

MINUTES OF A MEETING OF THE PARISH COUNCILS PLANNING COMMITTEE HELD IN THE CURRAN HALL ON MONDAY, 12 APRIL 2010 AT 19.30 HOURS

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

ALSO PRESENT: Mrs K Bell (Clerk)

APOLOGIES: Cllrs. Mrs. L. Baseden, Mrs. B. Curry, P. Crawford & T. Shead

Cllr. Gardner opened the meeting and welcomed everyone present.

1. DECLARATIONS OF INTERESTS: There were none

2. MINUTES

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

3. MATTERS ARISING

Minute 4 (01.03.10), The Hop Farm – Premises License

It was noted that the license had been granted subject to conditions.

4. Planning Applications

Following a discussion, it was:

RESOLVED: To approve the following comments which had been submitted to TMBC during the period 16 March 10 and 09 April 2010:

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 and demolition and part replacement of 57 Branbridges Road at East Side, Former Arnolds Business Park including 51 and 57 Branbridges Road, East Peckham

Note: Submission of amended site location plan

Previous objections were reiterated in addition to which, TMBC had been provided with copies of correspondence between the Parish Council and English Heritage

TM/10/00554/FL Single storey side extension at 5 Medway Meadows, East Peckham

NO OBJECTION

5. Planning Applications for consideration

RESOLVED: To comment as follows to TMBC:

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

Note: Amended plans received showing the omission of walls and replacement railing along front of boundary

NOTED, NO OBJECTION

TM/10/00600/LRD Approval of details reserved by conditions 1, 2, 3, 4, 5, 6, and 7, of planning permission TM/09/02485/LB at 23 Smithers Lane, East Peckham
NOTED

6. Planning Decisions

It was reported that TMBC had issued a Lawful Development Certificate in respect of the following:

TM/09/03194/LDE Domestic garage and storage outbuilding substantially completed on 08 July 2005 at Magpie Bottom Cottage, 313 Bells Farm Road, East Peckham

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

TM/09/02618/FL Rear conservatory at 40 Old Road, East Peckham

TM/06/03493/FL Dwelling for agricultural worker at Riverside Farm, Tonbridge Road, East Peckham

It was reported that TMBC had confirmed that the following application had been WITHDRAWN

TM/09/00585/FL Change of use from business to residential at 1 Old Road, East Peckham

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

TM/09/03133/FL Removal of duo pitched roof over the original dwelling and later extension, replacing with mansard roof to contain new accommodation. Demolition of existing conservatory and replace with extension to living room at Hextall Cottage, 67 Martins Lane, East Peckham

7. TMBC

a. Parking at Westwood Road

It was reported that TMBC had taken a look at the parking situation at Westwood Road and had concluded that the situation did not justify any parking restrictions. It was noted that most of the properties had driveways and the problems appeared mostly down to residents causing problems for other residents by parking in an inconsiderate manner.

b. 55 & 57 Branbridges Road

It was reported that in order to determine whether the buildings had special architectural or historic interest, English Heritage had undertaken an initial assessment of the property. An initial report had been provided which will be used by English Heritage upon which to base their recommendation to the Secretary of State. It was noted that copies of the correspondence between English Heritage and the Parish Council had been forwarded to TMBC.

c. Area 2 Planning Committee

The minutes of the meeting held on 24 February 2010 had been received for information together with the agenda in respect of the meeting held on 31 March 2010.

d. Joint Transportation Board

The minutes of meeting held on 30 November 2009 had been received for information together with the agenda in respect of the meeting held on 08 March 2010. Attention was drawn to the following:

- The Board had approved the following parking restriction recommendations:
 - Addlestead/Snoll Hatch – Proposed protection of sharp 90 degree blind bend where there were parked vehicles on the footway and carriageway causing significant problems for buses and other vehicles when meeting oncoming vehicles in the middle of the road. It was noted that the proposed restriction on the north side of Snoll Hatch Road to extend from the boundary of 110/112 Snoll Hatch and continue around the corner.
 - The Freehold/Orchard Road – Proposed protection of sharp 90 degree bend where parked vehicles on footway and carriageway caused problems by obstructing through traffic. It was noted that TMBC had acknowledged that legitimate roadside parking opportunity was at a premium however the concerns about obstruction to emergency, essential service and delivery vehicles remained at the 'pinch point'.
 - Pound Road/ Fell Mead – Proposed upgrade of SYL to DYL around junction to prevent parking on the junction and wide footway. It was noted that TMBC would monitor the need to include additional restrictions to manage customers and deliveries.
- Local Winter Service Plan
 - It was noted that the following areas had been identified for hand salting: Old Road/Pound Road shopping areas, The Surgery, Residential Care Home at 55 Pound Road and East Peckham Primary School.
 - It was noted that there was a salt bin at Bush Road/Bullen Lane

e. Land adjacent to the Rose & Crown PH, Branbridges Road

It was reported that following a recent site visit, TMBC had concluded that there was no evidence that activity had spread into the adjoining field. TMBC would however keep the site under observation.

f. Planning Enforcement Investigations

(i) 1 Old Road, East Peckham

It was reported that the breach of planning control identified by investigation had been resolved in that the use of the ground floor of the former restaurant premises for residential accommodation had ceased. It was noted that the ground floor was now being used only as a staff room ancillary to the adjacent A5 use i.e. the sale of hot food for consumption off the premises.

