

MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 17th
OCTOBER 2017 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. N Marriott, Clerk Ms. C Brooks

In attendance

Three residents

1. To accept apologies for absence

The Council accepted apologies from Cllr. Mrs. Warner, who was on holiday, and Cllr. Batty, who had work commitments.

2. To approve Minutes of the last meeting

The Minutes of the meeting of 2nd October 2017 were approved and duly signed by the Chairman.

3. To record declaration of Interests 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.*

None received.

4. To adjourn to allow public participation

A resident commented on the amendments to Rydon Homes application and expressed concern that the proposed fencing around the pond would be insufficient, and that the drainage system would be problematic. The matter was discussed at the following Agenda item.

5. Land at Long Leas

The PC had provided TWBC with suggestions for recreation areas to form part of the developer agreement, should this application be granted. TWBC had responded requesting clarification of these.

It was felt that there is insufficient time to prepare any proposals for these suggestions as no costed plans were available. It was suggested that, should the Rydon Homes application be granted, the developer would be asked to consider a play area within the actual site.

The Clerk had previously obtained a quote for the refurbishment of Brenchley Playground; it was considered that that might be an alternative proposal to submit to the planning authority.

RESOLVED: that the Clerk communicate the above suggestions to TWBC.

6. Neighbourhood Plan

Cllr. Butler advised that of the seven consultants invited to submit proposals, three had declined to bid for the project, and two had not responded. One consultant would be interviewed later in the week, and confirmation of the availability of the other is awaited.

Cllr. Sparkhall confirmed that the NDP Interim Steering Group had met the previous evening and had discussed the very different approaches, and costs, of the two consultants that have submitted proposals. It was pointed out that the time constraints are such that as soon as a

consultant has been chosen, the full PC would need to meet, to ratify the appointment and approve the financial arrangements.

7. TWBC Councillor's Surgery

The Clerk advised that Cllr. McDermott had agreed to hold a surgery in the Parish some time before the proposed NDP meeting, potentially with Kelvin Hinton also present. This might take place during the second week in November.

RESOLVED that the Clerk requests that Cllr. McDermott make the necessary arrangements to hold a surgery.

8. Land opposite Seaton

Mrs. Ruth Howe, the niece of the late Stanley Cook (who lived at Seaton, in Sophurst Lane), has requested confirmation that the PC would accept ownership of the land bequeathed by Mr. Cook.

RESOLVED that the PC accepts the generous gift of Mr. Cook, and that the Clerk progresses the matter with a solicitor. A letter of acknowledgement and thanks would be sent to Mrs. Howe.

9. Land at Cherry Trees

The Clerk had ascertained that the land outside Cherry Trees (the car park) is unregistered; this means that no one can claim ownership, particularly as no one has had exclusive use of it for many years. The Treasury Solicitor's department, which is responsible for land that might default to the Crown, advises that the PC would need to engage a specialist solicitor, in order to progress any concern that the area may be removed from public access, after the development work on the property has been completed.

RESOLVED that the Clerk writes to the current owner, to request evidence of his ownership of the land, further, and to seek guidance from the Land Registry as to possible options to retain the land for common use.

10. Planning Process

RESOLVED to defer this item to the next Meeting.

11. To consider the following planning applications

<p>17/03072</p> <p>Bombazine Cottage, Brenchley Road, Matfield, Tonbridge, Kent, TN12 7PE</p>	<p>Single storey rear extension; Additional 2 No. dormer windows to rear</p> <p>RESOLVED to recommend REFUSAL: the council has no objection in principle to the extension but, on a point of design, it is considered that the fenestration is too large, and too heavy in appearance, for the cottage – and that it is out of keeping with its character</p>
<p>17/03183</p> <p>Burford Place, High Street, Brenchley, Tonbridge, Kent, TN12 7NQ</p>	<p>Listed Building Consent - Alterations to boundary wall to widen splay lines for vehicular access</p> <p>RESOLVED to recommend REFUSAL: on the grounds that (contrary to what is said in the supporting Design and Access Statement), Kent Highways had accepted, both in a letter and verbally, that the existing access was adequate. Further, the impact of the proposal on the listed wall and the Conservation Area would be significant and would</p>

