

**MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE METHODIST OLD CHURCH HALL ON MONDAY, 01 FEBRUARY 2010 AT 19.30 HOURS**

**PRESENT:** Cllrs: P. Crawford, J. Crowley, Mrs. B. Curry, A. Gardner (Chairman), Mrs. J Macdonald, Mrs. L. Picknett, D. Poole & P. Street

**ALSO PRESENT:** Mrs K Bell (Clerk), Borough Councillor. H. Rogers, Mr. I. Henderson (TMBC Chief Solicitor), Ms. J. Heeley (TMBC Environmental Health Officer) & approximately 12 residents

**APOLOGIES:** Cllrs. W. Gress & T. Shead

Cllr. Gardner opened the meeting and welcomed everyone present. Standing orders were suspended in order to make the first item of business following Declarations of Interests the supplementary item regarding the Premises License Application which had been submitted by The Hop Farm to Tonbridge and Malling Borough Council.

**1. DECLARATIONS OF INTERESTS:** There were none

**2. THE HOP FARM: Submission of a premises license application to TMBC by the Hop Farm**

Cllr. Gardner welcomed and introduced Mr. I. Henderson (TMBC Chief Solicitor) and Ms. J. Heeley (TMBC Environmental Health Officer) who at very short notice had agreed to attend the meeting to explain the technical aspects of the application. Cllr Gardner advised residents that being a meeting of the Parish Councils Planning Committee there would be no public participation however residents would have the opportunity to put questions to Mr. Henderson and Ms Heeley.

Mr. Henderson explained that TMBC had received a premises application for The Hop Farm Country Park. The application was summarised as follows:

- Within the premises application The Hop Farm had not submitted any extensions to current trading hours and had not requested any additional licensable activities, or extensions to the timings of any licensable activity that were covered in their current premises licence.
- The Hop Farm had the current entitlement to run events that attracted 30,000 persons 365 days a year.
- Within the submitted premises application it was proposed that Category A events (30,001 to 53,000 persons) would be limited to one being held in any given year. Likewise for Category B events (8,001 to 30,000 persons) would be limited to no more than five being held in any given year.
- The Hop Farm had submitted 32 conditions for consideration to form part of their premises licence.

- The Hop Farm had been meeting with representatives from the different responsible authorities to formulate meaningful conditions for consideration within the premises application.
- A Safety Advisory Group (SAG) would meet regularly from January to October chaired by TMBC and made up from representatives from the responsible authorities (Police, Fire and Rescue, Health and Safety, Environmental Protection etc). The purpose of the group would be to liaise with The Hop Farm over all events to ensure compliance with legislation and their granted premises licence.
- Whilst the Parish Council was not an interested party within the meaning of the Licensing Act and would not be able to make representations, however if a member of the public asked the PC to make representations on their behalf then the PC would be able to do so.
- The license application included more stringent conditions than those attached to the existing license.
- The license application introduced two main changes to Hop Farm event management, the first being that the Hop Farm would be taking ownership and responsibility for all events held on Hop Farm land, the second being that the license would cover all activities on Hop Farm land.
- There would be no big music festival or monster truck event during 2010.
- The license sought to have pre-emptive conditions in place to deal with any likely complaints.
- The consultation period ended at midnight on 23 February 2010 and only representations made by then would be considered. It was noted that if no representations were received then TMBC would have no option other than to grant the license. In the expectation that representations would be made to TMBC, a hearing had been scheduled to take place on 11<sup>th</sup> and 12<sup>th</sup> March 2010 at the Angel River Centre, Tonbridge. It was noted that any hearing would be open to the public and that only those who had made representations by 23<sup>rd</sup> February 2010 would have the chance of speaking.

There then followed a question and answer session when questions were put to Mr. Henderson and Ms. Heeley, the questions concerned the following issues:

- Noise aspects. There would be a noise management plan to deal with noise complaints arising from excessive music, human noises, tannoy disturbances etc.
- On site safety.
- Operating hours. TMBC had no ability to change the operating times as the Hop Farm had inherited 'grandparent' rights.
- The need for a coordinated response to complaints and a hotline telephone number which was constantly manned.
- The need for there to be tighter controls to deal with any breach of the license conditions.
- As the structure of license was based on events and the number of attendees clarification was sought on how the number of attendees would be controlled and

- policed. It was noted that the license would allow TMBC to control the number of people attending all events.
- The license would cover all land owned by the Hop Farm and had no bearing on planning consents. It was noted that should the hop Farm increase its land holdings then it would have to apply for a variation to the license.
  - Traffic Management Plan. It was noted that the intention was to have a risk assessed plan for big events and that a generic plan would cover all other events.
  - Campers. The number of people camping on site would not be in addition to the maximum number allowable for events.

Mr. I. Henderson were thanked for attending the meeting and for being thorough in the detail presented and the answers given to questions put by both members and residents.

