MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 2nd MARCH 2015 IN MATFIELD PAVILION AT 7.30pm

Present

Chairman M Mackenzie chaired the meeting. Cllrs C Woodley, N Woodward, I McEwen, Mrs G Warner and Mrs N Marriott. Clerk M Powell. Borough Cllr A McDermott. Four members of the public.

No Item

1 To accept apologies for absence

.Cllrs P Randall for business commitments, Cllr A deGuingand for a family holiday and Borough Cllr Mrs J March for council business. Vice Chairman B Stanley for being unwell.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the planning meeting of 17th February 2015.
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 have a ***prejudicial*** interest in an agenda item, 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 wishes to speak on the item in which s/he has a personal interest.
In case of doubt about such an interest Councillors have been advised to contact the Monitoring Officer before the meeting.

4 To adjourn to allow public participation- questions and comments

Mr Andrew Cunningham together with Mr Chris Frost and Mrs Jane Buckley of Brenchley School provided an update on their plans to improve Brenchley School. As had been previously intimated the overall plan was to find an alternative site for the school and to fund it by building houses on the existing site. The sale of the land needed to generate sufficient to complete the project but it was known the number of houses would present an issue as in fact was the acquisition of suitable land. First thoughts about using land adjacent to the Memorial Hall involved development within the AONB. In conversations with TW planning it was considered to be a long process but the plans needed to be comprehensive and driven by a Community or Neighbourhood plan.

Lady Akenhead had seen the dilapidated condition of the gates into the Jack Verrall Garden and asked if plans were in progress to replace then. The Chairman answered that there were none to date due to other more pressing demands on the resources of the PC but it would be born in mind as and when finances permitted.

5 To consider the following planning applications.

5.1 **15/500560** Little Crooke Cottage Crooke Road Brenchley
Replacement single storey detached double garage
Resolved To recommend approval

5.2 **15/500833** Meadow Bank Coppers Lane Matfield
Erection of single storey rear extension, insertion of roof light to rear and elevation changes to front including new front door and canopy. Amendment to 14/00680
Resolved To recommend approval

5.3 **15/501042** Bassetts Cottage Maidstone Road Matfield
Agricultural implement store/hay barn
Resolved To recommend approval

5.4 **15/500927** Little Dunks Farm Oast Cuckoo Lane Brenchley
Erection of oak framed garden room extension to rear

Resolved To recommend approval

5.5 **15/501059** Blue Boys Inn Hastings Road Matfield
Reconstruction of two storey rear wing, erection of two single storey side and rear extensions, alterations to existing fenestration and internal alterations to facilitate use as A3./A5 restaurant and hoit food takeaway. Revised hard and soft landscaping to incorporate drive-through facility.
Resolved To recommend refusal
The Council appreciates the steps taken in trying to find an acceptable design for the rebuild and extension of this now listed building. In many ways, it is considered that the proposed form approved under Planning Consent number 13/00341 was more sympathetic to the original building and that it provided a more suitable proposal for the use of the building with a much better balance of dining spaces and car parking spaces. However, due to the demolition of a substantial part of that original building and its subsequent listing, the Council believes that it is a completely different entity that is now under consideration and recommends REFUSAL for the following reasons:_ 1) Whilst it is accepted that the application needs to provide a viable business that will be sustainable, the current proposal for a two storey restaurant providing 150+ seats is simply too large to be sustained by the infrastructure of the service road and available parking. There are only 36 parking spaces, which assumes a very high rate of car occupancy, and no mention is made of parking for staff cars or of the takeaway facility, which will add to the parking problems, even if on a rapid turnover basis. The consent granted by 13/00341 was for a ground floor 80 seat restaurant with 33 parking spaces, a much better ratio of cars to diners, with a very much smaller drive-thru facility. Even so, car parking was a concern under that application as is indicated by the imposition of Condition 6 and the reasoning behind its imposition. 2) No mention has been made of the fact that the service road passes over land outside the ownership of the applicant and is shared with a busy service station, which already becomes packed with vehicles even on winter weekdays. Since consent 13/00341 was granted, the dualling of the A21 trunk road at Castle Hill has been commenced and will be completed at the end of 2016/beginning 2017. Kippings Cross will then be the first “pinch-point” for traffic travelling south. Traffic back-up at this point is already bad at weekends throughout the year and throughout the week in the summer. It is considered that the proposed development will only exacerbate this further with insufficient parking on site for people dining in and collecting takeaways, as well as providing a drive-thru facility for other takeaway customers. It is necessary to look at the service site as a whole, including both the subject site and the existing service station, to avoid a repetition of the piecemeal planning that blighted Longfield Road before the current alterations. 3) The Council generally agrees with the comments of the Society for the Protection of Ancient Buildings, particularly with regard to the exterior design. In particular, whilst there is no difficulty with a contemporary design being employed to differentiate between the old and new build, the extension to the ground floor at the eastern end of the north elevation dominates the weather-boarded building behind it to such an extent that the character of that original part is lost rather than enhanced. If, despite the Parish Council’s recommendation, the Borough is minded to grant approval for the proposed scheme, then the Parish Council would wish the following to be taken into account and, where appropriate, to be made the subject of conditions:- a) a full traffic survey should be undertaken before the grant of consent to ascertain the likely impact of the proposed use and that any consent then granted should be conditional upon there further surveys undertaken following implementation of the approval to monitor queue lengths so that, if these back up onto the A21 an action plan can be implemented to reduce queue lengths (Condition 8 Consent number 13/00341 refers) b) the restaurant and takeaway should be limited to the ground floor only of the building and the first floor should be used only for cloakroom facilities and staff restrooms. c) Business hours should be restricted so that it does not become a 24 hour facility d) Proper provision should be made for staff parking e) Bicycle spaces should be provided as envisaged in the SJM’s written report f) There should be a proper and suitable landscaping scheme g) External lighting should be appropriate to the AONB and should avoid light pollution to near-by residential properties h) All proper steps should be taken to

