

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

PRESENT: Cllrs: P. Crawford, J. Crowley, A. Gardner (Chairman), W. Gress, Mrs. J Macdonald, Mrs. L. Picknett, D. Poole & T. Shead

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllrs. Mrs. B. Curry & P. Street

Cllr. Gardner opened the meeting and welcomed everyone present.

1. DECLARATIONS OF INTERESTS: There were none

2. Invited Guest: Mark Grace, Monster Play (Youth Shelter Presentation)

Mr Grace was introduced and welcomed to the meeting. Mr Grace had been invited to meet with members on a no obligation basis and provide details on the youth shelters available through Monster Play, funding opportunities and potential locations within East Peckham. Mr Grace thanked members for welcoming him and proceeded to provide:

- An overview of Monster Play, specialists in the provision of Youth Shelters
- Information on the types of shelters available, base units and the method of construction which resulted in a virtually vandal proof product.
- Potential funding sources
- Solar panels which were an integral feature of the youth shelter and were encased within a steel frame.
- The Youth Shelter would have a low level light source which would cut out automatically at around 10.00 p.m.
- The Youth Shelter would have an inbuilt radio and speaker system which would come on for a maximum of 7 minutes at a time and automatically cut out at around 10.00 p.m.; the speaker system would enable users to plug in their own personal MP3 players.

Mr Grace was thanked for attending the meeting and informed that the Parish Council would certainly bear his company in mind in any future consideration of a Youth Shelter for East Peckham.

3. MINUTES

The minutes of the meetings held on 01 February 2010 and 15 February 2010 which had been copied to members were **APPROVED** and signed as correct records of those proceedings.

4. MATTERS ARISING

Minute 2, The Hop Farm – Premises License

It was reported that TMBC had received and acknowledged the Parish Councils comments and representations. TMBC had confirmed that as a number of representations had been received the matter would be determined at a Licensing and Appeals Committee sitting as a panel on 11 March 2010 at 10.00 and possibly at 10.00 a.m. on 12th March 2010. Following a discussion, it was:

RESOLVED: That the Parish Council was of the opinion that a hearing was necessary and that Cllr. Crawford would be attending and representing the Parish Council.

5. **PLANNING APPLICATIONS**

RESOLVED to comment as follows to TMBC

TM/10/00134/FL Erection of timber framed, open fronted outbuilding, replacing smaller existing shed at Castlerock, 126 Hale Street, East Peckham

NO OBJECTION

TM/10/00193/OA Outline Application seeking approval of details of access and layout for redevelopment of site to provide Class B1 office building, a Class B1light industrial unit and three units for Class B8 storage and distribution use, creation of new access and demolition and part replacement of 57 Branbridges Road at 51 – 57 Branbridges Road, East Peckham

OBJECTION

In its present form, the PC considered the outline application objectionable on the following grounds

- The application seeks to destroy the local historical value of 55 & 57 Branbridges Road (Wharf Cottages). The cottages are believed to date to around 1841 and a census carried out in 1841 shows that the properties were inhabited at that time.
- 55 & 57 Branbridges Road are important to the history of East Peckham especially when you consider their close proximity to the River Medway and their historical link with the river. It is believed that the cottages were occupied by those working the river and occupations included dredging the River Medway which brought with it the means to transport hops outside the area.
- 55 & 57 Branbridges Road date to around 1841 and were originally a single property, it is therefore highly doubtful that if planning permission was granted to partially demolish 57 Branbridges Road that there would be no structural damage to 55 Branbridges Road.
- The Parish Council has recently applied to English Heritage to have 55 & 57 Branbridges Road listed. A similar application to English Heritage in respect of the cottages known as the former joiners workshop on Branbridges Road (adjoining this planning proposal site) resulted in English Heritage recommending to the Government Department for Media, Culture and Sport that they be listed.
- Any determination of this outline planning application is premature given that English Heritage and the Government department for Culture, Media and Sport have not yet considered the listed property application in respect of 55 & 57 Branbridges Road.
- In all probability the Parish Council will welcome the redevelopment of the site provided that the cottages were preserved, maintained and properly restored but would wish to be consulted further and to see the submission of an amended planning application.

