

**MINUTES OF A MEETING OF BRENCHLEY AND MATFIELD PARISH COUNCIL HELD AT 7.30PM
ON TUESDAY 22nd JUNE 2021, at 7.30pm at MATFIELD PAVILION**

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

In attendance: Cllr Sarah Hamilton (KCC), James Spencer, Rachel Hayes, Andrew Dewdney, 1 member of the public

1. To accept apologies for absence

The Council accepted apologies from Cllr Buttery.

2. To approve the Minutes of the last meeting

The Minutes of the meeting of 24th May 2021 were approved as an accurate record and were 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. Co-option of a new Member of the Parish Council

Cllr. Butler welcomed Andrew Dewdney, Rachel Hayes and James Spencer who each spoke briefly outlining the objectives that would be their priorities, should they be elected as Parish Councillor. Members of the public and the candidates then left the meeting and short discussion was held followed by a vote in accordance with the Council's Co-Option Procedure. By a show of hands, and achieving an absolute majority, James Spencer was duly elected to join Brenchley and Matfield Parish Council.

Cllr. Butler thanked Andrew Dewdney and Rachel Hayes for their interest in the Council and expressed the hope that they would join Working Parties or as Non-Voting Members of Committees, she then invited James Spencer to join the meeting. Cllr. Spencer duly signed the Declaration of Acceptance of Office which was witnessed by the Clerk.

6. Responsibility list - to allocate

Responsibilities were allocated as follows:

Foothpaths - Cllr Butler

Cinderhill and Bridleways – Cllr Warner and Cllr Akenhead

Matfield Green and Pond – Cllr Stout and Cllr Butler

Recreation Field and Playground/Porters Field – Cllr Spencer

Matfield Pavilion – Cllr Buttery

Open Spaces (JVMG/Viewpoint/War Memorials), Street Furniture and Toilets (Bus shelters, bins, signs, streetlights) – Cllr Churchill

Contracts would be reviewed by the Finance Committee and Legal matters would be considered by the Policy & Management Committee.

7. Traffic and Speeding – update

Cllr Churchill advised that on the Parish Highways Improvement Plan (HIP) speeding and volume of traffic are the most common complaints and she had raised concerns about road markings being worn out with KCC.

The Council discussed whether Speed Indicator Devices (SIDs), which require posts to be erected in at least three different areas and a device with re-chargeable battery moved between locations bi-monthly to collect data, would be appropriate. Cllr Hamilton advised that KCC Highways agree the positioning of these devices with the Parish before an order can be placed.

It was agreed that Cllr Churchill would approach Horsmonden Parish Council, who have been using such a device, to ascertain its usefulness and how funding could be obtained. She would provide the Council with a costed recommendation, to include consideration of insurance implications.

Petteridge Lane

The Council discussed the data received from the Automated Traffic Count (ATC) in Petteridge Lane in March. KCC had advised that the data had indicated that 30mph was warranted but that this would not be funded by KCC. The estimated costs for this scheme are as follows:

TRO costs (including report to JTB if needed) £3,070
 Construction Costs £5,700

Cllr Akenhead mentioned that under Department for Transport Circular 01/2013 it was Government policy that a 30 mph limit should be the norm through villages, and Petteridge clearly qualified as a village under the DfT criteria. KCC’s refusal to fund the installation of the limit therefore appeared to conflict with Government policy. Cllr Hamilton will discuss this at a meeting with Greg Clark MP in July and will liaise with the PC on the issue to try and find other funding streams.

8. KCC yellow lines at Standings Cross

The Council discussed a proposal for a Traffic Regulation Order (TRO) concerning the extension of double yellow lines in all four directions around the Standings Cross junction. It was agreed that the Clerk would request some amendments to the length of the lines, extending them down Brenchley Road and on the northern side of Maidstone Road, towards Matfield Green.

9. Planning

1. Confirmation of Council’s response to the TWBC Draft Local Plan consultation

The Council noted the response, as drafted and submitted by Cllr Butler, to the TWBC Draft Local Plan consultation

2. Planning Applications

21/01533 1 Windmill Cottages, Windmill Hill, Brenchley, Tonbridge, Kent, TN12 7NP	Extension to single storey roof to create covered patio area RESOLVED TO RECOMMEND: APPROVE noting that drawings are incorrect and do not show approved application 21/00361.
21/01310/OUT Friars Coach House, Maidstone Road, Matfield, Tonbridge, Kent, TN12 7LG	Outline Planning Application (All Matters Reserved) - Erection of a 2 no. bedroom bungalow RESOLVED TO RECOMMEND: REFUSE 1. The site lies outside LBD and within AONB 2. The proposed new access appears to be onto public bridleway WT288B and or close to its junction with public footpath WT288. HWANOB Management Plan Objective R1 should apply as both public paths have been identified by High Weald AONB Unit as historic routeways. 3. There have been several neighbour comments of objection.
21/01623 Blue Boys Oast Hastings Road Matfield Tonbridge Kent	Construction of a single dwelling and vehicular access including provision of parking to serve existing dwelling RESOLVED TO RECOMMEND: REFUSE 1. This site lies within AONB and outside LBD 2. The footprint of the 4 bedroom house is large and dominant in the landscape. It would be situated in an unsustainable location. 3. The proposed boarded fencing will not conserve and enhance the AONB 4. The proposed access onto the A21 raises concerns on