(ii) Boroughs Oak Farmhouse, Hale Street, East Peckham

It was reported that TMBC were aware that a swimming pool had been constructed without planning permission and that a letter would be sent to the owner inviting them to submit a retrospective planning application.

(iii) Land Opposite September Cottage, Pinkham Lane, East Peckham

It was reported that TMBC had been asked to clarify the permitted development but no response had been received.

8. 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
- Bells Farm Road, drainage ditch. Fault acknowledged by KHS
- Damaged Signpost at the Central Village junction. Work completed.
- Request for a bus stop marking and/or bollard to be installed in front of bus shelter at Old Road to deter future accidents. KHS declined request
- 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 and other associated village wide drainage and gully problems reported to KHS. KHS drainage engineer looking at the issues raised. It was noted that former TMBC employee Sara Fletcher would now be dealing with East Peckham's drainage issues.
- Missing bollard in Addlestead Road. Outstanding
- Branbridges Road railings. KHS asked on 10 February 2010 whether the PC wished the rail fence to be removed and was told to proceed. Outstanding.
- Russett Road pothole. Outstanding
- Additional Village Hall signage. No update from KHS
- Removal of superfluous rusty posts in Old Road. Outstanding
- Urgently required fencing and pavement repairs to the footway in front of the Coult Stream at Bullen Lane. Works agreed and would be carried out shortly.
- Smithers Lane, ponding problem. No response from KHS
- Potholed Westwood Road (Addlestead Road end). No response from KHS
- Salt bin requests (Pound Road, Crown Acres and Old Church Lane) received and acknowledged by KHS.
- £1 million had been made available to KHS to tackle potholes. Pothole crews had been scheduled onto a fix and find service
- Tree on footway at 21 Pippin Road. KHS had accepted responsibility and the tree would be felled shortly.

b. Referrals to KHS

RESOLVED: That KHS would be advised that the filling in of potholes and resurfacing works were required at Bells Farm Road, Seven Mile Lane and Old Church Lane.

9. KCC - Changes to routes on the Definitive Map and accompanying Statements

It was reported that changes had been made to routes on the Definitive Map and accompanying Statements that were held by the Parish Council. It was noted that the routes affected were as follows:

- The entry for Footpath MR365 was altered as follows – Diverted by the Kent County Council (Footpath MR365 (part) East Peckham) Public Path Diversion Order 1996 with a prescribed minimum width of 2 metres for the new route.
- The entry for Footpath MR540 was modified by the deletion of MR542.
- The entry of Footpath MR541 was modified by the addition of the MR542.
- The entry for footpath MR542 was modified by the deletion of MR540 and the addition of MR541.

10. Updated Kent Local Wildlife Site Schedules

It was reported that Kent Wildlife Trust had carried out a survey of Local Wildlife Sites (formerly known as Sites of Nature Conservation Interest) and had provided a schedule of updated sites within East Peckham. It was noted that the sites identified within East Peckham were the Hale Street Ponds and Pasture and the East Peckham Ponds. Following a discussion, it was:

RESOLVED: That the information be copied to members.

11. Matters for Future Discussion

Cllr. Ms. Picknett

Drew attention to the following:

- Alleged building works taking place at Magpie Bottom Cottage. The matter would be referred to TMBC's Planners.
- Flytipping opposite Addlestead House, 49 Tonbridge Road. The matter would be referred to TMBC's Environmental Health Department.

Cllr. Mrs. Macdonald

Drew attention to the following:

- A desire for the central reservation of the East Peckham Bypass to be planted with bulbs and trees. The request would be forwarded to KHS.
- A desire generally for more bulbs to be planted around the village. The matter would be considered by the PC at a future meeting.
- The recent tree planting along Old Road. KHS would be thanked for carrying out this tree planting.

Cllr. Poole

Informed members that he had obtained through TMBC copies of the leaflets relating to the three conservations areas within East Peckham. He mentioned that copies of the leaflet were readily available from TMBC. The Clerk confirmed that copies were held in the office.

Cllr. Gardner

Drew attention to the following:

- Harp Public House and the renewal of the licence. It was confirmed that the new licensing regulations had not taken affect and that TMBC had undertaken to notify the PC when the regulations had changed.
- His intention to leave the Parish Council from May and to stand down from his role as Chairman of the Planning Committee.

The Clerk

Drew attention to the following:

- A request from Borough Councillor Howard Rogers for members to be advised that a recent meeting of TMBC's Planning and Transportation Advisory Board had resolved that a letter would be sent to the department for Communities and Local Government encouraging the introduction of a new offence of carrying out development without the necessary approvals under planning legislation and also a requirement for independent building control operatives to inform the LPA of any discrepancies between approved plans and what was happening on the ground. The letter would be copied to the leaders of the opposition parties and to the LGA. In addition the attention of the adjoining LA's would be drawn to the action taken by TMBC.

- A Speedwatch Meeting which would be held on 13 April 2010 at 10.30 a.m. in Mereworth Village Hall.

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

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

14. **Date of Next Meeting:** Confirmed as 26 April 2010 at 19.30 hours

There being no additional business, the meeting closed at 20.40 hours.