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- Notwithstanding the Parish Councils main objection which is the loss and damage to historically important building in East Peckham the Parish Council is concerned that the site may be contaminated from former use and if approved there would be risk of noise pollution, flooding and the diversion of important public rights of ways.
- The Parish Council requests that the application be determined at an Area 2 Planning Committee and not by officer delegated powers.

TM/10/00292/FL Single storey side extension at Chidley Cross Cottage, 1 Chidley Cross Road, East Peckham
NO OBJECTION

4. **Planning Decisions: Notification HAD BEEN RECEIVED that:
TMBC had REFUSED to permit the following:**

TM/09/03055/FL Extension to existing garage to accommodate two ensuite shower rooms within the roof void at 27 The Freehold, East Peckham

KCC had APPROVED the following:

TM/00/1599/R5 & R6 Details of aftercare scheme and soil handling pursuant to conditions 5 and 6 of planning permission TM/00/1599 at Stonecastle Farm Quarry, Whetsted Road, Five Oak Green

5. **TMBC**

a) **Planning Enforcement Investigation at Land West of Branbridges Road, East Peckham**

It was reported that TMBC had served an enforcement notice on 12 February 2010 and that if no appeal was lodged the notice would take effect on 18 March 2010 meaning that the owner would have until 18 June 2010 to comply with the notice which required the removal of the caravan and hard surfaces. It was noted that following a report made to TMBC that another caravan had appeared on site, TMBC had carried out a further site inspection on 01 March 2010 which determined that the original caravan would be removed from site. It was noted that TMBCs planning enforcement notice would be unaffected.

b) **Planning Enforcement Investigation at Land opposite September Cottage, Pinkham Lane, East Peckham**

It was reported that TMBC had confirmed that development was in accordance with approved planning permission and no breach of planning control had occurred. Following a discussion, it was:

RESOLVED: That TMBC would be asked to clarify the development that had the benefit of approved planning permission.

c) **Area 2 Planning Committee**

The minutes of the meetings held on 09 December 2009 and 03 February 2010 had been received for information together with the agendas in respect of the meetings held on 03 February 2010 and 24 February 2010.

d) Operation Cubit

It was reported that the next Operation Cubit event would be between 08 March 2010 and 12 March 2010. It was noted that Operation Cubit was a multi agency approach to removing untaxed vehicles and abandoned vehicles within the borough.

9. Kent Highway Services

a) Update: Attention was drawn to the following outstanding issues:

- Badly potholed Old Road, Pound Road, The Freehold, Church Lane, Old Church Lane and Tonbridge Road. No response from KHS
- Damaged Signpost at the Central Village junction. No response from KHS.
- Request submitted for a bus stop marking and/or bollard to be installed in front of bus shelter to deter future accidents. No response from KHS.
- Severe flooding to the highway at Church Lane, Tonbridge Road, Hale Street and Smithers Lane and Hatches Lane over the weekend on 27/28 February 2010 reported to KHS. KHS also asked to provide details regarding ditch and drainage maintenance in these affected areas.
- Gully Emptying. KHS advised that they last attended on schedule in December 2009 and spent 7 days in the parish, that when working on schedule the crews were limited to the length of time spent on each gully and if they had not been able to fully attend to a gully or found a defect then this was reported back to the works programmer who arranged for further works to be actioned. Recent examples of this occurring in East Peckham are in Tonbridge Road and Bush Road which required traffic management and in Branbridges Road when a reactive order was raised and given to a new crew. KHS stated that the vehicles used for both scheduled and reactive works were the same and that they had 3 types of vehicles all fitted with hoses.
- Missing bollard in Addlestead Road. No response from KHS.
- Smithers Lane repairs to potholes in advance of carriageway resurfacing works. KHS advised that on inspection several of the carriageway potholes were at intervention level and were therefore patched to make safe the highway as per KHS guidelines.
- Branbridges Road railings. KHS asked on 10 February 2010 whether the PC wished the rail fence to be removed. The Clerk advised KHS to proceed.
- Russett Road pothole. A KHS Inspector would assess and take any action deemed necessary.
- Additional Village Hall signage. With KHS Transport & Development who had carried out a preliminary site visit and considered there was already adequate signage in place. The Clerk had asked for a further assessment to be made.
- Old Road rusty posts. No update from KHS regarding their removal but possibly a job that could be passed to Community Payback if they return to the village.
- Urgently required fencing and pavement repairs to the footway in front of the Coult Stream at Bullen Lane. No response from KHS.

