

**MINUTES OF A REMOTE PLANNING MEETING OF BRENCHLEY AND MATFIELD PARISH
COUNCIL HELD ON TUESDAY 18th AUGUST 2020 AT 7.30pm via ZOOM**

Present: Councillors A. De Guingand (Chairman) presided, L. Butler, G. Warner, C. Brooks (Clerk).

1. To accept apologies for absence

The Council accepted apologies from Councillor Stevenson and Councillor Sparkhall.

2. To approve the Minutes of the last meeting

Draft Minutes from the meeting of 6th July 2020 were agreed as a true record after a small amendment and shall be signed in person by the Chairman at the next opportunity.

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

None.

4. To adjourn to allow public participation

None.

5. Neighbourhood Development Plan

Councillor Butler advised that the Housing Needs survey and the Business and Employment survey are due back before 28th August. The Local Plan is still delayed but the NDP will press ahead as the delay to the Borough Local Plan, now due in 2022, is too great, The NDP policies will be expanded so as to give greater benefit to the community. TWBC met with the NDP SG last Thursday to provide an update on the changes they are planning to make to the Local Plan. There would be more discussion on this at the Council's meeting of 7th September.

6. Planning Applications

<p>20/01842 Pear Tree House, Crook Road, Brenchley, Tonbridge, Kent, TN12 7BS</p>	<p>Proposed replacement dwelling as an alternative to the approved scheme to extend the existing dwelling (planning permission 18/03137/FULL)</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <ol style="list-style-type: none"> 1. The PC is concerned about the lack of detail and clarification relating to the duck pond at the front of the property, which takes surplus run-off of water together with aiding biodiversity. 2. The PC is concerned about the full basement extension with regards to bulk and volume. Granted planning permission 18/03137 showed obscured glass for windows facing north towards neighbours, but this application shows fire glass windows, but not obscured. 3. The PC notes neighbour concerns re TPO's, boundary/hedging, flooding/surplus water run-off, drainage, and light spillage.
<p>20/01725 Paygate Cottage, Horsmonden Road, Brenchley, Tonbridge, Kent, TN12 7AB</p>	<p>Removal of Garage; erection of three detached dwellings and construction of an outdoor swimming pool</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <ol style="list-style-type: none"> 1. The proposed three new houses are outside the LBD and within AONB. Although not Listed, the original Paygate Cottage, built in 1842, is the one remaining turnpike toll cottage in the parish of Brenchley and Matfield, and therefore is considered a local heritage asset. The PC notes comments by CPRE dated 7th August '20

2. Granted planning permission 17/03527/FULL was to remove a later single storey extension and conservatory to the Paygate Cottage, use the cottage for annex, ancillary use and storage and build one modern house in the garden. The planning application highlighted the dangerous corner on Horsmonden Road, together with the amount of minor accidents close to the former tollhouse, resulting in poor living conditions for the occupiers of Paygate Cottage. There is now absolutely no mention within the application of the occupants not feeling safe within the cottage. Please note that application 19/00785/FULL was refused by TWBC together with subsequent Appeal dated November 2019 also refused. This application is now for 2 further dwellings on this site.
3. Paygate Cottage only has planning for ancillary use to the proposed single modern dwelling, as it has already been deemed to be in a dangerous position. The curtilage of this cottage, has however, been closed off to allow space for the 3 proposed self-build houses. The PC questions how this cottage can possibly now fulfil its function. The PC also questions if the Agent, based in Shrewsbury, has actually visited the site, as the application form states the site is unable to be seen from a public road, - Paygate Cottage, together with its ground, can be clearly seen both from Horsmonden Road, and Fairman's Lane.
4. The proposed houses are 3, 4 and 5 bedrooms respectively, and yet there are only 5 car parking spaces provided on site. All refuse collections would mean there would be dustbins and recycling bins for all 4 dwellings at the entrance gates. There are no visibility splays provided with the submitted application, there are also no independent accessible parking and turning arrangements shown on the plans. The PC questions if 5 car parking spaces are sufficient for the proposed homes. Overflow and visitors would have to park further down Fairman's Lane and the PC questions if the one car park space, now used by customers renting Paygate Cottage is sub-standard as the vehicles protrude into the road. The PC notes letter from KCC Highways and Transportation dated 10th August '20 – "*this development fails to provide safe, suitable and sustainable access*".
5. The proposed AONB site of approximately 0.5 acres, has a steep drop in land levels. The site slopes north to south and falls away to the east. There are 4 listed buildings immediately to the south west, making up Gate House farmstead. The PC welcomes self and custom build houses, but questions if this site is suitable and sustainable for 3 new homes. It is noted that one (C) house with swimming pool takes up over half the amount of the site and the other two (B) & (A) take up the remaining part of the site.
6. The application form shows that work has not yet commenced on the site, but ground works have been carried out at Paygate for at least two years. There is a large mobile home situated on the site.
7. The PC feels the submitted plans are not sufficiently

