

MINUTES OF A MEETING OF BRENCHLEY AND MATFIELD PARISH COUNCIL HELD ON TUESDAY 22ND FEBRUARY 2022, 7.30PM AT MATFIELD PAVILION

Present: Councillors L. Butler (Chair) presided, J. Buttery (Deputy Chair), C. Churchill, G. Warner, J. Spencer, A. Stout, E Akenhead, A. Wells, C. Miconnet, C. Brooks (Clerk)

In attendance: 1 member of the public

1. To accept apologies for absence

The Council accepted apologies from Cllr Spencer who was unwell.

2. To approve the Minutes of the last meeting

With an amendment to the text concerning the Jubilee event the Minutes of the meeting of 7th February 2022 were approved as an accurate record and would be duly signed by the Chair.

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

None.

4. To adjourn to allow public participation.

None.

5. Planning

1. Planning Applications

Application	Details
<p>22/00032/FULL Land Adjacent To Blue Boys Service Station, Hastings Road, Matfield, Tonbridge, Kent, TN12 7HE</p>	<p>New construction of a detached food offer building, with take away counter and external seating and associated customer parking, together with provisions for electric vehicle charging, jet wash facilities, air; water; carvac bays and staff car parking.</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <p>the PC requests that this application is considered under 4.8 (d) category Y of the Tunbridge Wells Agreement 2020.</p> <p>1.This application stands outside LBD and within High Weald Area of Outstanding Beauty. Policy EN25 Local Plan (2006) - "In rural areas outside LBD, including areas covered by AONB, all proposed development must have a minimal impact on the landscape character of the locality".</p> <p>2. The PC notes comments dated 25th January made by David Scully - TWBC's Landscape and Biodiversity Officer. "The applicant does not appear to have evaluated or respected the landscape and biodiversity constraints". The Landscape and Biodiversity Officer points out that the design process on the existing landscape has not been explained.</p> <p>3. The PC notes comments dated 9th February from Conservation Officer, Debbie Maltby. "The applicant fails to take into consideration impact on heritage assets". There is no heritage statement and no detail of hard and soft landscaping. This application does not meet the requirement of para 189 of the NPPF.</p>

4. It is noted that the Greggs outlet is not providing any cooked hot food and the submitted plans show that 1 WC for staff will be provided within the site, with no public WC's. The PC questions if there will be many pedestrians moving around the Blue Boys site trying to find hot food and WC's. The PC is concerned that a wheelchair user or a person walking slowly with a stick would have a hazardous journey from the electric charging bays across the traffic to the disabled toilet at the BP station. Policy TP4 Local Plan (2006) states that development proposals must not compromise the safe and free flow of traffic.

5. Although there would be an improvement in offering customer electric vehicle charging, the PC feels there is lack of detail in the planning statement with regards to the confirmed number and voltage of the electric charging units. Electric vehicle charging infrastructure is being established in the UK. With reference to the A21, there are charging facilities in Tunbridge Wells, Pembury, Lamberhurst, Flimwell Park, Robertsbridge and facilities outside and within Hastings. Every electric charging unit shown on the submitted plans will have a glass canopy with lights set in the canopy and will illuminate the area in front of each unit 24 hours per day and 7 days per week. The illuminations coming from the proposed Greggs building fenestration/ totem signs together with vehicle charging units will presumably spread into the sky. Matfield village enjoys dark landscapes and skies, and the PC questions the impact of amount of extra light spillage and pollution this application would add to this rural, exposed, rising ground AONB area, taking note of NPPF paragraph 180.

6. The PC feels that the car jet wash facilities would be detrimental to the site, and it would attract local vehicles onto the site, which is undesirable in terms of traffic management on the A21. It is noted there is an Aquifer constraint on this site, and the PC questions how this will affect adequacy of soakaways and disposal/recycling of surface water should the car wash facility be approved.

7. No assessment is undertaken of the impact associated with the application on the site. There is no information on traffic flow around the site or plans how to ease the congestion - commencing with the entrance to Burger King, BP garage with two food outlets, lorry park and then on to the proposed Greggs site.

8. The PC is confused by the red drawn boundary lines on the plans - a line appears to travel straight through a parking bay of the needed 6 vehicle rest/picnic area within the BP garage area. It should be noted that when vehicles turn right exiting the BP garage, the total width of the road is used.

9. The PC would like to highlight traffic congestion on the A21 trunk road especially at the Kippings Cross roundabout (dual carriage to single lane traffic) and the subsequent service station on the single carriageway travelling south. Tailbacks on the A21 are a regular occurrence, often back to Pembury. There are constant complaints from our parish and the surrounding area about the increase of traffic on rural roads, trying to avoid the A21 hold-ups. This application does not recognise existing

