

**MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 19<sup>th</sup> FEBRUARY 2013 IN BRENCHLEY MEMORIAL HALL**

**Present**

Chairman M Mackenzie presided, Vice Chairman P Randall, Cllrs A de Guingand, C Woodley, I McEwen, Mrs G Warner, Mrs N Marriott, Borough Cllr Mrs J March, Clerk M Powell. Seven members of the public.

**No      Item**

**1      To accept apologies for absence**

Cllr B Stanley and Borough Cllr A McDermott for family commitments.

**2      To approve Minutes of the last meeting**

Approve minutes of the full meeting of 4<sup>th</sup> January.

**RESOLVED** To approve the 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 if any had a *prejudicial* interest in an agenda item, this should be declared at the start of the meeting.

*Personal* interests should 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 had been previously advised to contact the Monitoring Officer before the meeting.

**4      To adjourn to allow public participation- questions and comments**

Mr B Sheldon of Burrs Hill spoke to advise reasons for his objections to item 5.2 and Mr I Overy, the applicant, spoke to recommend approval and the reasons why.

**5      To consider the following planning applications.**

**5.1      13/00198/House/TA1**    Swingle Mead Brenchley Road Matfield  
Detached Garage

**RESOLVED**-*To recommend refusal*

Reason:- Out of character within the AONB and over intensification within its location

**5.2      13/00215/FUL/GM2**    Burrs Hill Farm Horsmonden Road Brenchley  
Replacement agricultural storage building including controlled atmosphere fruit stores

**RESOLVED**-*To recommend refusal*

Reason:- Contrary to EN1 & EN25 in that it is in a very prominent position and its impact on landscape character is not minimal. Contrary to CS4 in that it does not enhance the AONB, is contrary to stated policies of the local fruit belts. There are no landscaping provisions or traffic analysis. There is inadequate information on proposals to mitigate noise and light pollution and no information on hours of use.

**5.3      13/00230/FUL/RH1**    Town Farm Slaughterhouse High Street Brenchley  
Extension of time- Conversion of traditional building to single one bedroom dwelling renewal of 07/00166 and 10/00275

**RESOLVED**-*To recommend approval*

**5.4      13/00287/CEU/RH1**    Woodlands Farm Short Lane Brenchley  
Removal of Condition 2 (office use restriction) of TW/84/1141

**RESOLVED**-*To recommend approval*

**6      To receive items for information**

**6.1      Decisions taken by TWBC**

**6.11    12/02336/FUL/CP3**    Chillmill Farm Fairmans Lane Brenchley  
Retrospective Change of use of the land to include stationing and storage in situ of 11 mobile homes for seasonal agricultural workers accommodation

*Recommendation-Approval Decision-Approval*

## 6.2 Appeals

**6.21 12/02746/FUL/LS** 1 Parkwood Farm, Cryals Road Matfield  
Erection of detached house and alterations to existing building  
*Appeal lodged for failure to make a decision in time*

**6.22 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.  
*An informal hearing will take place on 10<sup>th</sup> April 2013 in the Town Hall at 10.00am*

## 7 Correspondence

### 7.1 Brenchley School

A request for a donation had been received for use in providing further educational support to improve the general standards of the school.

**RESOLVED** To provide a donation of £500.00

### 7.2 MOAT Housing

Advice had been received that Moat Housing are unable to deal directly with KFRS as timescales in obtaining planning permission will exclude them from the sale. It was felt there was little the PC could do to broker the sale at this stage.

**RESOLVED** To advise KFRS that, with regret, the PC must withdraw from the offer to purchase the fire station.

## 8 Reports of Meetings attended by Councillors

### 8.1 Matfield Pavilion Group

Cllr Woodley had previously circulated a report to the PC regarding the outcome of negotiations with Davis Builders in conjunction with HMY Architects. The old pavilion was now demolished and the site cleared.

The MPG had been successful in finding ways of reducing the cost of the pavilion replacement which had now been reduced to within the budget.

The Council was requested to approve:

**8.11** The re-building of the pavilion at a total cost of just under £205,000. Included in this amount is

**8.111** construction cost – £189,945.46,

**8.112** architects' fees - £9,000

**8.113** consultancy fees – circa £6,000

**RESOLVED** To approve these figures.

**8.12** The letting of the contract to Davis Builders Ltd., at the fixed-price of **£189,945.46**

**RESOLVED** To award the contract to Davis Builders Ltd.

**8.13** To commit to underwriting a contingency sum of up to £10,000 (c.5% of the construction costs); and the allocation of £19,000 from its reserves, to fund works not included in the contract.

**RESOLVED** To approve these figures of contingency and monies from reserves.

**8.14** To authorise the MPG via the Clerk to agree to expenditure from the contingency fund up to £1000 plus VAT on advice from the project manager, being HMY Architects. Individual Sums in excess of this to require approval from the PC as a whole.

**RESOLVED** To so authorise the MPG

Cllr Woodley was thanked by the PC for the comprehensive report which provided the excellent clarity necessary to enable an informed decision.

## 9 To be advised of urgent Business as may be previously notified.

None received

## 10 Date of next meeting

The next meeting will be on Monday 4<sup>th</sup> March 2013 in Matfield Village Hall