

**MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON 20<sup>th</sup>  
DECEMBER 2011 IN BRENCHLEY MEMORIAL HALL**

**Present**

Chairman M Mackenzie presided, Vice Chairman P Randall Cllrs I McEwen, J Barsley, B Stanley, R Carter, R Dafter, C Woodley and Mrs A Downes. Borough Cllr Mrs J March. Clerk M Powell.

**Apologies for absence**

Borough Councillor A McDermott for family commitments

**Declaration of Interests**

Members were reminded that if a member has a **prejudicial** interest in an agenda item, this should be declared at the start of the meeting.

**Personal** interests may be declared at this point or, alternatively, can be declared at the time a specific item is being discussed if that member wishes to speak on the item in which s/he has a personal interest. In case of doubt about such an interest Councillors were advised to contact the Monitoring Officer before the meeting or declare the interest anyway.

**Minutes**

Approve Minutes of the full meeting of 5<sup>th</sup> December 2011

The PC requested some amendments in wording and format and it was agreed that they should be represented at the next meeting

**Public Question Time**

None

**Planning Applications.**

**11/03503/House/SE2** Homestead farmhouse, Palmers Green Lane  
Brenchley

Roof lights to garage block approved under 11/00809 to be replaced by dormer windows

*Recommendation-Approval*

Subject to no residential use.

**11/03615/House/SJM** 2 Tong Farm Cottages Tong Road Brenchley

Conservatory to rear elevation

*Recommendation-Approval*

**11/03414/House/SE2** Windmill View Brenchley Road Brenchley

Garden shed and summerhouse

*Recommendation-Approval*

Cllr R Carter declared an interest as the applicant was a neighbour and whilst remaining in the room took no part in the discussion.

**114/03307/FUL/CP4** OS Plots 4800 & 6900 Pearsons Green Road  
Brenchley

Agricultural building with 204 solar photovoltaic panels on southern roof slope

*Recommendation-Neutral*

**11/03668/FUL/TA1** Blue Boys Cafe Hastings Road Matfield  
Retrospective-Change of use of restaurant car park to hand car wash (sui-generis)

*Recommendation-Refusal*

Inappropriate development within the AONB. We also consider the usage underestimated.

**11/03538/LBC/CLC** Rowley Plain Cuckoo Lane Brenchley  
 Refurbishment, single storey extension and detached garage  
Recommendation-Approval

**11/03618/LBC/CLC** Pippins, Gedges Hill Matfield  
 Replacement of 3 windows to the front and 2 to the rear of the property  
Recommendation-Approval

### **Decisions by TWBC**

**11/02995/FUL/CW1** Poulhurst Farm Furnace Lane Brenchley  
 Formation of new stables & tack room within existing barns together with refurbishment of existing structure and finishes and new landscaping  
Recommendation-Approval Decision-Approval

**11/03130/Ful/SE2** Ranworth Cottage Hatmill Lane Brenchley  
 Removal of existing flat roof and replace with pitched roof on rear extension  
Recommendation-Approval Decision-Approval

**11/03377/House/CLC** The Park House Maidstone Road Matfield  
 Single storey rear kitchen extension, single storey front porch extension and second floor pitched roof extension over existing flat roof  
Decision-Approval

**11/03395/House/CLC** Walnut Tree Cottage, Brenchley Road Matfield  
 Single and two storey rear extension-amendment to roof on previously approved 11/02301  
Decision-Approval

It was also noted that the TW web site was problematic and on occasions residents' comments could not be seen. There also was a lack of receiving notification of the outcomes of appeals. B/Cllr Mrs March agreed to look at the mechanism for this with the planning dept to try and resolve these issues.

### **Meetings Attended**

#### **Pavilion**

Cllr Woodley presented a report regarding meetings that had been undertaken by the Matfield Pavilion Group and their recommendations. In summary the MPG proposed the following items they had considered:-

#### **Vision for Pavilion**

- An 'iconic' building to add to the attractiveness of the Green
- One that combines vernacular accents with modern design and construction practices (including accessibility and environmental sustainability). The building should 'sit' comfortably within the setting of the Green, having regard to its' relationship to Matfield House and the surrounding area.
- A multi-functional resource that serves as the home of Matfield Green Cricket Club and accommodates a wide range of uses for local communities.
- One that complements M.V.H. and the pubs – adds capacity, flexibility and choice.
- An 'affordable' project – within the means at the disposal of the P.C. and demonstrating 'best value' in the deployment of those means.

#### **Project management**

A selection process had been undertaken in the appointment of an Architect.

- HazelMcCormackYoung Ptnrs of Tunbridge Wells was considered to be the best performer in all categories and is the Group's recommendation for managing the

project. They have an impressive track-record in delivering high-quality community and sports buildings. Their 6% fee would be converted to a fixed payment once project details have been approved, so that any subsequent increase in project costs which do not involve additional work for HMY would not affect that fee.

#### **Budgeting principles:**

- A minimum of £150k – to provide a building of similar size, based on a conservative estimate of £1k per m<sup>2</sup>. This might not achieve the ambition for an 'iconic' legacy.
- A maximum of £200k – to take account of more realistic building costs.

#### **Condition of the site**

- There is speculation that the existing foundations were laid over a former pond. Investigative work will need to be undertaken, to gauge the likely cost of any remedial work that might be necessary.

#### **Recommendations**

The Group made the following recommendations.

1. That the Vision for the Pavilion be endorsed.
2. HMY be appointed to act as architects to take the work forward, under the direction of the MPG. Their tasks would include: the production of a design to be approved by the council; co-ordinating effective consultation with residents, businesses and other stakeholders; securing planning consent; selection of a building contractor (also to be approved by the council); and arranging for overseeing the building-works.
3. That the determination of a budget for the project, based on the principles set out above in the relevant section, be endorsed.
4. Authorisation be agreed to engage contractors to undertake exploratory ground-works around the existing building to a maximum cost of £1500.

Cllr Barsley proposed the recommendations were to be accepted in their entirety. This was seconded and subsequently agreed by the PC unanimously.

#### **Other Matters as may be previously advised.**

##### **Affordable Housing**

The forthcoming meeting when Brenchley Affordable Housing was to be considered was discussed. It was felt there may be a larger than normal attendance by the public. Both of the village halls were normally booked on the planned Tuesday and the normal meeting room was felt to be too small. It was felt inappropriate to change the date but the Clerk was asked to approach the groups using Matfield Village Hall if they could be persuaded to alter their dates.

##### **Olive Stores**

Cllr Stanley reported that Olive stores had received two complaints, one from a nearby trader and one from a resident about noise in the evening. It was noted that the terms of the lease only allowed for two late night openings a month finishing by 10pm. It was thought inappropriate the PC should attempt to get involved in an official capacity but B/Cllr Mrs March thought TW licensing dept could pay a visit to monitor the situation.

##### **Paddock Wood Car Parking.**

Cllr Barsley raised the issue of the proposal to end free parking for two hours. The PC agreed it was unhelpful and potentially damaging on the local economy.

#### **Date of next meeting**

The next meeting will be Tuesday 3<sup>rd</sup> January in Matfield Village Hall