

MINUTES OF A MEETING OF BRENCHLEY AND MATFIELD PARISH COUNCIL HELD AT MATFIELD PAVILION ON MONDAY 7TH MARCH 2022, AT 7.30PM

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

In attendance: Cllr Alan McDermott (TWBC), 3 members of the public

1. To accept apologies for absence

The Council accepted apologies from Cllrs Buttery and Miconnet who were both on holiday.

2. To approve the Minutes of the last meeting

Minutes of the meeting of 22nd February were agreed as an accurate record and were duly signed by the Chair

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

Cllr Akenhead declared potential perception of bias interests in planning applications 22/00203 and 22/00227 and did not participate in discussions nor vote on the matters.

Cllr Butler declared a potential perception of bias interest in the quote from Elm Fencing being considered under item 8 on the Agenda.

Cllr Wells declared a potential perception of bias interest in the quote from Playfoot Fencing being considered under item 8 on the Agenda.

4. To adjourn to allow public participation.

Mr and Mrs Farley, owners of the property adjacent to the Parish Council land at Cooksfield, outlined their views on the use or future disposal of the land and expressed concern about the security of their property. Mr Farley reiterated his offer to purchase the land from the Council.

Thomas Mobbs commented on a number of items on the agenda including the change in TWBC electoral arrangements and the reduction in bus services proposed by KCC

5. Borough and County Councillor – update

Cllr McDermott (TWBC) advised that the first week of Hearings for the TWBC Local Plan has taken place and the initial comments of the inspector should be due by the end of this week. He advised that currently there is still no 5-year housing supply in the Borough.

6. Planning

1. Planning Applications

Application	Detail
21/01675/FULL (APPEAL) Land South Of Burrs Hill Yard, Horsmonden Road Brenchley	Erection of a 4 bed chalet bungalow RESOLVED TO RECOMMEND: REFUSE The Parish Council repeats its earlier objection to the proposed development and fully supports the reasons for refusal given by the Borough Council. In addition, the Parish Council wishes to draw attention to the following points: 1) While the wider site was granted retrospective permission for storing materials, the part of the site on which the proposed house would be built has remained as a green field

	<p>and its development for a house, so far outside the Limits to Built development and in the High Weald AONB countryside, would be detrimental to the AONB landscape.</p> <p>2) The Parish Council endorses the information given by other objectors about the recent changes to the access.</p> <p>3) As the Environment Agency has pointed out, the proposed dwelling lies with flood Zone 3. There is a history of flooding on the Horsmonden Road in the area around the junction with Spout Lane and there is clearly a real risk that the proposed development would increase flooding on this road, to the great inconvenience of residents of this and adjoining parishes and with road safety implications.</p> <p>4) The Horsmonden Road is a classified C single carriageway which forms part of a route, previously a turnpike, linking the ridge-top villages of the High Weald AONB in Kent. It is also the main route used by traffic to avoid the frequent congestion on the single carriageway section of the A21 between Kippings Cross and the Lamberhurst bypass. Traffic on this national speed limit road is fast and can be heavy. Verges are narrow or non-existent in places. It is not a suitable road for pedestrians and cyclists to use to access village facilities.</p> <p>5) The Housing Needs Study conducted in September 2020 for the Brenchley and Matfield Neighbourhood Development Plan (which is currently undergoing examination) identified the principal housing needs in the parish as being for 2 and 3 bedroom properties and affordable housing.</p>
<p>22/00203/FULL and 204 LBC 1-3 The Avenue, The Green, Matfield, Tonbridge, Kent, TN12 7JT</p>	<p>Single storey rear extensions to Nos 1 and 3 and internal modifications to Nos 1, 2 and 3</p> <p>RESOLVED TO RECOMMEND: APPROVE noting the TWBC Conservation Officer’s comments.</p>
<p>22/00227 The Castle Inn, Crook Road, Brenchley, Tonbridge, Kent, TN12 7BN</p>	<p>Change of use and conversion of Public House A4 use (at ground floor) into Residential C3 Use to create a single dwelling with the residential unit above (Resubmission of Application Ref: 21/01816/FULL)</p> <p>RESOLVED TO RECOMMEND: NEUTRAL</p> <p>The PC notes that this application is a resubmission of previous withdrawn application 21/01816/FULL and the comments from the PC, Consultees and Neighbours together with the submitted petition remain relevant.</p> <p>In granted application 15/503475/FULL there was condition (7) The area shown on the approved plans as a “Beer Garden” shall be retained solely for ancillary use to the public house presently known as The Castle Inn – to ensure the public house has sufficient outdoor facilities”.</p> <p>In granted application 15/508158/FULL the PC notes that the curtilage garden of the extended oast building was removed, the link building to the public house was taken down, and the new garage building shut off access from the public house. The PC notes from 2015 the landlord was divorcing the marriage of the extended oast from the public house and there now appears insufficient garden space for a viable public house business.</p>

