

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

**PRESENT:** Cllrs: Mrs. L. Baseden, P. Crawford, J. Crowley, Mrs. P. Graham, W. Gress, Mrs. J. Macdonald (Committee Chairman), Mrs. L. Picknett & D. Poole (Parish Council Chairman)

**ALSO PRESENT:** Mrs. K Bell (Clerk) & Mr Packer (Item 1)

**APOLOGIES:** Cllr. P. Street

Cllr. Mrs. Macdonald opened the meeting and welcomed all present.

1. **Potential Twinning with Chereng: Invited Guest Mr D Packer**  
Mr Packer the Chairman of the Heustenstamm Friendship Circle was welcomed to the meeting. Mr Packer provided an informative overview of twinning which would be helpful to the council in its future consideration of the twinning possibility of East Peckham with Chereng.
2. **Declarations of Interest:** The following interests were declared  
Cllr. Mrs. Baseden planning application TM/08/03739/FL, Cllr. Crowley planning application TM/10/02215/FL and Cllr. Mrs Macdonald planning application TM/10/02691/LB.
3. **Minutes**
  - a) **Minutes**  
The minutes of the meetings held on 04 October 2010 and 18 October 2010 which had been copied to members were **APPROVED** and signed as a correct record of those proceedings.
  - b) **Matters Arising**  
**Minute 2b, East Peckham Character Area Appraisal: Report of Recent Workshop**  
Cllr. Poole reported and drew attention to the following:
    - The draft document was in the process of being compiled and Tony Fullwood Associates who had been tasked by TMBC to carry out the appraisal appeared to have taken on board the comments made during the recent walkabout.
    - The workshop allowed the opportunity for potential errors to be corrected.
    - The character appraisal would explain that the document only covered the Rural Service Areas of East Peckham and that the other areas of the village were covered by different planning policies.
4. **Planning Applications**  
**RESOLVED** to comment as follows to TMBC:  
**TM/08/03739/FL** Erection of agricultural polytunnels covered with clear plastic sheeting, to include rotational tunnels and successive tunnels with no more than 165 ha (30%) of the landholding covered with tunnels in any one calendar year at Barons Place Farm, Seven Mile Lane, Mereworth  
**Note: Submission of the following:**
  - **Amendments to site/location plan**
  - **Amendments to extent and location of polytunnels**
  - **Revised planning statement, design and access statement and management plan**
  - **Submission of landscape and visual impact statement, flood risk assessment and economics statements**

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It was reported that TMBC had extended the consultation period into the New Year in order to commission independent specialist advice both on the submitted landscape and visual impact assessment and on the economic reports in respect of the proposal. Following a discussion, it was:

**RESOLVED:** That consideration of the planning application would be deferred pending the receipt of additional information.

- TM/10/02215/FL** Demolish porch and toilets on north side of pubic house, replace toilets and alter internal ground floor levels for disabled access. Construct a 15 room annex with open sided ground level link to public house. Convert first floor of oast to one bedroom staff accommodation at Blue Bell Inn, 1 Beltring Road, Paddock Wood.  
**NO OBJECTION**
- TM/10/02560/FL** Installation of rear conservatory at 97 Old Road, East Peckham  
**NO OBJECTION however the PC did have concerns regarding the close proximity of the proposal to the neighbouring boundary.**
- TM/10/02635/FL & TM/10/02636/LB** Part conversion and change of use of garage block to holiday accommodation at St Michaels House, Roydon Hall Road, East Peckham  
**NO OBJECTION provided no separate hereditament was created**
- TM/10/02691/LB** Move an internal pillar in drawing room and partial removal of an internal wall in sitting room of Walnut Tree Cottage, 50 Addlestead Road, East Peckham  
**NO OBJECTION**
- TM/10/02710/RD** Reserved details submitted pursuant to condition 5 (Handling & storage of waste) and condition 6 (extraction details) of planning permission TM/10/00762/FL (Change of use from A1 retail to A5 takeaway) at 32 Pound Road, East Peckham  
**NOTED**
- TM/10/02760/LDE** Application for Lawful Development Certificate for existing residential use as a dwelling house at Cuckoo Cottage, Roydon Hall Road, East Peckham  
**NO OBJECTION concurred with the applicants planning submission**
- TM/10/02790/RD** Partial demolition, internal and external alterations and extensions to Grade 11\* former Religious Institute for use as family dwelling with associated internal and external alterations and extension to buildings with the curtilage of Roydon Hall,  
**NOTED**

## 5. Planning Decisions

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

- TM/10/01438/AT** 11 fascia signs, 29 informative signs, re-clad 2 existing totem signs at Somerfield Stores, Branbridges Road, East Peckham

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

- TM/10/01999/RD** Details of method of footings construction to Bothy extension pursuant to condition 3 of TM/05/00353/FL (Change of use from C2 (Religious Teaching Institute) to C3 (single dwelling) and extension of existing Grade 11\* house. Extension of existing residential Bothy building at Roydon Hall.

**TM/10/02000/LRD** Details of joinery pursuant to condition 3 of planning permission TM/08/01022/LB (Listed Building Application to existing building, including crown roof extension to give additional accommodation at second floor) at Roydon Hall.

