

MINUTES OF A PLANNING MEETING ON TUESDAY 21st FEBRUARY 2012 IN BRENCHLEY MEMORIAL HALL

Present

Chairman M Mackenzie presided, Vice Chairman P Randall, Cllrs I McEwen, J Barsley, B Stanley, R Carter, R Dafter, C Woodley and Mrs A Downes. Borough Cllrs A McDermott, Mrs J March. Clerk M Powell. Approximately 20 members of the public, Mr G Young of HMY Architects

Apologies for absence

None

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 were advised to contact the Monitoring Officer before the meeting or declare the interest anyway.

Minutes

Approve Minutes of the full meeting of 6th February 2012. The minutes were amended to accurately reflect attendees and then duly signed by the Chairman.

Public Question Time

Several members of the public made statements on their objections to the application for affordable homes. Concerns included that they thought the buildings were out of character with the village and changing its appearance. The proposal would harm the AONB and that any scheme ought to be with small groups rather than all in one development. The footpath was also a worry as it would reduce the road width causing a hazard to motorists. Speeding traffic was a continuing problem and this would increase the danger.

Planning Applications.

11/03805/FUL/CP3

Part OS plot 2172 Brenchley Road Brenchley

Erection of 7 new affordable properties with associated parking and amenity areas. Provision of new footpath outside of site, linking bus stop to car park to east.

Recommendation-Refusal

All Councillors declared a non-pecuniary interest as they had been extensively lobbied on the application.

All Cllrs made a short statement based upon their individual consideration of the plans and were overwhelmingly in favour of a refusal.

Members of the PC commented that on the whole they were in favour of some affordable housing in Brenchley. However, it recommended refusal on the following grounds:-

- 1. The development proposed is within the AONB but contrary to Policy EN26 in that it does not enhance it. Also it is contrary to Core Strategy policy 4 by harming the AONB. The PC has also taken into consideration PPS4 protecting the countryside for its intrinsic character and beauty and PPS7 giving great weight to planning policies within the AONB.*
- 2. Contrary to Policy H8 the scale and location is not appropriate to the area and that the layout and landscaping is urban in nature.*
- 3. The footpath will reduce the road width causing a danger to motorists.*
- 4. There is concern that the street lighting proposed would create light pollution, no other street lighting exists within the village.*

12/00101/House/CW1 Field House, 14 Broad Oak, Brenchley
Single storey rear extension, side extension at first floor level over existing double garage and porch to front elevation. First floor rear windows to be replaced to match front elevation and conservation style roof light to store room roof

Recommendation-Approval

Subject to the extension only being used for storage and not residential.

12/00289/House/SE2 Long Barn, Crook Road, Brenchley
Greenhouse

Recommendation-Approval

12/00279/FUL/SE2 Ebenezer Chapel, Maidstone Road, Matfield
Replace existing windows and front door

Recommendation-Refusal

The PC is unable to make a decision because of the poor detail of the plans

12/00292/CEU/TA1 Ryde House, Short Lane, Brenchley
Lawful Development Certificate- Non Compliance with an agricultural occupancy condition for in excess of 10 years

Recommendation-Approval

Decisions by TWBC

11/03618/LBC/CLC Pippins, Gedges Hill, Matfield
Replace 3 windows to front and 2 to rear of property. Install 3 secondary double glazing units inside

Recommendation-Approval Decision-Refusal

11/03733/House/CLC Monktons, Windmill Hill, Brenchley
First floor side and rear extension with windows on north and west elevations

Recommendation-Approval Decision-Approval

11/03795/FUL/CLC St Luke's Church, Maidstone Road, Matfield
Double glazed doors to existing outer arched opening of north porch

Recommendation-Approval Decision-Approval

11/03772/House/GM2 2 Brattles Grange Cottages, Tibbs Court Lane, Brenchley
Two storey and single storey side extension with windows to front side and rear elevations

Recommendation-Approval Decision-Approval

11/03828/CEU/KB2 Land adjacent Tibbs Court Oast, Cryals Lane, Brenchley
Lawful development certificate (existing development) Occupation of hopper huts as single residential dwelling

Recommendation-Approval Decision-Approval

11/03856/House/SE2 Summerfield Cottage, Chantlers Hill, Paddock Wood
Two storey side extension

Recommendation-Approval Decision-Approval

Matfield Pavilion

Cllr Woodley presented his report on designs produced by HMY so far together with some graphical displays of what the proposals could look like. Because of the land being Common Land the planning application would need to go to both TWBC and DEFRA which will extend the timescale for the project by at least three months. Cllr Woodley also reported on possibilities of location as to whether to opt for locating it in its present location or to move it across the road onto the green. Following a meeting of the Cricket Club it appeared they had not reached a considered opinion but if they were wholly against a move there would be little point in pursuing it because as consultees in the planning process their opinion would carry considerable weight. It was felt by the PC that relocation would be the best solution as the existing site could be used for a small storage area and that the Pavilion could then provide services to marquees for other functions.

Meetings Attended**Police**

The Chairman, Cllr Dafter and the Clerk met with DI J Bumpass-Area Commander to discuss the local Police operation and local vandalism. There was a concern the area was not getting the Policing necessary and that there was insufficient resources allocated. CI Bumpus explained the methods use, felt that the vandalism issue was under constant scrutiny and the offenders were now known. Policing by Officers walking a beat was being improved and he was reviewing the way this is done.

Matters Arising**Footpaths**

WT 225 Foxhole Lane has been modified on the definitive map due purely to a mapping error and not to a change of route

WT265 Knowle Road to Pearsons Green Road has been rerouted by becoming an extension to WT287 to avoid walkers having to go through the industrial premises there.

Youth Group.

Cllr Woodley reported that he was still trying to arrange a meeting with the leaders of the group but had had little success so far

Correspondence**South East Water**

An invitation has been received to comment on their Drought Plan which can be found at www.southeastwater.co.uk

Date of next meeting

The next meeting will be Monday 5th March in Matfield Village Hall