

**MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE EAST PECKHAM SPORTS HALL ON MONDAY, 05 JULY 2010 AT 19.45 HOURS**

**PRESENT:** Cllrs: Mrs. L. Baseden, J. Crowley, Mrs. P. Graham, Gress, Mrs. J. Macdonald, Mrs. L. Picknett & T. Shead

**ALSO PRESENT:** Mrs. K Bell (Clerk)

**APOLOGIES:** Cllrs. Crawford, Poole & Street

1. **Invited Guest:** Mr I Henderson, TMBC Deputy Monitoring Officer  
Mr Henderson was welcomed to the meeting; he proceeded to present a short presentation to members on Declarations of Interests. There then followed a question and answer session.

Mr Henderson was thanked for attending the meeting.

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

3. **Minutes**

- a) The minutes of the meetings held on 07 June 2010 and 21 June 2010 which had been copied to members were **APPROVED** and signed as correct records of those proceedings.

- b) **Matters Arising**

- Minute 2b (07 June 2010), Proposed Prohibition of Waiting (DYL) at The Freehold/Orchard Road**

It was reported that TMBCs Joint Transportation Board was due to consider the matter in September 2010.

4. **Planning Applications**

- a) **To confirm summer 2010 Recess arrangements**

Following a discussion, it was:

**RESOLVED:** That planning applications and items of an urgent nature received during the period 20 July 2010 to 05 September 2010 would be deferred to the Clerk and Cllrs. Poole, Mrs. Macdonald and Street under delegated powers.

- b) **For Consideration**

**TM/10/0759/FL**

Development of a new conference facility to replace existing building and erection of 60 bed hotel, restaurant and 16 holiday lodges at The Hop Farm Country Park, Maidstone Road, Paddock Wood

**Note: Additional Information Received**

**NOTED**

**TM/10/01655/LB**

Reinstatement of building following fire damage at the Rose & Crown Public House, 2 Branbridges Road, East Peckham

**NO OBJECTION provided the building was reinstated as a Public House and that the application fulfilled all LB criteria.**

5. **Planning Decisions**

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

**TM/08/03741/FL** Erection of 4 no. 3 bedroom semi-detached dwellings with detached garages, parking and access from Hale Street at 2 Hale Street, East Peckham

**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 B1 light industrial unit and three units for Class B8 storage and distribution use; creation of new access; demolition and part replacement of 57 Branbridges Road at East Side Former Arnolds Business Park including 51 and 57 Branbridges Road, East Peckham

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

**TM/10/01002/FL** Single storey rear extension at 186 Tonbridge Road, East Peckham

6. **TMBC**

a) **Planning Enforcement Investigations**

(i) **Little Rhoden Farm, Bells Farm Road, East Peckham**

It was reported that having carried out an investigation, TMBC had concluded that no breach of planning control had been identified.

(ii) **The Dower House, Roydon, East Peckham**

It was reported that TMBC were aware of the wall which appeared to be falling outwards towards the highway and action was being taken to secure the wall and prevent any potential problems. It was noted that the wall was not listed.

b) **Planning Appeals**

(i) **Hextall Cottage, 67 Martins Lane, East Peckham**

It was reported that the planning applicants appeal to the Planning Inspectorate against TMBCs refusal to grant permission for the removal of duo-pitched roof over the original dwelling and later extension, replacing with a mansard roof to contain new accommodation, demolition of existing conservatory and replacement with extension to living room and roof to be pitched in slate as per existing room had been dismissed.

(ii) **Enforcement Ref: 10/00011/UNAUTH**

**Site at: Land West of Branbridges Road, East Peckham**

It was reported that the landowner had appealed to the Planning Inspectorate against the enforcement notice issued by TMBC and that under Schedule 6 of the Town & Country Planning Act an informal hearing into the appeal would be heard at 10.00 a.m. on 11 August 2010 at Kings Hill. It was noted:

- Copies of statements, proofs of evidence, summaries and statements of common ground could be viewed at Kings Hill.
- Interested persons may attend the hearing and at the Inspectors discretion give their views.