**TM/10/02024/RD** Details of precautions to secure and protect interior features against loss or damage or theft during building works pursuant to condition 4 of TM/08/01022/LB (Listed Building Application: Alterations to existing building, including crown roof extension to give additional accommodation at second floor) at Roydon Hall.

**TM/10/02227/LRD** Details of joinery submitted pursuant to condition 3 of Listed Building Consent Reference TM/10/01493/LB (reopen window opening in modern single storey extension and provide new timber with one opening and one fixed light) at Newark Cottage, 242 Bush Road, East Peckham

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

**TM/10/02417/MIN** Details of aftercare scheme pursuant to condition 312 of TM/98/2045/MR92 (Extraction of sand and gravel) at East Peckham Pit, Hale Street, East Peckham

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

**TM/10/00996/FL** Construction of linear swimming pool at 299 Hale Street, East Peckham

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

**TM/00/1599** Temporary cessation of quarrying operations from two to four years at Stonecastle Farm Quarry, Whetstead Road, Five oak Green.

## 6. Planning Appeals

It was reported that the Planning Inspectorate has **DISMISSED** the following appeal

**TM/10/00860/FL** Erection of white uPVC conservatory at The Granary, Stilstead house, Tonbridge Road.

## 7. TMBC

### a) Report of meeting with TMBC's Planners held on 06 October

It was reported that the meeting had been attended by Cllrs. Crawford and Poole and the Clerk. Attention was drawn to the following:

- The planners were encouraged by the new CEO at the Hop Farm but would be proceeding with the enforcement process in respect of a number of breaches of planning control which had taken place at The Hop Farm.
- With regard to planning application TM/08/03739/FL in respect of polytunnels at Barons Place Farm, TMBC had extended the consultation period into the New Year in order to commission independent specialist advice both on the submitted landscape and visual impact assessments and on the economic reports.

### b) Area 2 Planning Committee

The minutes of the meeting held on 15 September 2010 together with the agenda in respect of the meeting held on 27 October 2010 were **RECEIVED AND NOTED**.

## 8. KHS

a) **Update on outstanding issues:** It was noted that no update had been received.

**b) New items for referral to KHS**

Following a discussion, it was:

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

- Potholes in Tonbridge Road and at Westwood Road
- Overgrown vegetation obscuring the streetlight at Little Mill

**c) Parish Liaison: Report of meeting to be held on 07 October 2010**

It was reported that the meeting had been attended by Cllr. Poole and the Clerk. Attention was drawn to the following:

- KHS appeared more responsive in their dealing of routine items such as potholes
- There remained a lack of progress with regard to major issues such as sightlines at Brookside Roundabout, use of Hale Street by HGV's, Branbridges Road railings, sightlines on the approach to Branbridges Roundabout, sightlines on exiting the Somerfield site and the dilapidation of the fenced area and land adjacent to the bridge on Branbridges Road (just past Medway Meadows).

**d) Parish Seminar: To receive report of meeting held on 27 October 2010**

Unfortunately Cllr. Poole had been unable to attend the meeting.

**e) Winter Plan**

It was reported that KHS had prepared the Winter Plan and that it would shortly be uploaded onto KCC's website. Attention was drawn to the following:

- No new salting routes had been added for East Peckham
- Mereworth Road from Seven Mile Lane to West Peckham had been added to the secondary salting routes.
- KHS had issued an appeal for snow plough farmers.
- The plan did not contain a list or map of salting routes.

**f) Salt Bins**

It was reported that of the three applications submitted for new salt bins only one had been successful and that a salt bin would be installed at Old Church Lane at its junction with Seven Mile Lane.

Following a discussion, it was:

**RESOLVED:** That KHS would be asked to install the new salt bin further up Old Church Lane.

The Clerk confirmed that she had referred the matter to County Cllr. Long who had confirmed that the majority of salt bin applications across Kent had been turned down and that the one planned for Old Church Lane was the only new one in his division of 6 parishes. Mr Long further confirmed that he would support an application for extra salt bins through the Highway Fund however his fund for 2010/2011 was fully committed and if an extra salt bin was provided the PC would need to make a commitment to fill it.

**g) Salt Bag Protocol**

It was reported that the PC should find out shortly whether or not East Peckham would be taking part in the trial in the meantime a copy of the KHS Salt Bag Protocol had been received.

**h) Attachments to Illuminated Street Furniture on the highway**

It was reported that KHS required a license to be obtained in order to permit the placing of an attachment to county owned streetlights.

9. **KCC: Proposed changes to Planning Application Validation Process**

The proposed revisions to KCC's Planning Application validation process were **RECEIVED AND NOTED.**

10. **Matters for Future Discussion**

Attention was drawn to the following:

- Work taking place at the Rose & Crown PH, the listed Joiners Workshop on Branbridges Road and at Riverside Farm, Tonbridge Road. TMBC's planners would be informed.
- Cllr. Mrs. Macdonald requested that members consider a drinking fountain for the village centre at the next meeting of the full PC.
- The Annual Remembrance Service would be held at 10.00 a.m. on 14 November 2010.
- The next Operation Cubit would be held during week commencing 22 November 2010.

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

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

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

There being no additional business, the meeting closed at 21.31 hours.