

MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 8th APRIL 2013 IN BRENCHLEY MEMORIAL HALL

Present

Chairman M Mackenzie presided, Vice Chairman P Randall, Cllrs B Stanley, A de Guingand, C Woodley, I McEwen, Mrs G Warner, Mrs N Marriott, Clerk M Powell. Six members of the public.

No Item

1 To accept apologies for absence

.None

2 To approve Minutes of the last meeting

Approve minutes of the full meeting of 4th March.

RESOLVED: - To accept 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

None

5 To consider the following planning applications.

5.1 12/03567/House/CP3 Matfield House, The Green Matfield

Reflection pool and surrounding paving, hot tub

RESOLVED:- To recommend approval

5.2 13/00529/FUL/CP3 Latters Toll Knowle Road Brenchley

40 photovoltaic panels to barn roof

RESOLVED: - To recommend approval

5.3 13/00535/House/RH1 The Willows Foxhole Lane Brenchley

Double Garage and repositioned crossover

Cllr Woodley declared a personal interest as the applicant was a near neighbour. Whilst remaining in the room he took no part in the discussion.

RESOLVED: - To recommend refusal

Excessive development and unbalanced

5.4 13/00551/House/CP3 Foxwood House Foxhole Lane Matfield

Erection of upper storey extension to side of property, addition of one dormer window to front of property and installation of larger window in hall to porch

Cllrs Woodley and Mrs Marriott both declared an interest as the applicant was a near neighbour and personally know to Mrs Marriott. Whilst remaining in the room neither Cllr took part in the discussion.

RESOLVED: - To recommend approval

5.5 13/00568/House/RH1 Mile Oak Cottage Mile Oak Road Brenchley

Two storey rear extension with Juliette balcony

RESOLVED: - To recommend refusal and to call in the application.

Out of keeping with the rest of the property.

5.6 13/00341/FUL/TA1 Blue Boys Cafe Hastings Road Brenchley

Extension and regulisation of existing mixed use comprising of restaurant/cafe (A3) and hot food takeaway (A5)

RESOLVED: - To recommend approval

5.7 13/00578/House/HW1 5 Weald View Pearsons Green Road Brenchley

Removal of existing conservatory and provision of single storey rear extension

RESOLVED: - To recommend approval

- 5.8 13/00626/House/CP3** 3 Brattles Grange Cottages Tibbs Court Lane Brenchley
Garden Outbuilding
RESOLVED: - To recommend refusal
Disproportionately large relative to the main building giving the appearance of a second house on the same plot. Out of character.
- 5.9 13/00635/FUL/SB4** Parkwood Farm Cryals Road Matfield
Erection of detached house and garage and alterations to an existing building
RESOLVED: - To recommend refusal
Our reasons for refusal remain unchanged from the last application.
- 5.10 13/00706/FUL/CP3** Becketts Grove Farm Sophurst Lane Matfield
New covered area between stables and workshop. Replacement cladding to agricultural workshop. Demolition and construction of new general farm building.
RESOLVED: - To recommend approval
- 5.11 13/00712/House/HW1** 2 Bramble Reed Lane Matfield
Single storey front and rear extensions
RESOLVED:- To recommend approval
- 5.12 13/00627/House/NR2** Goldens Cottage Windmill Hill Brenchley
New vehicular crossover, two storey side and rear extension two storey side garage with bedroom over.
RESOLVED: - To recommend refusal
Over intensification and a damaging effect on the street scene.

6 To receive items for information

6.1 Decisions taken by TWBC

- 6.11 12/03548/House/SE2** Crittenden Kiln Crittenden Road Matfield
Two storey extension to incorporate existing single storey extension and alterations to fenestration
Recommendation-Approval Decision- Approval
- 6.12 13/00106/FUL/GM2** Highlands Maidstone Road Matfield
Demolition of dwelling and garage. Erection of two detached houses with integral garages
Recommendation-Approval Decision- Approval
- 6.13 13/00177/House/GM2** Peelers Cottage Brenchley Road Brenchley
Single Storey side and rear extensions. Gable extension to roof to form bedroom
Recommendation-Approval Decision- Approval
- 6.14 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
Recommendation-Approval Decision- Approval
- 6.15 13/00032/FUL/GM2** Friars Farm Maidstone Road Matfield
Retrospective Change of use of converted farm building from B1 office and tourism to residential use.
Recommendation-Approval Decision- Refusal

6.2 Decisions taken by Planning Sub-Committee

- 6.21 13/00334/House/RH1** Elmhurst Dundale Road Matfield
Recover roof with new tiles to match existing, incorporating to roof lights and insulation. Erect partitions to second floor and introduce sanitary fittings. Rearrange kitchen and playroom.
Recommendation-Approval
- 6.22 13/00471/FUL/SB4** Hartlands Sophurst Lane Matfield
Change of use of land to driveway to link vehicular and pedestrian accesses
Recommendation-Approval

6.3 Applications Withdrawn

6.31 13/00287/CEU/RH1 Woodlands Farm Short Lane Brenchley
Removal of Condition 2 (office use restriction) of TW/84/1141

6.4 The Branches

It has been reported that the owner of The Branches, Petteridge Lane is in the process of selling the land.

