

MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 18th SEPTEMBER 2012 IN MATFIELD VILLAGE HALL

Present

Chairman M Mackenzie presided, Vice Chairman P Randall Cllrs A de Guingand, C Woodley, Mrs G Warner, and Clerk M Powell. Three members of the public including the Sarah Hamilton, Chairman of Paddock Wood Town Council.

No Item

1 To accept apologies for absence

Cllrs I McEwen, B Stanley, R Berry, Mrs N Marriott and Borough Cllr A McDermott for pre arranged holidays.

RESOLVED To accept these apologies

2 To approve Minutes of the last meeting

Approve minutes of the full meeting of 3rd September.

RESOLVED: - to accept these minutes as accurate. They were then duly signed by the Chairman.

3 To record declaration of Interests on any item on the Agenda

Members were reminded that anyone who had a *prejudicial* interest in an agenda item then 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 wished to speak on the item in which s/he has a personal interest.

In case of doubt about such an interest Councillors had been previously advised to contact the Monitoring Officer before the meeting.

No interests were declared

4 To adjourn to allow public participation- questions and comments

Cllr Sarah Hamilton advised the PC on the view of PWTC regarding the recent acquisition of land by Tesco. There was concern due to the immediate proximity of Waitrose which if there was a greater separation between supermarkets such as in Tenterden there would be less of an issue. However the intentions of Tesco were unclear as they do have a considerable land bank of property unused. Mrs Hamilton also discussed the car parking in Paddock Wood and that PWTC were trying to maintain the 2 hours free parking. It was noted that other PC's had subsidised some free parking by increasing the precept. Mrs Hamilton also agreed with the thought that the Wesley Centre in Commercial Road should be listed as a building of some quality.

5 To consider the following planning applications.

- 5.1 12/02382/LBC/CLC The Barn Fairmans Lane Brenchley**
Repaint all existing weatherboard and joinery in black satin; replace existing single door/window on southeast elevation with bi-folding doors; remove oil tanks and demolish walls replacing with new plastic tank in new position behind barn
RESOLVED- To remain neutral
- 5.2 12/02363/LBC/TA1 Brenchley Manor Brenchley Road Brenchley**
Replacement of felt roof to existing central flat section of roof with lead flat roof
RESOLVED- To recommend approval
- 5.3 12/02446/House/EA1 Orchard House Crittenden Road Matfield**
Two storey side and rear extension to SE elevation with two balconies and dormers, conversion of garage to habitable use, first floor extension above garage, external alterations to facade including roof extension, associated hard and soft landscaping.
RESOLVED- To recommend approval
- 5.4 12/02487/FUL/TA1 Lower Brenchley Farm Watermans Lane Paddock Wood**
Two stable buildings to accommodate 4 horses
RESOLVED- To recommend approval
Whilst in principle the PC is in favour of approval we are concerned the development will lead to an increase in the total number of horses currently permitted
- 5.5 12/01342/FUL/CP3 August Pitts Churn Lane Horsmonden**
Extension to fruit packing facilities to include packing area, cold stores, offices and staff facilities plus new access and landscaping. Revised details for consideration

RESOLVED- To recommend approval

6 To receive items for information

6.1 Decisions taken by TWBC

- 6.11 12/01668/House/CLC** Castle Hill Cottage Crook Road Brenchley
Demolition of garage erection of garden shed relocation of oil tank
Recommendation-Approval Decision-Approval
- 6.12 12/01901/House/CLC** 17 Oakfield Road Matfield
Attached garage to replace existing carport
Recommendation-Approval Decision-Refusal
(The proposal would damage a tree)
- 6.13 12/01876/House/CLC** Crooke Cottage Crook Crooke Road Brenchley
Rear ground and first floor extension
Recommendation-Approval Decision-Approval
- 6.14 12/02087/FUL/TA1** Blue Boys Cafe Hastings Road Brenchley
Variation of conditions 2 & 6 application 12/00575- Extension and regularisation of the existing mixed use comprising restaurant/cafe (use class A3 and hot food takeaway (use class A5) to include changes to position of existing vehicular access and minor revisions to layout of car parking spaces.
Recommendation-Approval Decision-Approval

RESOLVED That the above items be noted

6.2 Code of Conduct

Councillors were reminded to complete their declarations of interests and ensure they are in the possession of TWBC before 1st October.

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

7.1 MPG

A report on items proposed for discussion regarding Matfield Pavilion at a meeting with the architects HMY on the 19th September was presented. Issues requiring decisions were

- 7.11** To appoint Mr C Mackonochie as qualified Quantity Surveyor to assist in the H&S issues and as CDM consultant. Fees agreed were £1000
RESOLVED- To accept the proposal and retain Mr Mackonochie.
- 7.12** HMY require that a structural engineer is retained in line with the cost plan to provide advice and design details.
RESOLVED To allow the MPG to agree this subject to a satisfactory discussion with HMY.
- 7.13** Building Inspector appointment was necessary and HMY had recommended that M&M Building Services be retained at £890.00 as the quality of their work was known although they were £18 more than the nearest quote.
RESOLVED- To retain M&M as Building Inspectors.
- 7.14** The proposed heating could involve heat pumps and a wet system to adhere to current building regulations. This could mean that heat up times would not be virtually instantaneous but require the system to be engaged some time before the pavilion is required to be used.
AGREED That the MPG should report back on their findings following the meeting with HMY.

8 Date of next meeting

The next meeting will be on Monday 8th October 2012 in Matfield Village Hall