

MINUTES OF THE MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 30th APRIL 2007 HELD IN BRENCHLEY MEMORIAL HALL

Present

Chairman M Mackenzie presided, Vice Chairman J Barsley, Cllrs A Lee, F Playfoot, R Berry, P Randall, B Stanley, D Jolley and Mrs M A Edmeads. M Powell-Clerk.

Pecuniary and Personal Interests.

Members were reminded to declare any interest, as defined by the Council's Code of Conduct, on any matter appearing on the agenda.

Confirm minutes of previous meeting

The minutes were duly approved by the Council and signed by the Chairman

Election of Officers

The Chairman M Mackenzie stood aside and the Chair was taken by Vice Chairman Barsley. Cllr Stanley proposed and Cllr Playfoot seconded that M Mackenzie should be re-elected and this was agreed unanimously. Cllr Barsley thanked the Chairman for all the work put in over the year and said that because of that work the Parish is now undoubtedly better off.

Chairman M Mackenzie resumed the Chair and thanked Cllr Barsley for his input, together with all the other Councillors for their efforts, especially Cllr Lee who had put many hours into planning affairs. He suggested that Cllr Lee's colleagues will need to prepare for his leaving office next year. The Chairman also wished record thanks to Cllr B Stanley and the Clerk for their efforts in the preparation for the Parish A.G.M., which was successful, informative and well attended. Cllr Playfoot nominated Cllr Barsley as Vice Chairman and this was seconded and agreed unanimously. The Chairman proposed that all officers were re-elected to their previous responsibilities on mass and this was agreed unanimously. The Chairman and Councillors signed their Declarations of Acceptance of Office.

The positions were

Cllrs. Jolley & Mrs.Edmeads	Matfield Pavilion
Cllr. Playfoot	Brenchley Charity (BMH)
Cllr. Barsley	Matfield Village Hall
Cllrs. Randall & Stanley	K.A.P.C.
Cllr. Playfoot	Brenchley Charities
Cllr. Mackenzie	Police representative
Cllrs. Mackenzie, Barsley, Lee and Jolley	Finance Committee
Cllrs. Mrs. Edmeads, Lee, Berry & Mackenzie	Affordable Housing
Cllr. Berry	Village Transport Representative
Cllr. Playfoot	Nurses Cottage
Cllrs. Mrs. Edmeads & Stanley	Correspondent to 'Roundabout'
Cllrs. Lee & Jolley	Cinderhill Wood Representatives
Cllrs. Jolley & Randall	Tree Warden
Cllr. Stanley	Advertising Representative
Cllr. Lee	Planning together to two Councillors from each village on rotation

Public question time.

Two members of the public attended but no questions were raised.

Planning Applications.

The following applications had been reviewed by the planning sub-committee and presented by Cllr Lee.

TW/07/01213/FUL/TAI

The Oaks Farm Hatmill Lane Brenchley

Continue to use premises without complying with condition 5-That the business is run by the applicant.

Recommendation-Approval Subject that any new owner is named and that the permission is not open ended. Further that the manufacturing is restricted to flow meters and associated products.

TW/07/01217/FUL/TA1

The Oaks Farm Hatmill Lane Brenchley

Certificate of lawful development for use in manufacturing flow meters and associated products.

Recommendation-Approval Subject to there having been no complaints from neighbours and the business has been paying proper business rates. Further that the business is restricted to the manufacture of flow meters and associated products.

TW/07/01245/FUL/SEP

The Coppice, Chantlers Hill Paddock Wood

Change of use from photographic studio to granny annexe

Recommendation-Approval

TW/07/01282 & 01284/FUL/DSD

Little Dunks Farm Cuckoo Lane Brenchley

Amended scheme for replacement extensions to front and rear

Recommendation-Approval Subject to similar conditions being imposed as 06/00484 regarding cartilages and developments.

TW/07/01130/FUL/CLC

The Cottage, The Green Matfield

Fitting of two Velux windows to outhouse.

Recommendation-Refusal due to the visual impact. The Council recorded that they would have no objection if the windows were fitted to the north elevation rather than the south.

TW/07/01326/FUL/DSD

Maynards Maidstone Road Matfield

Installation of greenhouse

Recommendation-Approval

TW/07/01339/FUL/DSD

Paygate Cottage Horsmonden Road Brenchley

Improvements to rear elevation and single storey extension

Recommendation-Refusal The design is not in keeping with the building.