<p>22/00302/FULL Land Adjacent Friars Lodge, Maidstone Road, Matfield, Tonbridge, Kent</p>	<p>Erection of a detached dwellinghouse, with replacement access and parking provision, along with biodiversity enhancements</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <p>While the Parish Council applauds the energy and water efficient design and the efforts made concerning design and biodiversity, the Council objects to the proposed development of this site.</p> <p>The site lies outside the LBD in the AONB. The Borough Council’s draft Local Plan, that has reached examination stage and thus should be given considerable weight, does not propose to extend the LBD for Matfield in this direction. Instead it proposes to extend LBDs in other places in both Matfield and Brenchley. The draft Neighbourhood Plan, that is also currently undergoing examination, endorses the LBD proposed in the draft Local Plan.</p> <p>This green field is important in the landscape, marking the transition from Matfield village to countryside on the eastern side of the Maidstone Road. Developing it would seriously erode the separation between the village and the historic settlement at Friars and would suburbanise this area of the AONB countryside.</p> <p>The Parish Council also questions the practicability of constructing the new driveway on a “no dig” basis to protect the trees, which are an important feature of the landscape approach to the village. The field lies at a lower level than the trees, so if the driveway were to be constructed above the trees’ roots without any digging, coming from the field it would have to rise up quite noticeably and then go down again in just the 2.4 metres or so over the footway to the carriageway. This would substantially affect the crossfall of the footway, making it more awkward for pedestrians and people with disabilities, and could possibly make it more likely that a vehicle could roll into the carriageway while waiting for an opportunity to turn out onto this increasingly busy B Road.</p>
<p>22/00396/FULL 1 And 2 Mays Cottages , Crook Road, Brenchley, Kent, TN12 7BP</p>	<p>Erection of joint ground floor rear extension, with flat roof and skylights</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
<p>22/00419/FULL Benbrock, Beech Lane, Matfield, Tonbridge, Kent, TN12 7HG</p>	<p>Erection of two storey extension</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
<p>21/01310/OUT (APPEAL) Friars Coach House Maidstone Road Matfield</p>	<p>Outline Planning Application (All Matters Reserved) - Erection of a 2 no. bedroom bungalow</p> <p>RESOLVED TO RECOMMEND: REFUSE</p> <p>The PC’s submitted comments for 21/01310/OUT remain relevant for the Appeal.</p>

7. Matfield Pavilion

1. Review of Hire Agreement from 1st April 2022

The Clerk outlined that the Conditions of Use for the Pavilion had been updated to form a more comprehensive Hire Agreement, which would require a signature from all users of the Pavilion, both licence holders, regular users and one-off hirers. Some small amendments were discussed to the draft and it was agreed that a review of fees for the hire of the Pavilion would be undertaken as usual in the autumn. Further additions relating to fire evacuation procedures were being drafted.

RESOLVED that the Hire Agreement for the use of Matfield Pavilion be approved from 1st April 2022.

8. Cooksfield – to consider actions

Cllr Butler outlined the background to the Council receiving the piece of land, in Sophurst Lane, as a bequest in 2017. Two recent working parties had cleared much of the orchard and woodland, with coppicing and general clearance having been completed as the first step in managing this land. The Kent Wildlife Trust and Kent High Weald Partnership had visited the site and given advice regarding potential uses by the community and to maintain and enhance the land and its bio-diversity. The small orchard of apple trees had been planted in 1988 and there are distinct areas for other possible uses, including for a forest school and for access by charities promoting mental health. Volunteers would continue to be encouraged to maintain the land so as to minimise the cost to the Council and ensure the neighbouring properties were not adversely affected.

Quotes had been obtained to replace the section of fencing at the back of the left hand boundary, which was confirmed as being the responsibility of the Council.

RESOLVED to instruct Elm Fencing to install 6ft fencing along the rear of the left hand boundary of Cooksfield.

The Council also reviewed information on sustainability received following a pre-application meeting with TWBC on the potential for development of the site, as requested in the terms of the bequest, for social housing.

It was agreed that the Council would continue to seek guidance on the possibility of development of the site for social housing, possibly providing homes in the First Homes Scheme.

9. Jubilee Event – update

Cllr Churchill and Cllr Warner outlined the progress in preparations for the Jubilee Picnic in Brenchley including the application for the road closure.

The timetable for the event at the beacon on Thursday 2nd June had not changed and Cllr Butler was continuing to make arrangements. Additional plaques on the beacon required the approval of the Cabinet Office in relation to text and logos bearing the name of HM The Queen.