b) New issues for Referral to KHS

Following a discussion, it was:

RESOLVED: That the following issues would be referred to KHS

- Smithers Lane. It was noted that the carriageway surfacing works had been undertaken but that there was now a ponding problem.
- Potholed Westwood Road (Addlestead Road end)
- A dislodged TV aerial at 42 Hatches Lane which was causing an obstruction to the highway and footway.

c) Parish Council Salt Bin requests from Highway Member Fund

It was reported that KHS no longer expected the PC to fund salt bins and that a new policy was in place whereby assessment criteria had been introduced to ensure that salt bins were placed appropriately and safely. It was noted that KCC members were now able to purchase salt bins using their Highway Member Fund and that East Peckham had only one salt bin which was located in Bush Road. Following a discussion, it was:

RESOLVED: That applications would be submitted in respect of the possible acquisition of two salt bins to be located at the entrance to Crown Acres and in Pound Road in the vicinity of the Primary School.

10. Matters for Future Discussion

a. Cllr Poole drew attention to the following issues which had been highlighted following the extremely wet weather of 27/28 February 2010.

- Gullies in Pound Road - not functioning owing to pipe blockages.
- Ditch in Bush Road opposite 164 - not adequate to hold water.
- Extreme ponding at 42/44 Hatches Lane. A new gully was required in order to allow water to drop into the Coult Stream. It was believed that the East Peckham dam did not protect Hatches Lane which was affected by water flowing off land.
- Extreme highway drainage problem at Addlestead Road (from the Spice Cottage to Walnut Tree Cottage), it was believed that 1 ½ inches of water had fallen over the weekend of 27/28 February and if there had been 2 inches or more than water would have flowed down Snoll Hatch Road.
- Some residents had availed themselves of sandbags from the Pound Road store. It was noted that the store had been depleted by about a third, TMBC would be asked to replenish the store and to consider installing a digital locking mechanism to the container.
- It was noted that the locking system to the Playing Field sandbag store had been tampered with and could not be opened. TMBC would be asked to carry out a repair and to install a digital locking mechanism to the container.

Cllr Poole was thanked for his observations and for his work during the wet weather. The issues would be reported to KHS and TMBC as appropriate.

b. Cllr. Gardner suggested that an up to date listed property register be obtained. The Clerk confirmed that TMBC had been asked to provide one.

c. Cllr. Mrs. L Picknett reported that her daughter was agreeable to preparing a floral arrangement for the forthcoming Salvation Army Flower Festival. The matter would be considered at the next meeting of the Parish Council.

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- d. Cllr. Shead reported that police training was taking place at Brookside Garden Centre and at Old Seven Mile Lane.
- e. Cllr. Crawford drew attention to a village wide power cut which occurred on 23 February 2010 and which caused considerable disruption.
- f. Cllr. Mrs Macdonald drew attention to a build up of refuse on Seven Mile Lane, TMBC would be advised.

11. Urgent Items: There were none

12. Matters for consideration in private: There were none

13. Date of Next Meeting: Confirmed as 15 March 2010 at 19.30 hours

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