	<p>congestion, or additional traffic generated with the Greggs outlet with electric charging and car jet washing etc on the site.</p> <p>10. Policy CR2 of the Local Plan (2006) states proposals for A3 use, must include the evidence that there is genuine need, and sustainability, and this is questioned due to the presence of Burger King and M&S Simply food together with other electric vehicle charging facilities on or close to the A21.</p> <p>11. The PC feels that this application fails to meet the objectives of NPPF 2021 paragraph 111 due to the residual cumulative impacts on the road network being severe.</p>
22/00246/FULL1 Broad Oak Close, Brenchley, Tonbridge, Kent, TN12 7NG	<p>Erection of ground/first floor extensions to south elevations to reconfigure the ground floor kitchen / dining area with enlarged bedroom with en-suite.</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
22/00144/FULL Dinas , Maidstone Road, Matfield, Tonbridge, TN12 7JG	<p>Erection of new roof to create new living area within the roof space.</p> <p>RESOLVED TO RECOMMEND: APPROVE</p> <p>the PC is concerned about the amount of light spillage especially from the large flat roof window in the hallway and suggests some form of blind or special glass to reduce light spillage. This will preserve dark skies in the AONB. The PC is concerned about the grey cement, fake weatherboard cladding and suggests a material more in keeping with the rural AONB area.</p>
22/00056/FULL Victoria House 10 Broad Oak Brenchley Tonbridge Kent	<p>Erection of single storey detached outbuilding to rear of Garden.</p> <p>RESOLVED TO RECOMMEND: APPROVE</p> <p>with a condition that this new gym building is for domestic use only.</p>

2. Update on Neighbourhood Plan process

The Council had received the Examiner's initial queries on the draft NDP and in view of the deadline of 14th March agreed that the NDP Steering Group would respond on behalf of the Council. A copy would be provided to the Council to note.

6. Matfield Pavilion

1. Review of Licence for MGCC

The Council considered the affiliation of the recently formed Matfield and Brenchley Women's Softball Cricket Club as part of MGCC so they could benefit from the licence and use of the Green and Pavilion. They would want to use a small area of the Green, weekly on Tuesday evenings for 2 hours, and would not need a crease. MGCC had confirmed that their activities were covered by the MGCC insurance policy, a copy of this would be retained by the Council.

It was agreed that a 13-week trial period would be agreed for use of the Green and Pavilion by the Women's Softball Cricket at a fee of £50. The Council would then review this use and an extension would be considered at a further fee.

As previously resolved MGCC licence fee for 2022-23 would remain at £220 and the terms of the new Licence were agreed.

7. Asset of Community Value – to confirm designation of Brenchley Post Office

Cllr Butler confirmed that the registration of Brenchley Post Office as an ACV had been approved. No further action was anticipated at this stage and it was noted that the ACV designation expires after 5 years.

8. Toilet Management Contract – update

Cllr Buttery outlined that TWBC had offered a two-year lease at peppercorn rent on both toilet blocks and that this would be in anticipation of the transfer of title in due course. The existing cleaning contractor had provided a competitive quote and TWBC would continue to insure the buildings, and recharge the Parish Council. Enquiries were being made on costs for electricity and business rates relief. The final lease was awaited however the deadline is 31st March 2022.

RESOLVED to enter into a two-year lease for the toilet blocks in Brenchley and Matfield

9. Highways issues

1. Report on Working Group Meeting

Cllr Churchill reported on the meeting of 8th February, attend by the PCSO, two Cllrs and three members of the public, at which the current Highways Improvement Plan was discussed. The Speed Indicator Device is now up and will be moved regularly with data being collected for review.

2. Purchase of litter signs

Cllr Churchill outlined the benefits of signs to demonstrate where litter picking had recently been undertaken, with the parish litter pick due in March. Signs would be put up temporarily.

RESOLVED to buy ten A2 litter signs

3. Reporting of the litter problem on A21

The Council discussed concerns about the extent of litter along the A21, between the Hastings Road turn towards Pembury and Kippings Cross, with large pieces of plastic that could cause an accident in high wind, tyres, discarded clothing, old signs and fast food litter.

It was agreed that the Clerk contact National Highways to report these concerns.

10. Public consultations:

1. Defra's consultation on the Government's proposals in response to the Landscapes Review.

The Council considered the above consultation which concerns the future treatment of AONBs. Cllr Akenhead would draft the Council's response to this Consultation which closes on 9 April.

2. Defra's consultation on biodiversity net gain regulations and implementation.

The Council discussed the consultation which closes on 5 April. Cllrs Miconnet, Wells, Butler and Stout would look at this consultation and circulate Councillors with comments.

11. Examination of the Local Plan

The Council discussed the dates of the six-week Hearing Programme for the examination of the TWBC Local Plan. The Hearings will either take place at the Council Chamber at the Town Hall or will be virtual sessions. The sessions will be open for anyone to observe online.

The Council noted that participation in Matter 7 issue 10 is in week 5 of the process and therefore the Council's additional statement would be needed by 22nd April. It would be discussed at the April PC Meeting.

12. Meetings attended and reports by Councillors

The Clerk provided an update on damage to trees at the Recreation ground and Cinderhill from the recent storms which were being dealt with as a priority and of the theft of lead from the roof of Matfield Pavilion.

13. To be advised of urgent business as may be previously notified

14. Date of next meeting:

Full Council Meeting Monday 7th March 2022, 7.30pm, Matfield Pavilion