TW/07/01270/FUL/CP3

Newhaven Brenchley Road Matfield

Rear extension and loft extension

Recommendation-Refusal The design is not in keeping with the building.

TW/07/01338/FUL/CT2

Cherry Trees The Green Matfield

Construction of four dwellings

Recommendation-Refusal The totally inadequate access is not wide enough and could endanger by impact or vibration the structure of the listed building. The council also expressed concern about the potential loss of The Cherry Trees residential parking.

TW/07/00825/LBC/CP3

The Standings Cross Pub

Alterations to signage

Recommendation –Approval subject to the Conservation Officer's approval

TW/07/01257/FUL/DSD

The Standings Cross Pub

Minor internal and external alterations conversion of outbuilding to residential use and creation of terraced areas

Recommendation- Refusal for staff parking area on the grounds that the exit/entrance will have little in the way of sight lines onto the highway and may by its design mean reversing into or out of the park.

Recommendation-Approval to the extension. However the Council expressed concerns about the increase in parking requirements and traffic due to the increase in capacity. The also believe the proximity of the boiler and oil tank to customers is a concern and they should be relocated.

TW/07/01260/LBC/DSD

The Standings Cross Pub

Minor internal and external alterations conversion of outbuilding to residential use, new extension to rear and creation of terraced areas

Recommendation-Approval subject to a restriction being placed that the building is only to be used as ancillary to the pub. The Council also stated that due to a similar restriction being placed on a nearby pub in Brenchley, which subsequently failed on application, they would like to see this as irrevocable as possible.

Decisions Taken by TWBC**TW/06/03684/OUT**

Tudeley Brook Stables Crittenden Road Matfield

Outline permission for equine workers dwelling

Recommendation- Refusal, Decision – Refusal

TW/07/00733/FUL/CT2

Crittenden Oast Crittenden Road Matfield

Two-storey extension

Recommendation-Approval, Decision-Approval

Appeals**TW/07/00281/FUL**

Sawyers, Fairmans Lane Brenchley

3 storey extension, front porch and conversion of side porch

Recommendation Approval Decision Refusal

Refused because the proposal does not respect the context of the site by virtue of its scale, orientation site coverage and appearance. It would have a detrimental impact on the AONB, Kent Special Landscape area and adjacent rural lanes.

TW/06/01836/OUT/PJT

Brenchley Garage

Due to non-determination by TWBC within the allotted time the applicant appealed. This appeal was subsequently dismissed because of numerous reasons and the applicant has re-applied.

Decisions taken by the Clerk out of meeting

It was agreed that minutes and agendas should be placed on the B&M News web site. In order to protect the contents the Clerk has purchased a programme to convert these into a durable document using a PDF conversion programme. This will be instigated after a short while in order to learn its usage.

Meetings attended by Councillors

All Councillors with the exception of Cllr Lee attended the Parish AGM on the 26th April.

Cllr Mrs Edmeads and Cllr Jolley met Mr Knott from Matfield Cricket Club

Cllrs Lee and Jolley met Mrs L Akenhead representing MDHRA and Jason Adams and Karen Rigby-Faux representing KHWP

Cllr Jolley and the Clerk met with Mr D Prall concerning the trees alongside Maidstone Road some of which had been felled due to high winds. Mr Prall agreed that the trees were now too high and that he would have them all felled and replaced by Field Maple.

Cllrs Stanley and Playfoot together with the Clerk met with representatives of Clancy Docwra, the contractors with Mid Kent Water who are replacing water mains. The main criticism was that on many occasions there appeared to be very few people actually working on site especially at weekends and that the hours they worked seemed to be short. Clancy agreed that they required acceptance of increased costs from Mid Kent Water. They had left the High Street until late in the project because KCC would not allow the licence because of other works around Spout Lane. The Council asked the Clerk to write to Mid Kent Water and express our objections together with recording the fact that they found the staff of Clancy to have always acted in a professional and courteous manner.

Matters arising from meeting of 2nd April

Trees

The contract for the removal of trees around Matfield Green has been verbally awarded to Colin Coley Ltd subject to the decision from the Tree Officer. The Clerk has held a meeting with Mr Docker who has indicated he foresees no problem but the process will take three weeks as a minimum to agree.

Dick Bailey

The seat Council agreed could be placed in the Jack Verrall Garden has been. After initial siteing near the flagpole it was thought it better placed at the top of the garden and that is where it now resides.