AGREED: - That the PC did not want to become involved in the sale.

7 Correspondence

7.1 Resident

A resident has asked why the application for Friars Farm for change of use was originally recommended for refusal by the PC and then recently following a withdrawal and a new application the PC changed its mind and recommended approval. The Clerk was asked to reply to the effect that the decision on recommendation for the first application was not unanimous but at the next occasion it seemed there was little point in holding out for as refusal. Ironically TWBC thought differently and refused the application.

7.2 Verge damage

Considerable damage has occurred to the verge at the top of Windmill Hill due to delivery lorries attending a property undergoing building work. The Clerk has spoken to the owner who advises that the damage to the tarmac is in negotiation with the delivery company and TWBC. Once resolved he has undertaken to replace to soil and grass crushed by vehicles. The Clerk was asked to relay this to the original complainant.

7.3 Dundale Road Signage

Correspondence has been received about the newly erected sign at the top of Dundale Road at the junction with the A21 Kippings Cross. The sign is excessively large and completely unnecessary. The Clerk has asked KCC Highways as to why and a phone call has been received saying they were investigating but it would appear the Highways agency were responsible. They have promised to get back in touch once an answer is available.

7.4 Lindisfarne

It was noted that the rear of Lindisfarne, Petteridge Lane had become a large car park and a business was being run from the site. It was also noted that a large area of woodland had been felled to accommodate this. The Clerk was asked to write to TWBC to ensure they were aware of the situation and to enquire if this was acceptable.

8 Reports of Meetings attended by Councillors

8.1 TWBC Public Conveniences

Members of the PC and the Clerk met with TWBC to discuss possible arrangements for the two conveniences within the Parish. Whilst generally the cost of £4000/yr/convenience was as agreed as a total sum the start date of the contract is as yet to be agreed, with TWBC looking to back date it to 2009. The PC has agreed this is unacceptable.

8.2 MPG

Members of the MPG have met with the builders and HMY regarding the discovery of a sewer underneath the corner of the new pavilion. To build over it will require permission from Southern Water which has been applied for accompanied by a cheque for £867.60 being the fee demanded. This permission is expected to take 4 weeks during which time further works have come to a halt.

8.3 Car Parking

Cllrs B Stanley and Mrs G Warner have met with a brief to attempt some alleviation of the parking problems in Brenchley. Discussions with TWITA have proved difficult. Investigations are planned into double yellow lines on the road alongside the car park but policing it is problematic. The Memorial Hall car park is falling into disrepair and consideration could be given for the PC to contribute if the school parking at the hall is to continue. The possibility of a grant from Alex King next year is also a possibility.

8.4 TWBC Planning

A presentation was made by TWBC regarding future planning requirements and how the choice of sites was made. It is expected that proposals will not be available until the end of 2013 and a full year before they are presented to full Council. Planning permission rules looked that they would be relaxed to allow office space and redundant agricultural buildings could be converted to residential properties with minimal controls. A presentation to this effect was planned for 16th April in the Wesley Centre, Paddock Wood.

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

9.1 Jack Verrall Garden

It was noted that the garden had been left largely unkempt. A quotation was expected from a local gardener who used to live opposite the garden.

RESOLVED To dispose of the gates which were in a poor state of repair.

9.2 Matfield Church

It was reported that a car had failed to negotiate the southbound bend and had damaged the churchyard fence.

RESOLVED To ask Alex King if it was possible to arrange a safety review of the area as was intended some years ago.

9.3 Porters Wood

A small oil leak apparently from the Petteridge playing field had been reported. The Chairman noted that two environmental students were looking into the situation and would report in due course.

9.4 The Avenue Matfield

It was reported that the pollarding usually carried out in December had not happened and a local tree surgeon had been in touch with the Chairman to tender for the work. A quote is expected.

9.5 Casual Vacancy

Four expressions of interest had been forthcoming and the Chairman agreed to contact the applicants to arrange a presentation of their interests.

RESOLVED To extend the invitation to the applicants to attend the meeting of 3rd June and that the full meeting following it would be delayed until 8.00pm.

10 Accounts

10.1 Accounts for payment

10.11	M Powell	Salary & Expenses	£1273.33
10.12	Post Office	Tax & NI	£383.05
10.13	Davis Builders	Progress Payment	£15411.04
10.14	KCC	Contribution to KHWP	£3500.00
10.15	Brenchley School	Donation	£500.00
10.16	CAC	Donation	£2000.00
10.17	HMY	Architectural fees	£1140.00

RESOLVED :- to agree these invoices and to pay them.

10.2 Monies Received

10.21	KCC	Grant for Pavilion	£2709.00
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11 Date of next meeting

The next meeting will be on Tuesday 23rd April 2013 in Brenchley Memorial Hall. This will be preceded by a meeting of the Finance sub-committee.