minimise cooking smells from the restaurant i) All advertisements should be subject to separate consents, whether illuminated or not, in order to ensure that they are appropriate within the AONB.

6 To receive items for information and decisions

6.1 Decisions taken by TWBC

6.11 14/503849 Land to rear of 1-3 Holly Cottages Pearsons Green Road Brenchley
Siting of a mobile home for a gypsy family with associated amenity building
Recommendation- Refusal Decision-Refusal

6.12 14/505909 Latters Toll Knowle Road Brenchley
Permanent agricultural building
Recommendation- Approval Decision-Refusal

6.13 14/505775 Elmhurst Dundle Road Matfield
Removal of existing moderen softwood staircase and installation of new oak staircase
Recommendation- Approval Decision-Approval

6.2 Banking

A Motion to formally propose to open a bank account with Unity Bank Trust to allow internet banking was made by the Chairman and seconded by Cllr Woodley.
Resolved. To open an account with the aforesaid and once open to initially transfer £25000 as working capital to assess the merits of the bank.

6.4 Bus Shelters

The Clerk has been in the process of exploring a grant for bus shelters. One shelter has been demolished and £1600 has been received from our insurers which is the amount quoted by Cornford Builders to rebuild it. The other two are nearing the end of their life with the felt roofs detaching and the wood decaying.
We have had a verbal agreement from TWBC that we have been awarded £12000 for replacing all 3 shelters on condition we contribute at least £500 each ourselves. Their preferred supplier was Littlethorpes of Leicester who had recently supplied 14 shelters in and around Gravesend with a further six or so about to be ordered. Cllr Woodward thought that a local supplier should be contacted to see if a similar product could be sourced.
Resolved To await a quote from an alternative supplier but not to jepordise the grant and to source from Littlethorpes Ltd the Eaton design if an answer was not promptly forthcoming.

7 Meetings attended by Councillors

7.1 Pavilion

A meeting had been held of the Pavilion Management Committee. A final document was required as to the licencing of the building and a set of rules for its hire. Cllrs McEwen and Woodley are in discussions on the subject and hope to produce a final report shortly.

7.2 Community Amenity Vehicle

The Chairman had been part of a working group with TWBC looking at ways of saving money with the community amenity vehicle. Various options were available such as lowering the frequency of attendance but much would depend on the level of commitment ftrom the surrounding villages.

8 Correspondence

8.1 Samaritans

A request for a donation.

Resolved To make a donation of £50.00

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

None

10 Accounts for payment

10.1	M Powell	Salary and Expenses	£1415.52
10.2	Post Office	Tax & NI	£384.5
10.3	Eon	Electricity	£25.44
10.4	BT	Broadband pavilion	£75.28
10.5	J P Miles	Mowing football field	£96.00
10.6	KCC	KHWP grant (£3500) and return of HLS grant (1221.41)	£4721.41

Resolved To agree the above invoices and to pay them

11 Date of next meeting

The next meeting will be Tuesday 17th March