/03485/TPOC Reduce and thin overall crown by 20%, remove dangerous dead wood and reduce lower limbs by one third of 1 No. Ash tree covered by Tree Preservation Order East Peckham No. 2 1999 (ref 12-13-11) at 293 Hale Street, East Peckham

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

TM/07/03308/LB Insert new external window in north wall ground floor, new internal window in south wall ground floor, replace existing front door with window and move door to existing conservatory/garden room to south side of property at 114 Snoll Hatch Road, East Peckham

5. **TMBC**

a. **'B' Lists**

The following were **RECEIVED AND NOTED**: 07/42 (22.10.07), 07/43 (30.10.07), 07/44 (05.11.07)

b. **Joint Transportation Board**: The minutes of the meeting held on 10 September 07 together with the papers in respect of the meeting to be held on 03 December 07 were **RECEIVED AND NOTED**.

c. **Planning Briefing to be held on 13 December 07**

It was reported that TMBC were hosting a Planning Briefing Seminar primarily for new Parish Councillors on 13 December 07 and that the briefing would provide some background on forward planning, development control and enforcement issues. Following a discussion, Councillors Crowley, Gress and Ireland expressed an interest in attending the event and it was:

RESOLVED: That TMBC would be informed that Cllrs. Crowley, Gress and Ireland would be attending.

d. **Affordable Housing Supplementary Planning Guidance**

It was reported that the Core Strategy was adopted in September 07 and now formed part of the development plan for the borough. It was noted that TMBC wished to amplify Core policy CP17 that related to Affordable Housing by producing a supplementary planning document. The aim of the document would be to provide more detailed information on what TMBC would be seeking to secure in relation to affordable housing provision in new residential developments. Whilst the PC had received one copy of the document for information and to comment thereon the document could also be viewed on TMBCs website <http://www.tmbc.gov.uk/cgi-bin/buildpage.pl?mysql=2796>. It was noted that TMBC had requested any comments by 21 December 07 and that the draft SPD would be revised and formally advertised under Regulation 17 for consultation. Following a discussion, it was:

RESOLVED: That the document be noted with interest but it would not be necessary to comment.

e. **Planning Enforcement: Land South of St Hilaire at Road Junction East and West of Tonbridge Road, East Peckham**

It was reported that TMBC were currently investigating an alleged breach of planning control at the property.

6. **Kent Highway Services**

a. **To receive an update on highways issues submitted via the spreadsheet**

Attention was drawn to the following:

- (i) The trees had been removed on the land adjacent to the Brookside Roundabout and that the sight lines had been significantly improved.
- (ii) There was little progress to report on the other outstanding issues.

b. **To consider new issues to be included on the December Spreadsheet**

It was reported that the spreadsheet had grown to eight pages with another eight blank pages if the entire document was printed and that the document was becoming bogged down not only with many issues which would never be resolved but some of the responses from KHS were unclear. It was further reported that the use of the spreadsheet was increasingly time consuming and its usefulness and effectiveness was questionable and its continued use would lead to the creation of more complications.

KHS had been informed that the PC was not satisfied with the level of highway service, which was provided and advised that the PC would shortly be commencing work on a project to review the whole of the highway network in East Peckham preferably with the support of KHS. Furthermore KHS had been advised that the aim of the highway review would be to draw up a master plan, which would include urgent items, routine matters and miscellaneous issues. The list would also indicate which issues the PC were urgent, non urgent and routine in nature and agree a priority order for tackling the works. Following a discussion, it was:

RESOLVED: That pending the completion of the highway review; KHS would be advised that the use of the spreadsheet would be suspended. KHS would however continue to be advised of any new highway issues, which required attention. County Councillor Richard Long would be copied into all correspondence with KHS.

c. **New Highway Issues**

It was reported that KHS had been advised that the following new issues required attention:

- A streetlight permanently illuminated at the junction of the old Seven Mile Lane with Hale Street.
- Overgrown trees at 90 Old Road and 124 Pound Road
- Vehicles parking over verges and pavements thought the village but specifically at 70 – 74 Pound Road and at Snell Hatch.
- Overgrown vegetation at Spice Cottage, Chidley Cross Road.
- Ponding thought the village
- A review of signs within the village was urgently required

In addition, the following issues would also be reported:

- Following the receipt of an allegation that 'foreign substances' were being disposed of down the drains at the junction of Pound Road/Snoll Hatch, KHS would be asked to investigate.
- In order to help alleviate the ponding at the Pound Road/Snoll Hatch junction, KHS would also be asked to review the channels taking water away to the gullies. It was questionable whether they worked as intended.

7. **Kent County Council**

a. **Re-tender of local subsidised bus services**

It was reported that KCC was in the process of re tendering the subsidised local bus services and it had been noted that some of the services in East Peckham might be affected. KCC had emphasised that they were planning to maintain existing levels of service wherever possible but that the final outcome would be dependent upon the results of the tender process and the 2008/09 budget settlement.

b. **Changes to definitive maps and modifications to existing routes:**

It was reported that modifications had been made to two routes on the Definitive Map both of which affected Five Oak Green. It was noted that further details were available from the Clerk.

8. **Department for Communities and Local Government: Planning Guidance on Polytunnels**
The document, which had been copied to members, was **RECEIVED AND NOTED**. Following a discussion, it was:

RESOLVED: That TMBC would be asked to clarify their policy and procedure in relation to polytunnels.

9. **Matters for Future Discussion**

Cllr Crowley

Drew attention to the parking of vehicles on footways throughout the village and specific attention was drawn to the following locations:

- Pound Road (70 – 74)
- Adjacent to Spice Cottage
- Hale Street
- Snoll Hatch

In all instances KHS, the Community Warden and the Police would be informed. In addition, as the residents in Pound Road could be identified letters would be sent to these properties drawing their attention to the problem created.

Cllr Gardner

Asked whether the PC had been notified of the impending roadwork's that were due to be undertaken on the bypass leading to a road closure. The Clerk reported that the PC had not been advised and that she had hoped that information from KHS would be available outlining the nature of the works that would be undertaken and details of a diversionary route.

Cllr Crawford

Requested an update be obtained from KCC PROW on the proposed remedial works to footpaths MR538 and MR 539 which were due to be carried out prior to 31 March 08.

10. **Date & Time of Next Meeting:** 17 December at 19.30 hours in the Methodist Old Church Hall

There being no additional business, the meeting closed at 21.00 hours.