It was noted that a letter (dated 28 January 2010) had been received from the Hop Farm and that the Hop Farm had been invited to attend the meeting. Mr. I. Henderson was advised that the Parish Councils recent attempts to enter into dialogue and liaison with the Hop Farm had been met with a negative response. Mr. Henderson expressed the opinion that it was desirable for the Hop Farm and the Parish Council and Have reciprocal liaison arrangements in place and understood that the Hop Farm were keen to meet with Parish Council, he asked the Clerk to inform him if the Hop Farm had not been in contact in this respect by 12 February 2010.

### 3. MINUTES

The minutes of the meetings held on 04 January 2010 and 18 January 2010 which had been copied to members were **APPROVED** and signed as correct records of those proceedings.

### 4. MATTERS ARISING: There were none

### 5. PLANNING APPLICATIONS: The following are to be considered RESOLVED to comment as follows to TMBC

**TM/09/02618/FL** Rear Conservatory at 40 Old Road, East Peckham  
**NO OBJECTION**

**TM/09/03133/FL** Removal of duo pitched roof over the original dwelling and later extension, replacing with mansard roof to contain new accommodation. Demolish existing conservatory and replace with extension to living room at Hextall Cottage, 67 Martins Lane, East Peckham  
**NO OBJECTION**

**TM/09/03206/LB** Two storey extension of west elevation (Revision of TM/07/0319/LB) at The Well House, 147 Hale Street, East Peckham  
**NOTED – NO OBJECTION**

### 6. PLANNING DECISIONS

It was reported that **TMBC had CERTIFIED the following:**

**TM/09/02952/LDP** Lawful Development Certificate in respect of the erection of a two storey rear extension and single storey side

extension at Magpie Bottom Cottage, 313 Bells Farm Road, East Peckham

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

**TM/09/02735/FL** Single storey side extension at 7 Bardsley Close, East Peckham

**TM/09/01015/FL** Retrospective consent for the erection of stables and small animal enclosures including ground works sited behind Bell 4 at The Hop Farm County Park.

**TM/09/02173/FL** Improvements to the existing first floor accommodation at Building 7 including alterations to 3 no. Existing 1-bedroom/studio flats and the conversion of the existing HMO into 1 no. 3-bedroom flat at The Hop Farm County Park.

**TM/09/02341/FL** Storage covered yard and general purpose building to replace buildings destroyed by fire at Brookside Garden Centre, Seven Mile Lane, East Peckham

**TM/09/02484/FL** Loft conversion incorporating 4 no. Dormer windows, single storey extension, entrance porch, internal modifications and detached garage/sun roof (Resubmission of TM/08/03176/FL) at 23 Smithers Lane, East Peckham

**TM/09/02799/FL** Change of use from D1 plumbing training centre to B2 general industrial for the repair of motor vehicles at Unit 11, Branbridges Industrial Estate, Branbridges Road, East Peckham

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

**TM/09/01016/LB** Retrospective listed building consent for the erection of stables and small animal enclosures including ground works sited behind Bell 4 at The Hop Farm County Park.

**TM/09/02485/LB** Loft conversion incorporating 4 no. Dormer windows, single storey extension, entrance porch, internal modifications and detached garage/sun roof (Resubmission of TM/08/03176/FL) at 23 Smithers Lane, East Peckham

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

**TM/09/02978/TNCA** Removal of Pine tree too large for situation and the removal of smaller tree (or prune) in back garden of 3 Addlestead Road, East Peckham

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

**TM/09/03205/NMA** Minor amendment to ridge and eaves lines of extension approved under planning permission TM/07/00336/FL (Two storey extension to west elevation) at The Well House, 147 Hale Street, East Peckham

## **7. PLANNING APPEALS**

It was reported that an appeal has been submitted to the Planning Inspectorate in respect planning application, TM/08/03531/FL regarding the stationing of a mobile home and the creation of hard surfacing at Land at Pinkham Lane, East Peckham. It was noted that the Clerk had written to the Planning Inspectorate supporting TMBCs refusal to grant either planning permission or to extend the period in which the planning applicant was required to comply with TMBCs enforcement notice.

## **8. TMBC**

### **a) Planning Enforcement: Land West of Branbridges Road, East Peckham**

It was reported that an investigation would be undertaken by TMBC regarding the alleged unauthorised caravan and hard surface. It was noted that a draft planning application had been submitted to TMBC who were currently assessing its validity. It was also noted that TMBC were in the process of considering enforcement action.

### **b) Joint Transportation Board (JTB)**

It was reported that at a recent meeting the JTB considered making provision within the existing agreement between the County and the Borough Council for Parish Chairmen to address the JTB on highway matters in their areas. It was noted that TMBC intended the arrangement to be flexible and informal but if there were any particular items which the PC wished the JTB to consider, the PC would be required to contact TMBC's Planning and Engineering Services who would then seek the JTB Chairman's consent for the item to be included on the agenda.