- A copy of the appeal decision would be sent to those who speak at the inquiry or to those who make a written request to the Planning Inspectorate.

Following a discussion, it was:

**RESOLVED:** That a letter would be sent to the Planning Inspectorate in support of the action taken by TMBC. In addition the Planning Inspectorate would be advised that the PC objected to the development on the grounds of inappropriate development of the land, and that the development was in an area at severe risk of flooding.

**c) Area 2 Planning Committee**

The minutes of the meeting held on 12 May 2010 together with the agenda in respect of the meeting held on 23 May 2010 were RECEIVED AND NOTED.

**d) Joint Transportation Board**

The minutes of the meeting held on 08 March 2010 together with the agenda in respect of the meeting held on 14 June 2010 were RECEIVED AND NOTED.

**e) The Hop Farm**

It was reported that TMBCs Area 2 Planning Committee met on 23 May 2010 and had REFUSED PERMISSION for the following:

- Miniature driving school
- Enclosure under the existing decking of Bell 3
- Children's bouncing pillows
- Children's climbing frame and its attachment to the Oast Bell3
- Lorry bodies
- Marquee

It was noted that TMBC would be issuing enforcement notices upon which the Hop Farm would have three months to remove the developments.

**f) Cardboard Bank Removal**

It was reported that all of TMBCs cardboard recycling banks would be removed as soon as possible after 30 June 2010.

**g) Property Renaming: Magpie Bottom Cottage, 313 Bells Farm Road**

It was reported that the property had been renamed and was now known as Little Brook Cottage, 313 Bells Farm Road, Hadlow, Tonbridge, Kent, TN12 0JR

**8. Tunbridge Wells Borough Council Local Development Framework**

**a) Consultation on town centres area action plan, allocations development plan documents and transport strategy**

It was reported that TWBC had commenced a second stage of public consultation on the afore mentioned documents which would end on 09 August 2010. It was noted that the full consultation literature was available via the website <http://consult.tunbridge.wells.gov.uk>. The information was RECEIVED AND NOTED WITH INTEREST.

**b) Adoption of Core Strategy**

It was reported that the document was adopted by TWBC on 17 June 2010.

**9. KCC Environment, Highways and Waste Directorate: Statement of Community Involvement – Draft for consultation**

It was reported that KCC was preparing a new Statement of Community Involvement which would set out how and when communities could most effectively get involved with the town and county planning issues concerning them and for which KCC had responsibility. It was noted that the full consultation literature was available via the website <http://consult.kent.gov.uk> and that the consultation period ended on 19 July 2010. The information was RECEIVED AND NOTED WITH INTEREST.

**10. Kent Highway Services**

**a) Update**

Attention was drawn to the following:

- 2 complaints have been received from residents of Bells Farm Road concerned about the proposed road closure in Stanford Lane to enable highway repairs to be carried out
- KHS were undertaking an after scheme survey into how parishes were using and rating 'My Kent Highways Online'.

**b) New referrals to KHS**

Following a discussion, it was:

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

- Weeds on footways especially along Tonbridge Road, Hale Street and Church Lane.
- Overgrown vegetation at Chidley Cross Road and at 133 Boroughs Oak Cottages, Hale Street which were forcing pedestrians off the footway and onto the road.
- Pothole in Russett Road (No. 12) remained outstanding
- Damage to footway at 72 Pound Road

**11. Matters for Future Discussion:  
Salvation Army Flower Festival**

Members were reminded that the event would be taking place over the weekend of 10 & 11 July 2010 and that the Parish Council would be displaying an exhibit.

**The Hop Farm**

Cllr Shead drew attention to 'alleged' flying activity at the Hop Farm in the form of advertised flying lessons. Cllr. Shead was advised that the PC was aware of the 'alleged' activity and that the matter had been referred to TMBCs Planners.

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

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

**14. Date of Next Meeting:** Confirmed as 19 July 2010 at 19.45 hours

There being no additional business, the meeting ended at 21.25 p.m.