	<p>detailed, especially floor plans and elevations of the proposed new homes. It is difficult to assess impact on the AONB together with possible light spillage and pollution. The PC questions if this site will become urbanised, and therefore harmful to the rural character of this area.</p> <p>8. The PROW from Fairman's Lane to the village centre is not paved, it has narrow steps, and is often slippery from overhanging trees. The village centre holds a small post office, butcher and tea-room. The PC questions if cars would be required for day to day living at Paygate Cottage, and therefore questions the sustainability of these new homes.</p> <p>9. This application is contrary to the provisions of LB1, EN1, EN25, and H10 of TWBC Local Plan 2006. Core Policies 4,5,6 and 14 of the TWBC Core Strategy 2010 and the NPPF July 2019.</p>
20/01768 1 Knowle Hill Cottages Knowle Road, Brenchley, Tonbridge, TN12 7DL	<p>Proposed front and rear ground floor extensions following demolition of existing extensions including proposed new timber porch.</p> <p>RESOLVED TO RECOMMEND: NEUTRAL</p> <p>The PC has reservations about the amount of glazing and light spillage from these two extensions on the north and south elevations and porch on the east elevation.</p>
20/01829 Chestnut Cottage , Palmer's Green Lane, Brenchley, Tonbridge, TN12 7BH	<p>Erection of single detached garage and store.</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
20/01868 Land To West Side Of, Dundle Road, Matfield, Tonbridge, Kent,	<p>Track internal to site (Retrospective)</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <p>The PC notes Richard Lloyd Hughes's queries, requesting more details from the applicant's agent.</p>
20/01770 Knowle Hill Cottages , Knowle Road, Brenchley, Tonbridge, TN12 7DL	<p>Proposed new garage to replace existing outbuilding to the South of the property.</p> <p>RESOLVED TO RECOMMEND: APPROVE</p> <p>The PC has concerns about the parking and turning area of vehicles and possibly reversing into Knowle Road.</p>
20/01813 Pimms Cottage , Crittenden Road, Matfield, Tonbridge, TN12 7EQ	<p>Variation of Condition 2 (Approved Plans) of 18/00011/FULL - Change of materials; Sliding doors to be separated into four parts, change from brick flank walls to weatherboard-clad side elevations on timber frame, and removal of proposed projecting wings at rear</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
20/01652 Brookside, Hatmill Lane, Brenchley, Tonbridge, Kent, TN12 7AE	<p>Removal of metal shed and erection of a garden office</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>

<p>20/01918 Victoria House , 10 Broad Oak, Brenchley, Tonbridge, TN12 7NN</p>	<p>Single storey rear extension and associated works</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
<p>20/02022 The Oaks Farm, Hatmill Lane, Brenchley, Tonbridge, Kent, TN12 7AE</p>	<p>Replacement of rear conservatory with an orangery</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
<p>20/01769 1 Knowle Hill Cottages, Knowle Road, Brenchley, Tonbridge, Kent, TN12 7DL</p>	<p>Demolition of existing parking pergola and partial demolition and extension of dilapidated shed to form proposed garden studio.</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <p>The PC feels this office with living quarters is over intensive on this small plot, with the brick building being enjoyed by neighbours at Knowle Hill Cottages. The PC is concerned about the increased glazing on the north and east elevation from windows, glazed doors and glazed connection between the buildings.</p>

7. **To be advised of urgent Business as may be previously notified**
None.

8. **Date of next meeting**
Full Council Meeting 7.30pm, Monday 7th September 2020 (Remote session)