### **c) Recent Disruption to refuse and recycling services**

It was reported that on 21 January 2010 TMBCs refuse and recycling services had return to the published rotas. It was noted that the street cleansing service had been suspended during the severe weather and staff assisted in the snow clearance and helped the refuse and recycling crews. TMBC were now prioritising the street cleansing activities and would be back to normal as soon as possible.

## **8. Kent Highway Services**

### **a. Update: Attention was drawn to the following:**

- Smithers Lane resurfacing – As KHS had funding in place to carry out the repairs to highways following the recent bad weather the planned resurfacing works would not be affected.
- Russett Road pothole. A KHS Inspector would assess and take any action deemed necessary.
- Salt bins could be funded through County Member funding scheme but in the first instance would need to pass an assessment.
- New policy in place regarding the management of vehicle obstructions to private accesses (dog bones).
- Kent Permit Scheme went live on 25 January 2010. Details of permits issued for the parish should be available online at [mykenthighways](http://mykenthighways)
- Winter highway maintenance policy received
- Gullies and Jetting. KHS had confirmed that it was standard practice when crews attended a site for them to remove debris from the gullies, jet the lines through and then to complete a work sheet.

- Branbridges Railings. KHS advised that a job order would be raised for the maintenance of the rail fence and further investigations would be carried out with regard to the removal of the railings.
- Visibility obstruction adjacent to Brookside Roundabout. Work should have been carried out by the end of January 2010.
- Village Hall signage. With KHS Transport & Development who would carry out a site visit.
- Old Road bollard. Work assigned
- Blocked drain/gully Church lane. KHS Drainage Team would carry out an investigation
- Pound Road ponding. Gullies to be cleansed and jetted
- Branbridges Road flyposting. A KHS Inspector would assess and remove any flyposters.
- Village wide speed limit. KHS had confirmed that there was a county wide moratorium on speed limit reductions until the completion of the speed limit review.
- Pound Road, loose kerb stones outside shops and post office. Repairs had been completed.

**b. New issues for Referral to KHS**

Following a discussion, it was:

**RESOLVED:** That the following issues would be referred to KHS

- Tonbridge Road. Badly potholed in places
- Old Church Lane. Road repairs required.
- Old Road (Rusty posts). Update request regarding their removal

**9. Tunbridge Wells Borough Council: Core Strategy Independent Examination - Advertisement of Changes to Core Policy 6: Housing Re. Affordable Housing Provision**

It was reported that TWBC'S Core Strategy Development Plan Document had been examined by an Independent Planning Inspector who had reached the preliminary conclusion that the evidence base justified reducing the threshold for the provision of affordable housing in Tunbridge Wells and Southborough from 15 dwellings to 10 dwellings. He also concluded that the Core Strategy should be clear in relation to how affordable housing on rural exception sites would be provided. It was noted that a number of changes had been proposed to the Core Strategy which the PC had been invited to consider and comment thereon by 05 February 2010. Following a discussion, it was:

**RESOLVED:** That the information be noted with interest.

**10. Department for Transport:**

It was reported that the DfT ministers recently announced an independent expert review on a road safety strategy and had circulated a Speed Limit circular. Attention was drawn to the following:

- 20 mph zones and limits. Such schemes had been proven to reduce injuries and benefit the environment
- 20 mph speed limits reduced casualties and the DfT had recognised this as the way forward

- The DfT's intention to encourage highway authorities to introduce 20 mph zones into streets which were primarily residential in nature.

Following a discussion it was:

**RESOLVED:** That the contents of the document be welcomed and it be noted that the PC was in favour of 20 mph speed limits being introduced wherever possible and practicable. However it was felt that there were many contradictions within the report and it was noted that KHS currently had a moratorium on reducing speed limits pending the outcome of their speed limit review.

## **11. Matters for Future Discussion**

### **Pollytunnels at Seven Mile Lane**

Councillor Mrs Macdonald requested an update regarding the outstanding planning application for pollytunnels at Seven Mile Lane. The matter would be referred to TMBC's planners.

### **Smithers Lane Potholes**

Councillor Crowley drew attention to the fact that potholes were being filled in in Smithers Lane and in view of the fact that Smithers Lane was due for resurfacing shortly questioned this use of KHS funds. The matter would be referred to KHS.

### **Old Road, Bus Shelter**

Councillor Crawford reported that the Old Road bus shelter had been damaged by an Arriva Bus. The Clerk would contact the Arriva, the insurance company and Queensbury Shelters.

### **Gully Emptying and Jetting**

Councillor Poole drew attention to the standard practice of KHS relating to gully emptying and jetting. He explained that in view of the fact that the jetting hose was mounted on a larger vehicle than the one that came to the village to empty the gullies the information received from KHS was misleading. KHS would be asked to provide some clarity on the situation.

**12. Urgent Items:** There were none

**13. Matters for consideration in private:** There were none

**14. Date of Next Meeting:** Confirmed as 15 February 2010 at 19.30 hours

There being no additional business, the meeting closed at 21.30 hours.