	<p>safety</p> <p>5. The oast house with two distinct round kilns is recorded in the Kent Oast House Archive 2008, and requires sufficient respect and space within the AONB</p>
21/01279 39 Porters Wood, Petteridge Lane, Matfield, Tonbridge, TN12 7LR	<p>Single storey rear extension</p> <p>RESOLVED TO RECOMMEND: APPROVE noting possible light spillage and effect on dark skies of the High Weald.</p>
21/01305 Tibbs House, Cryals Road, Brenchley, Tonbridge, TN12 7AW	<p>Alterations to existing single storey side extension to form new glazed openings including minor adjustments to roof</p> <p>RESOLVED TO RECOMMEND: APPROVE</p>
21/01183 Gedges Farm, Crittenden Road, Matfield, Tonbridge, Kent, TN12 7EJ	<p>Proposed installation of a swimming pool, the re-siting of an existing garden shed to serve as the pool house, and the installation of a tennis court</p> <p>RESOLVED TO RECOMMEND: APPROVE the PC questions the Listed residential curtilage of the garden and the number of mature trees needing to be removed for the proposed tennis court. The PC questions if there should be a tree report accompanying this application. The PC requests condition on garden lighting for both the pool and tennis court.</p>
21/01390 Cork Wood Cottage, Fairmans Lane, Brenchley, Tonbridge, Kent, TN12 7AL	<p>Alterations/replacement of existing Orchard access track and entrance gate</p> <p>RESOLVED TO RECOMMEND: REFUSE The PC would like this application to be considered under category "Y" 4.8 (d) of the Tunbridge Wells Agreement 2020 1. This old orchard access lies with AONB and outside LBD 2. The original access is situated between two mature oak trees, and the PC would like to see TPO's put on these two important trees. 3. The access has been used infrequently and there is currently no track shown through the orchard. It is situated on a dangerous bend of Fairman's Lane with poor visibility. 4. The PC questions the need for a hard track to go through this AONB landscape 5. There is an adequate access drive to Cork Wood Cottage, and the PC feels it would be preferable to enter the adjoining orchard from this access.</p>
21/01675 Land South Of Burrs Hill Yard, Horsmonden Road, Brenchley, Tonbridge, Kent, TN12 7AT	<p>Erection of a 4 bed chalet bungalow</p> <p>RESOLVED TO RECOMMEND: REFUSE 1. This site lies outside LBD and within AONB plus within 30m buffer of Ancient Woodland. 2. The applicant was granted retrospective permission in 2004 for storing materials but this yard has changed over the years. 3. The PC feels the chalet bungalow and access onto a fast stretch of Horsmonden Road will be inappropriate development in an unsustainable position. 4. The PC raises concern about the Ancient Woodland at this site.</p>
21/01198 Orchard View, Maidstone Road, Matfield, Tonbridge, TN12 7LG	<p>Garage conversion.</p> <p>RESOLVED TO RECOMMEND: NEUTRAL 1. This site lies within AONB and outside LBD</p>

	<p>2. This dwelling and garage were given permission with agricultural workers dwelling restriction as per Section 366 of Town and Country Planning Act 1990.</p> <p>3. If TWBC approves this application, the PC would like to see the condition mentioned above to be retained, and the garage to remain as ancillary accommodation to the chalet bungalow and not used as a separate dwelling.</p> <p>4. There are no plans shown for parking spaces at this dwelling.</p>
--	--

10. Clerk's report

1. Matfield Toilets

A report of inappropriate behaviour at Matfield toilets was discussed. The Clerk had met with the Police who suggested requesting TWBC to cut down some of the trees at the front of the area to aid visibility or the addition of CCTV to the front of the toilet block. Neither of these options were considered suitable and the Clerk would continue to liaise with the Police on this if the concerns continued.

2. Brenchley Archive report and accounts

The Council received a report from the Archive and noted its continuing good work. The £1k donation from the PC was deferred in the 2020-2021 financial year. The three year grant is therefore 2021-2024.

3. Cinderhill Barrier painting quotes

The Clerk advised that the barrier is in need of painting, being very rusty. Two quotes were considered and the Clerk was tasked with obtaining the best value for money for suitable undercoat and white paint.

RESOLVED that the barrier at Cinderhill is re-painted in white.

11. RFO's report

1. Bank Mandate

All Councillors (with the exception of Cllr Spencer) signed the bank mandate, which was countersigned by Cllr Warner and Cllr Butler as the existing signatories and the RFO shall progress this.

2. Accounts payable

1942 HMRC	Tax and NI June 2021	£600.11
1943 C. Brooks	June Mileage 45.00	£45.00
1944 P.Horn	Reimbursement Norton Security renewal	£34.99
1945 K. Twyman	June Cleaning of Pavilion	£56.00
1946 Knockout Print	NDP Document	£120.00
1947 Samaritans	Donation	£250.00
1948 Neighbourhood Watch	Donation	£100.00
1949 Eventbrite	Councillor Networking day for 2 councillors	£120.00
1950 Barry Chapman	Posts Matfield Green	£70.00

Standing Orders and Direct Debits

1950 SO C Brooks	Salary June 2021	£1845.27
1951 SO P Horn	Salary June 2021	£499.62
1952 SO Capel Ground Care	Mowing Contract Jan 2019-Dec 2021	£796.00
1953 DD Smart Pension	Pension June 2021	£317.59
1954 DD EDF Energy	Pavilion Electricity June 2021	£77.00
1955 SO Microshade	Monthly data and application service	£124.30
1956 DD Business Stream	June Pavilion water and waste	£8
1957 DD Business Stream	June Pond water	£3
1958 DD Business Stream	June Allotments water	£3

The RFO having provided invoices for scrutiny the accounts were approved for payment and would be authorised by Cllr Butler and Cllr Warner.

12. Date of next meeting

Full Council Meeting, Monday 5th July 2021, 7.30pm, Matfield Pavilion

Provisional Planning Meeting, Tuesday 20th July 2021, 7.30pm, Matfield Pavilion