

**MINUTES OF A REMOTE PLANNING MEETING OF BRENCHLEY AND MATFIELD PARISH
COUNCIL HELD ON TUESDAY 16th March 2021 AT 7.30pm via ZOOM**

Present: Councillors L. Butler (Chair) presided, K. Sparkhall, G. Warner, G. Stevenson, A. de Guingand, C. Brooks (Clerk).

In attendance: Non-Voting Members: Amanda Wells, Jonathan Buttery, three members of the public

1. To accept apologies for absence

None.

2. To approve the Minutes of the last meeting

The Minutes of the meeting of 1st March 2021 were approved as an accurate record and would be duly signed by the Chair at the next opportunity.

The Minutes of a Closed Session of the Parish Council on 1st March 2021 were approved as an accurate record and would be signed by the Chair at the next opportunity.

3. To record declarations of interest in any item on the Agenda

Cllr de Guingand declared an interest in item 10 regarding the Planning Application at 9 and 10 Spout Lane and did not participate in the agenda item.

4. To adjourn to allow public participation

None.

5. Public Rights of Way – to discuss landowner concerns

The Council discussed concerns, raised by local landowners, about members of the public straying from Public Rights of Way into agricultural land which is being actively farmed. It was noted that this presents a degree of danger especially where they are wearing earphones and running and dogs are not under control.

The Council discussed issues where the width of footpaths seems to have changed in many areas where new fencing has been erected and that the bad weather has made some paths unpassable, necessitating walkers to divert in some cases off the footpath.

It was agreed that Cllr Butler would circulate a draft of an article to be published in Roundabout asking that walkers are aware of the dangers and also requesting that farmers and landowners ensure proper signage is erected, particularly where they may be spraying fields.

It was agreed that the Clerk would publish the Countryside Code on the Website and Facebook with a request that walkers adhere to the guidance and to recommend that walkers download the OS app showing the footpaths clearly.

6. Affordable Housing - to discuss qualification and access for local residents

Tina Middleton, who is the Administrator for the Neighbourhood Development Plan Steering Group, outlined concerns about local residents being able to access the affordable housing, such as the 18 properties being built at the Island Site. Residents need to be on the TWBC Housing Register and this needs to be promoted again locally.

The Council discussed ways that pressure could be exerted to ensure that those with a local connection to the parish are given priority and that levels of income are considered when there are new developments in the parish.

It was agreed that Cllr Butler would circulate a draft article on this for the Council to publish in Roundabout.

7. Section 106 Developer Contributions – to discuss unused funds

The Clerk outlined that there is still a small amount of funding available for Youth and Adult Recreation, £1542 which expires in May 2023 and the Council agreed that it was imperative that this amount was claimed.

8. Neighbourhood Plan - to discuss the timescale for the Regulation 14 Consultation

Cllr Butler advised that the drafting team are revising the draft NDP following the health check by the consultant and that it is anticipated that the consultation may be ready for publishing in the middle of April, for a period of six weeks.

Following this the plan will be revised over the space of several months with responses to a further consultation being forwarded with the NDP to the examiner in the Autumn.

RESOLVED that the approval of the Regulation 14 version of the Draft NDP be agreed via email to allow for its publication for consultation in April

9. Viewpoint Indicator – to discuss request for refuse bin

Concerns about the amount litter at the Viewpoint were briefly discussed and it was agreed that the Clerk would progress remedies with TWBC.

10. Planning Applications

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| 21/00361 1 Windmill Cottages, Windmill Hill, Brenchley, TN12 7NP | Extension to existing garage RESOLVED TO RECOMMEND: APPROVE noting hard enlarged landscaping/removal of walls will have to take place to allow space for the garage. |
| 21/00286 9 & 10 Spout Lane Brenchley Tonbridge Kent TN12 7AP | Demolition of existing pair of semi detached properties and associated outbuildings, construction of 2no new detached properties with associated hard and soft landscaping. RESOLVED TO RECOMMEND: REFUSE (a) The Parish Council notes the pre-app advice especially with reference to floorspace volume – “seeks to ensure that the proposed dwelling is no more obtrusive in the landscape than the existing dwelling”. (b) If granted the PC would like to see these two houses to be 3 bedrooms each on two floors - with no top floor bedroom, dormer or velux windows in roof space. (c) The P.C. would also like to see much less hard landscaping on the driveways which in its current form would change the appearance and landscape of this High Weald sunken lane within AONB. The PC notes the TWBC’s Supplementary Planning Guidance on Rural Lanes whereby Spout Lane is shown as being of high landscape and amenity value. (d) The PC notes comments from Forestry Commission about Ancient Wood + 30m buffer. |
| 21/00352 Pear Tree House, Crook Road, Brenchley, TN12 7BS | Proposed construction of detached car port and addition of veranda to approved replacement dwelling (20/01842/FULL) RESOLVED TO RECOMMEND: APPROVE |
| 20/03340/FULL Brenchley Garage, Brenchley Road, Brenchley, TN12 7NZ | Demolition of existing garage buildings, erection of 2 x four bed detached dwellings, 4 x three bed terraced dwellings, 3 x one bed flats and 50 sqm office space (B1), associated landscaping and parking with access from Brenchley Road. RESOLVED TO RECOMMEND: REFUSE Comments submitted can be obtained from the Clerk |

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| <p>21/00338 Crooke Barn, Crook Road, Brenchley, Kent, TN12 7BE</p> | <p>Erection of timber stable and adjoining hay barn in back of garden</p> <p>RESOLVED TO RECOMMEND: APPROVE it is noted there is no reference to hardstanding and lighting within this application. The PC would like a condition that this stable and hay barn remains solely for this equestrian purpose.</p> |
| <p>21/00542 Halfway Cottage, Horsmonden Road, Brenchley, Tonbridge, TN12 7AX</p> | <p>Demolition of the conservatory and rear extension; erection of a single storey extension and increase the length of the boot room; construct stud walls at ground floor level and sub-divide the first floor bathroom to create a shower room; increase the depth of the raised patio</p> <p>RESOLVED TO RECOMMEND: APPROVE</p> |

11. Parish Council Elections – update

The Clerk advised that expressions of interest in the role had been received from eight residents and they had been sent the information and nomination papers. The Q&A session to be held on Monday 22nd March would be promoted.

12. To be advised of urgent Business as may be previously notified

13. Date of next meeting

Full Council Meeting 7.30pm, Tuesday 6th April 2021