10. Consultation on TWBC Electoral Arrangements and Ward Boundaries - to confirm PC response

The Council thanked Cllr Akenhead for the comprehensive draft produced and, with one amendment, this would be submitted by the Clerk by the deadline of 21st March 2022.

11. KCC Bus Timetable Consultation – to consider response

Cllr Churchill advised that Kent County Council is currently consulting on proposals to consider savings by reducing the subsidy on some bus services that private bus companies feel are not cost-effective. The particular service that will greatly affect residents in Brenchley and Petteridge is the Arriva 296, which runs three mornings a week to Paddock Wood, Horsmonden, Pembury Hospital and Tunbridge Wells. KCC also proposes the removal of the Sunday service to Tunbridge Wells Hospital on Arriva 6 from East Peckham through Matfield to Tunbridge Wells. Concern was raised that the Compaid Dial a Ride should not be removed. Individual Councillors were encouraged to respond to the consultation and the link would be promoted on the Council's Facebook page and in Roundabout for residents.

It was agreed that Cllrs Butler and Churchill would submit a response on behalf of the Parish Council to this consultation by the closing date of 20th April.

12. Clerk's and RFO's Report

1. Accounts payable

2158	HMRC	Tax and NI February 2022	£631.53
2159	C. Brooks	Mileage	£46.80
		February Salary Balance	£40.99
2160	P. Horn	Overtime	£24.00
		Expenses	£10.20
2161	K. Twyman	Cleaning of Pavilion (3rd and 17th February)	£30.00
2162	Business Stream	Allotment Water charges Sept to Nov 21	£96.62
2163	Npower	Streetlight electricity Dec 21	£103.56
2164	BMH	Re-issue of payment rejected	£1500.00
2165	Managed Technology	Copy Charges 16/11/21 to 14/2/22 £56	
		Less Credit note £47.74	8.26
2166	JP Miles	Flail Mowing Cinderhill	90.00
2167	Eventbrite	Dynamic Councillor Training 24/3 J Buttery	60.00
2168	Weald Tree Services	Removal of dangerous tree Brenchley Rec	450.00
2169	Weald Tree Services	Removal of dangerous tree Cinderhill	750.00
2170	David Izzard	JV Gardening Jan/Feb	37.50
2171	Managed Technology	Call out re photocopier problem	114.00
2172	CVD	Monthly Phone and BB charges Jan 22	73.82
2173	Waste way	Litter bin clearing Jan 22 Brenchley Rec	38.40
2174	Brenchley Memorial Hall	Hall hire 6th Sept 21 and 6th Dec 21	90.00
2186	Waste Way	Clearance fly tipping at Cinderhill	309.85

Credit Card Payments made

2175	Zoom	Annual Subscription for Zoom calls	143.88
2176	Lloyds Bank Fees	Monthly Fee January	£3.00

Standing Orders and Direct Debits

2177	SO C. Brooks	Salary February 2022	£1806.47
2178	SO Panetta Horn	Salary February 2022	£519.82
2179	DD Smart Pension	February 2022 Pension Payment	£327.56
2180	DD EDF Energy	Pavilion Electricity February 2022	£86.00
2181	DD Microshade	February data and application service	£124.30
2182	DD Business Stream	February 22 Pavilion water and waste	£8.00
2183	DD Tower	Phone Equipment Leasing February 2022	
		36-month agreement ending December 2024	£30.02
2184	DD Smart Pension	February 2022 Pension fee	£18.00
2185	DD CVD	Monthly line rental and calls contract	£45.59

The RFO having provided invoices for scrutiny, these accounts were approved for payment and would be authorised by Cllr Warner and Cllr Wells.

2. Report on budget versus expenditure

The RFO had provided a report on the current budget lines with detail on reasons for the over/underspends. This would be useful near the year end in particular so that decisions on spending could be better made to protect reserves and it was agreed that the RFO would circulate a cost centre report extracted from the accounts system with the Bank Reconciliation monthly.

3. Boundary Fence at JVMG

The Clerk advised that the landlord's representative of the properties on the right hand boundary of the JVMG consider that the fence is the responsibility of the Parish Council, albeit no formal documents were available. It was agreed that the Clerk would arrange for a suitable cost-effective repair or replacement of the three panels.

RESOLVED to accept responsibility for the repair of the boundary fence between the Old Palace and JVMG

13. Meetings attended and reports by Councillors

Cllrs Warner, Butler and Akenhead attended a training session on Heritage Assets held by Debbie Maltby, Conservation Officer at TWBC.

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

None.

15. Date of next meeting:

Provisional Full Council Meeting Tuesday 22nd March 2022, 7.30pm, Matfield Pavilion

Full Council Meeting Monday 4th April 2022, 7.30pm, Matfield Pavilion