	cause the recently built house to have a greater impact upon the street scene.
<p>17/01142 - Amendments</p> <p>Land Between Long Leas and Pear Tree Cottage, Maidstone Road, Matfield, Tonbridge, Kent</p>	<p>Erection of 20 No Dwellings, consisting of two x 1 bedroom apartments, seven x 2 bedroom apartments + houses, six x 3 Bedroom houses, five x 4 bedroom houses and associated development</p> <p>RESOLVED to recommend REFUSAL</p> <ol style="list-style-type: none"> 1. Notwithstanding the amendments to the proposed scheme, the Parish Council continues to have reservations about the safety of the scheme for pedestrians seeking to access the few remaining village facilities as it is thought that, in practice, pedestrians will walk in the road, rather than cross busy roads three times. Although the primary school and secondary school are technically within the safe walking distance prescribed for sustainable development, the access to both schools along busy dangerous roads with no footpaths. Traffic speeds past the site have been recorded at an average 39mph. 2. It should be noted that, since the application was submitted, Matfield has lost its village shop, one of the pubs and the hairdressers, and the future of the Post Office, which has closed, is not yet assured. Matfield was already considered to be one of the Borough's least sustainable villages in the Role and Functions of Settlements Study carried out in connection with the new Local Plan, even before these closures. 3. The parking issue is also problematic, with overspill parking from the busy Poet Public House sometimes running outside the site. 4. There are also concerns regarding the drainage from the site. There is a problem with perched water tables along the Brenchley/Matfield Ridge, formed by impervious layers of clay several meters thick. If the perched water table occupies a significant area it would prevent the drainage of surface water to the underlying sandstone, causing local flooding during periods of heavy rainfall. In the case of the application site, several shallow boreholes should be drilled to establish the stratigraphy of the underlying rocks, which would give the applicant some understanding of the nature and scale of the problem. It would also assist the applicant in determining the optimum depth of the soak-away. 5. There is a further concern over the planned deep soak-away, as the clay layer currently prevents pollutants from percolating through to the underlying

	potable aquifer. If the clay layer is bridged by the soak-away these pollutants are then able to reach the aquifer. Many years ago this particular aquifer was a source of water for local homes but may no longer be in use. If, despite the foregoing, the Borough is minded to approve then the 30mph speed limit should be extended out past the existing houses towards Paddock Wood and further consideration should be given to the provision of a traffic island to facilitate crossing
17/03234 11 Pixot Hill, Brenchley, Tonbridge, Kent, TN12 7BD	Erection of a timber garden room/summer house RESOLVED to recommend APPROVAL

12. To receive items for information

12.1 Decisions by TWBC

17/02072 Mill Farm, Cryals Road, Brenchley, Tonbridge, Kent, TN12 7AW	Change of use from redundant rural building to bespoke kitchen and furniture manufacturing, including showroom and workshops/storage; Alterations to building to include timber cladding and profiled sheet roofing PC Recommendation: Neutral TWBC: Granted
17/02714 6 Chestnut Lane, Matfield, Tonbridge, Kent, TN12 7JL	Single storey rear extension with rooflight, internal alterations and alterations to fenestration PC Recommendation: Approve TWBC: Granted

13. Clerk's Report

Correspondence received

13.1 Insurance claim – Mr J Costello re car damage

The Clerk advised the Council that a claim for damage to a car, allegedly caused by the barrier at Cinderhill, had been received. The claim had been and passed to the Council's insurers.

13.2 Erection of HGV Signage

Horsmonden PC have requested of Kent Highways that they put up a 'Not suitable for HGVs' sign at the Horsmonden end of Furnace Lane. HPC have suggested that the Council request a similar sign at the Brenchley end of the road, to try to prevent it being used by larger lorries.

RESOLVED for the Clerk to request such a sign.

14. Meetings attended by Councillors

Cllr. Woodley had attended the annual launch of the KALC Community Awards, which are supported by Chairman of KCC, the Mayor of Medway, and the High Sheriff of Kent. The

award encourages parish and town councils to identify and reward residents for their community spirit. The Council would receive an invitation to participate in the Awards.

15. To be advised of urgent Business as may be previously notified

There were none.

16. Date of next meeting

Full Council Meeting, Monday 6th November 2017, 7.30pm, Matfield Pavilion