

# **MINUTES OF A PLANNING MEETING ON TUESDAY 20<sup>th</sup> JANUARY 2009 IN MATFIELD VILLAGE MEMORIAL HALL**

## **Present**

Chairman M Mackenzie presided, Vice Chairman J Barsley, Cllrs F Playfoot, B Stanley, R Carter, I McEwen, C Treble, and Mrs C Cornford. Clerk M Powell.

## **Apologies for absence**

Cllrs P Randall for family commitments.

## **Declaration of Interests**

Members were reminded that if a member has a ***prejudicial*** interest in an agenda item, this should be declared at the start of the meeting.

***Personal*** interests may be declared at this point or, alternatively, can 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 are advised to contact the Monitoring Officer before the meeting or declare the interest anyway.

## **Confirm minutes of previous planning meeting of 18<sup>th</sup> November 2008**

The minutes were duly approved and signed by the Chairman

## **Public Question Time**

None

## **Planning Applications.**

### **08/04169/FUL/CLC**

Lees Court The Green Matfield

Demolition of conservatory/garden room and outbuilding. Erection of single storey extension and alterations to adjacent single storey roofs to form lantern light

### **Recommend-Refusal**

The design, particularly the patio windows are not in keeping with a listed building. The previously approved design as 08/01188 is preferred, as it does not incorporate a flat roof.

### **08/4158/FUL/CLC**

Newfield Crittenden Road Matfield

Single storey rear/side extension

### **Recommendation-Approval**

### **08/4142/FUL/ARJ**

Maycotts The Green Matfield

Closure of existing driveway and alterations to existing field entrance to provide new main driveway entrance

Cllr Treble declared a prejudicial interest being a neighbour and whilst remaining in the room took no part in the debate.

### **Recommend Approval**

Subject to the proposed plans not encroaching on the Council verge. If approved the level of the existing drive should be raised to the level of the verge and grassed.

### **08/04012/FUL/ARJ Revised**

Meadow Cottage Crook Road Brenchley

Revised details of the proposed garage

### **Recommendation-Approval**

## **Decisions taken by TWBC**

### **08/03795/FUL/CT2**

Primrose Hill Brenchley Road Brenchley

Erection of two detached dwellings, garages and associated works and creation of new access

### **Recommendation-Refusal Decision-Approval**

**08/02358/FUL/TA1**Oast House Little Dunks Farm Cuckoo Lane  
Brenchley

Conversion of oast-house to residential dwelling with minor addition to stowage to create stair lobby and small garden with parking

Recommendation-Approval Decision-Approval**Decisions taken by Clerk out of meeting**

A report of raw sewage leaking down Gedges Hill has been received. As Southern Water has no adopted sewers in that area the Clerk has contacted Environmental Health at TWBC who have attended and discovered an overflowing cesspool. The resident has agreed to have it emptied immediately and the Officer will revisit the site to ensure this has happened.

**Meetings Attended****Public Toilets**

The Chairman had attended a meeting with TWBC regarding the recommended closure of the public toilets in Brenchley and Matfield by Cabinet. The decision to close these was deferred for up to twelve months because it was considered that insufficient consultation had been given. The maintenance contract would be extended until such time that a final decision was made. The PC proposed that a sub committee be formed to arrive at a list of proposals and costings for the next round of consultation and Cllrs McEwen, Barsley and Playfoot agreed to collaborate on this.

**Brenchley School**

The Chairman had been invited and had agreed to sit on the Human Resources and Finance panels of Brenchley School Governors. The School had several issues to contend with especially parking. Also that the teaching staff had changed significantly over the past few years and actually results are improving.

**Affordable Housing**

The Chairman had attended a public meeting with Capel Parish Council. They have been trying for some time to build affordable housing on their allotment site and with a new Council having recently been elected they are revisiting the issue. The PC is also trying to push the housing association into providing the houses primarily for local people.

**Matters Arising****EDF**

The Clerk was asked to get a street light in Matfield attended to which is constantly on. A quotation to attend to this and realign two other has been received from EDF for £212.97. The PC agreed to the quotation and asked the Clerk to respond.

**Web Site**

Cllr McEwen has proposed a maintenance contract be agreed for the website which although small was necessary to ensure appropriate advice could be had as and when required. It was agreed that Cllr McEwen could engage work to this effect without further authority to a limit of £100. Thereafter the PC would reconsider.

**Glenbrook**

The Clerk was asked to enquire of the current situation following refusal of a retrospective planning application and has had a conversation with the Enforcement Officer. He advised that there is some difficulty in deciding on the best course of action as to what the enforcement notice will specify, as the structure built appears load bearing. A balance must be achieved between the refusal and expeditious use of public funds. A site meeting is taking place in the next few weeks and we will be kept in touch. Cllr Stanley agreed to contact a surveyor informally to lend an opinion for the Clerk to communicate with the Enforcement Officer.

**Correspondence****Matfield Church**

Following a conversation with Mr Franks the hedge cutting previously agreed was less than originally thought. It was agreed to pay up to £400 of maintenance invoices for the church if made out to the PC.

**Kent Police**

A questionnaire asking for our opinion on the Police precept had been received. Effectively it asks for either a 2.5% rise equivalent to 6p per week for a band D house, which would not maintain service levels or 5%, which would allow for an increase in Task Teams and maintaining current levels of staff. The PC agreed to recommend a 5% increase.

**TCHG**

An invitation to lunch at the Hop Farm on Friday 30<sup>th</sup> January. Cllrs Randall Stanley and the Clerk agreed to attend.

**TWBC**

An invitation to attend a training seminar on the amendments to Permitted Development regime for householders on Monday 9<sup>th</sup> February in the Town Hall 2.00pm to 5pm

**Cinderhill**

An invitation to comment on a licence agreement for residents of Cinderhill Wood Gypsy site was received.

Comments were raised to the following points and the Clerk was asked to communicate these.

2.2 How long does the licence last?

3.1 Could the definition of a caravan be defined, does a mobile home count?

3.2 A specific statement is required on what the residents can pass on to others.

3.7 What are the terms of consent and who approves the process?

4.3 Is the maximum number of dwellings two?

4.32 Does the rule include road find licence?

4.44 Why are bonfires permitted and when will they be allowed, as one of the main points of spending this money on the site was to improve the safety of the site against fire?

5.9 Why is the Borough going to the expense of making the site safe if they take no responsibility for it?

4.28 Does the siting of gas cylinders comply with current regulations, especially in regard to their siting within a close proximity to drainage?

**Kent Waste Partnership**

An invitation to apply for a grant towards a project for recycling had been received. The Council agreed that such a project was outside its remit and would not apply.

**Accounts for payment**

|            |                                  |         |
|------------|----------------------------------|---------|
| EDF        | Electricity-street lights        | £65.79  |
| EDF        | Maintenance                      | £63.15  |
| BT         | Telephone                        | £158.77 |
| F Playfoot | Reimbursement for charity monies | £187.00 |

**Other Matters as maybe previously notified****AGM**

A date of the 23<sup>rd</sup> April was agreed. Councillors were asked for suggestions for presentations by the next meeting.

**Photocopier**

The Clerks photocopier had failed and at a repair cost of £298 was considered uneconomic. The Clerk was given authority to replace it with a new machine at circa £320

**Date of next meeting**

The next meeting will be on Monday 2<sup>nd</sup> February at 7.30pm in Brenchley Memorial Hall.