Highways

The clerk was asked to report poor drainage outside the entrance to Badsell Park farm. Mr Klaupert from Highways called to say he had cleared debris personally and the drainage was back to normal.

Petteridge Oast

The Clerk was instructed to query with the Enforcement Officer the placing of an oil tank close to the road and hedging on the above property. A reply has been received that Mr A Bringlow has inspected the site and recommended no further action is appropriate. Cllr Berry objected that the regulations were being infringed whatever the decision and the Council agreed that his expertise should be valued. Cllr Berry agreed to provide the Clerk with the specific details that would be communicated to Mr Bringlow.

Correspondence

TWBC

A reply from Mr R Cottrill to our letter of 5th April expressing the Councils confusion about apparently contradictory decisions made on 3 properties. The Clerk was asked to circulate this to the Councillors.

An invitation to submit representations on the draft Affordable Housing Supplementary Planning Document Dept of Communities and Local Government. This was passed Cllr Mrs Edmeads for review.

A copy of the Local Authorities (Model Code of Conduct) Order 2007. This was passed to the Councillors for circulation.

An invitation to attend the 2007 TW Borough Housing Forum. The Chairman stated he intended to attend.

Anthony Harris

A letter advising that he will be retiring shortly and would like permission to transfer all details regarding the registration of Matfield War Memorial to Mr Leslie Burton at Burtons Solicitors in Pembury. The Clerk was asked to accept this with a request to obtain a scale of fees

A request from a resident to hold a "hog roast" on the field, whilst hiring the Scout Hut in Brenchley for a children's party. She advises that the event is to be run by a professional company and some parents will be in attendance. After discussion the Council refused the request as it would set a precedent for all future applicants and was contrary to the original purpose the land had been given to the Parish for.

Speed Limits

The Clerk was asked to communicate with the police and Highways that it was unhappy with the policy that it required three major speed related accidents to be reported in a rolling 3-year period for the matter to be considered. An email has been received from Mr Andy Smart, Sir Transport Engineer Kent Highways to wit

At present we are not undertaking any new work on speed limits pending the outcome of the up coming pilot scheme looking at the implementation of the new guidance on local speed limits. Once the pilot is

completed, the speed limit on all A and B class roads in Kent will be reviewed. At present I do not have a timescale other than the entire task is to be completed by 2011.

Action with Communities in Rural Kent

A copy of the Spring Issue of Oast to Coast.

KCC

A quotation to mow the Jack Verrall garden 14 times pa @£48 ea totalling £672.00. The Clerk was asked to discuss this with KCC and negotiate if possible. It was considered that at least the quote should include for the removal of the cuttings. Cllr Playfoot said that he and a resident were prepared to do some of the gardening jobs if Highways would cut the grass. The Clerk was asked to record the Councils acceptance of this generous offer.

An invitation to make comments regarding the Kent Minerals Development Framework-site allocations. This was passed to Cllr Berry for consideration.

Accounts for Payment

C A Forward and Son	Posts around Matfield Pavilion	£1304.25
---------------------	--------------------------------	----------

Other Matters as maybe Notified

The Clerk advised he would be on holiday at the time of the July planning meeting.

The Chairman advised that following the recent spate of fires etc at Cinderhill Wood that it would be advantageous to involve the Gypsies in local society rather than pass blame on them for any problems without evidence. Whilst there may be the odd problem family by and large the rest are perfectly reasonable and responsible people. He asked the Council's approval that he approach them and offer them a key to the barrier on a formal basis and to ask them that they help by being custodians of their environment. This was agreed. The Clerk was asked to arrange for three more keys to be cut

The Chairman had been approached by the Courier Newspaper group to say they would consider help in funding social events around the forthcoming Tour de France cycle ride. This was noted.

The issue of tree clearing by KCC was discussed in preparation for the Tour de France. There had been complaints about the amount of clearing in a short space of time at a time when birds were nesting and also when farmers were not allowed to cut hedgerows.

The Vice Chairman asked on progress regarding the repair of the boardwalk footpath beyond Foxhole Lane. The clerk advised that the issue had been discussed with the footpath officer of KCC who had promised to attend to it. The Clerk was asked to chase the issue and to put the matter to the Manager in charge.

Cllr Lee reported that he had examined the accounts prepared to the financial year end and said they were satisfactory and gave him no cause for concern

Date of next meeting.

The next meeting is Tuesday 22nd May in Brenchley Memorial Hall to discuss planning issues.