

**MINUTES OF A PLANNING MEETING OF BRENCHLEY AND MATFIELD PARISH COUNCIL**  
**HELD AT 7.30PM ON MONDAY 26<sup>th</sup> APRIL 2021, VIA ZOOM**

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

**In attendance:** J. Buttery (Non-Voting Member), 4 members of the public

**1. To accept apologies for absence**

The Council accepted apologies from Cllr Stevenson.

**2. To approve the Minutes of the last meeting**

The Minutes of the meeting of 6<sup>th</sup> April 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**

None.

**4. To adjourn to allow public participation**

Nigel Alderton the planning consultant for the Coppers Lane application spoke in favour of the proposals and offered to respond to queries.

**5. Neighbourhood Development Plan**

Cllr Sparkhall advised that the Draft Neighbourhood Plan will be considered by the Council next Tuesday, however there are likely to be changes after the public consultation period.

Cllr Butler advised that the NDP Steering Group has finalised the arrangements for the six week public consultation. As part of the consultation the NPSG has arranged for an A5 leaflet to be printed, which will be delivered to every household in the parish providing details of the Viewing and Drop-in Sessions that are being arranged by the Steering Group in each village.

**RESOLVED that the NDP email address, and not that of the Clerk, shall be published as the contact address for responses to the Neighbourhood Plan consultation**

Cllr Butler outlined that an approach had been made, via a member of the NDPSG, for a meeting with the planning consultant for a proposed development at Matfield Village Hall. The Clerk had reminded the Council of its policy on Pre-Application Meetings with Developers.

**RESOLVED that members of the NDPSG be delegated to meet with representatives of the Developer of the proposed site at Matfield Village Hall, and that outcomes are reported at the next available meeting of the Council, in accordance with the procedure outlined in the Councils Policy on Pre-Application Meetings with Developers.**

**6. Planning Applications**

21/00801 Maycotts The Green Matfield Tonbridge Kent	Demolition of existing garage and the erection of new garage; erection of new greenhouse; conversion of outbuilding to annexe and construction of entrance gates.  <b>RESOLVED TO RECOMMEND: APPROVE taking into consideration comments from the Conservation Officer</b>
21/00811 Rose Tree Cottage Chantlers Hill Paddock Wood Tonbridge Kent	Removal of two existing sheds; erection of proposed outbuilding includes a home office & gym, workshop and secure storage area  <b>RESOLVED TO RECOMMEND: APPROVE taking into consideration the conditions suggested by Environmental Officer</b>

<p>21/00620 Coppers , Coppers Lane, Matfield, Tonbridge, TN12 7JE</p>	<p>Demolition of existing dwelling apart from swimming pool; Erection of 2 detached dwellings with associated drive, turning areas and parking spaces; Existing access to Coppers Lane retained</p> <p><b>RESOLVED TO RECOMMEND: NEUTRAL</b>  <b>The PC would prefer to see one dwelling replacing Coppers which is outside LBD and within AONB. There is concern about the proximity of the two new dwellings which might suit one family but could cause problems for future ownership.</b></p>
<p>21/00706 Town Farm Slaughterhouse, High Street, Brenchley, Kent, TN12 7NH</p>	<p>Proposed conversion of a traditional building into a 2 bedroom dwelling and erection of a single storey rear extension.</p> <p><b>RESOLVED TO RECOMMEND: APPROVE</b>  <b>the PC would like to see this conversion remain as one bedroom to fully respect Grade II* Listed Town Farm as the host dwelling. The PC supports the application provided the same conditions are attached as for the 2016 approval as per the Conservation Officer's recommendation</b></p>
<p>21/00939 Roadways, Foxhole Lane, Matfield, TN12 7EP</p>	<p>Two storey rear extension</p> <p><b>RESOLVED TO RECOMMEND: APPROVE</b></p>
<p>21/00803 Garages, Birch Close, Matfield, Tonbridge, Kent,</p>	<p>Erection of two bungalows and landscape</p> <p><b>RESOLVED TO RECOMMEND: REFUSE</b>  <b>the PC favours the previously granted extant application 17/00370 for semi detached 1 bedroom bungalows with 11 car parking spaces.</b></p>
<p>21/00419 Chaplins, Maidstone Road, Matfield, Tonbridge, Kent, TN12 7LD</p>	<p>Demolition of front porch and the erection of a single storey front extension with porch</p> <p><b>RESOLVED TO RECOMMEND: APPROVE</b></p>
<p>21/00821 2 Peartree Cottages, Maidstone Road, Matfield, Tonbridge, Kent, TN12 7JH</p>	<p>The development of a pair of semi-detached properties; removal of garage; with parking and landscaping</p> <p><b>RESOLVED TO RECOMMEND: REFUSE</b>  <b>due to the over intensive development of this site with the height of the proposed semi-detached 3 bedroom houses being taller than houses on the new Rydon site. The PC is concerned about the hazardous Standings Cross crossroads junction and traffic for The Poet Restaurant – there are no comments to date from Kent Highways or information on visibility splays. The PC is concerned about the parking of 6 vehicles for the three dwellings. There are no visitor parking spaces and this would result in parking on Maidstone Road.</b></p>

#### 7. Parish Council Elections – update

The Clerk outlined that there having been 8 nominations for the role of Parish Councillor there would be no election and the 8 applicants would be appointed uncontested. The roles would commence on 10<sup>th</sup> May 2021 and arrangements were in hand for an induction.

- 8. To be advised of urgent Business as may be previously notified**  
None.
- 9. Date of next meeting**  
**Full Council Meeting 7.30pm, via Zoom, Tuesday 4<sup>th</sup> May 2021**