

**MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 20<sup>th</sup>  
FEBRUARY 2018 IN MATFIELD PAVILION AT 7.30pm**

**Present**

Chairman C. Woodley presided, Vice Chairman R. Wickham, Cllrs. J. Grant, K. Sparkhall, A. de Guingand, Mrs. L Butler, Mrs. G. Warner, Ms. C. Brooks (Clerk)

**In attendance**

One member of the public.

**1. To accept apologies for absence**

The Council accepted apologies from Cllr. Mrs. Marriott who is on holiday and Cllr. Batty who had work commitments.

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

The Minutes of the meeting of 5<sup>th</sup> February 2018 were approved and duly signed by the Chairman.

**3. To record Declarations of Interest on any item on the Agenda**

*Members are reminded that if any have a **prejudicial** interest in an agenda item, this should be declared at the start of the meeting.*

***Personal** interests could be declared at this point or, alternatively, could 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 have been advised to contact the Monitoring Officer before the meeting.*

Cllr. Wickham declared an interest in planning application 18/00343.

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

Mr Steve Hiscox, the applicant on the Heath Cottage planning matter, spoke briefly in favour of his application.

**5. To consider the following planning applications**

18/00011 Pimms Cottage, Crittenden Road, Matfield, Tonbridge, TN12 7EQ	Full/LBC – Single-storey rear extension and associated works with conversion of existing outbuilding to form annex  RESOLVED to recommend APPROVAL with the following condition: The Council recommends approval of this application provided the Conservation Officer is satisfied, and that the material to be used for the roof is clarified with the applicant.
18/00200 Heath Cottage, Brenchley Road, Brenchley, Tonbridge, Kent, TN12 7PB	Part two-storey rear extension with Juliette balcony to side and side roof lights, first-floor rear/side extension  RESOLVED to recommend NEUTRAL. There is some concern about the size of the windows and the gap between the bottom of the Juliet Balcony, and the folding doors below.

18/00119 Moatlands Oast, Watermans Lane, Paddock Wood, Tonbridge, Kent, TN12 6ND	Demolition of existing house and garage; Erection of a new six-bedroom dwelling and detached garage  RESOLVED to recommend REFUSAL for the same reasons as the recent similar application 18/00120.
18/00141 Moatlands Manor, Watermans Lane, Paddock Wood, Tonbridge, Kent, TN12 6ND	Change of use from horse paddock to a 25 x 45 metre outdoor riding arena for private use  RESOLVED to recommend APPROVAL.
18/00324 Little Oaks, Hatmill Lane, Brenchley, Tonbridge, Kent, TN12 7AE	Single-storey rear and side extension  RESOLVED to recommend APPROVAL.
18/00258 Little Dunks Bungalow, Cuckoo Lane, Brenchley, Tonbridge, Kent, TN12 7HX	Improvements to access to parking & turning area (Retrospective)  RESOLVED to recommend APPROVAL.
18/00358 Warren End, Petteridge Lane, Matfield, Tonbridge, Kent, TN12 7LT	Conversion of a building from use for the storage of commercial equipment (within class B8 of the Town and Country Planning (Use Classes) Order 1987) and the keeping of a horse to use as a single dwelling, removal of shipping containers, riding arena and a mobile home, landscaping and ecological enhancements (Part retrospective)  RESOLVED to recommend APPROVAL.
18/00343 Land Adjacent to Puxted House, Brenchley Road, Brenchley, Tonbridge, Kent, TN12 7PB	Application for an agricultural building to store machinery, equipment, apple bins, and for the cold storage of apples, with associated new access track and hardstanding  RESOLVED to recommend REFUSAL for the following reasons: Whilst the Parish Council commends local agricultural enterprise, there is concern that this modest, currently low yielding, stand-alone orchard of 1.7 hectares requires such a disproportionately large building. There is also concern about the height of the building and the operation of cold storage fans resulting in the potential for noise disturbance. In the absence of a business plan to justify commercial sustainability, we cannot support such a large building on this AONB site.

## 6. To receive items for information

### 6.1 Decisions by TWBC

17/04128 Glenbrook, Foxhole Lane, Brenchley, Tonbridge, Kent, TN12 7ES	Alterations to elevations to create additional space on first floor and erection of porch and rear glass canopy PC Recommendation: Neutral TWBC Decision: Refuse
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17/04143 Cherry Trees, The Green, Matfield, Tonbridge, Kent, TN12 7LA	Listed Building Consent - Removal of wall post box PC Recommendation: Refuse TWBC Decision: Refused
17/03782 Hatmill House, Hatmill Lane, Brenchley, Tonbridge, Kent, TN12 7AE	Erection of ancillary building to be used as home office, orchard storage and car port PC Recommendation: Approve TWBC Decision: Refused

**7. To be advised of urgent Business as may be previously notified**

**8. Date of next meeting**

**Full Council Meeting, Monday 5<sup>th</sup> March 2018, 7.30pm, Matfield Pavilion**