

**MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 7th APRIL
2015 IN MATFIELD PAVILION AT 7.30pm**

Present

Chairman M Mackenzie presided, Vice Chairman B Stanley, Cllrs C Woodley, N Woodward, A deGuinand, I McEwen, Mrs G Warner, Mrs N Marriott, Borough Cllr A McDermott, Clerk M Powell.

No Item

1 To accept apologies for absence

Cllr P Randall for business commitments. Borough Cllr Mrs J March due to political campaigning elsewhere.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the planning meeting of 17th March 2015

Resolved To accept these minutes as accurate. They when the 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 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.

Cllr Mrs Marriott declared the applicants of items 5.4, 5.5 and 5.7 were known to her personally as did Cllr Mrs Warner for item 5.4

4 To adjourn to allow public participation- questions and comments

None

5 To consider the following planning applications.

5.1 15/501381 Land opposite Park Cottage High St Brenchley
Single storey extension on north east of approved detached dwelling and garage 14/01330 refers

Resolved- To recommend Refusal. The proposal to store flammable LPG within a building alongside oil and near machinery appears unsafe. Further the proposal increases the bulk of the building within a limited curtilage. Whilst not visible from the road it brings the building much nearer to the houses to the rear of The Lawns

5.2 15/501914 Ashlyn Maidstone Road Matfield
Erection of single storey rear extension with roof lights

Resolved: - To recommend Approval

5.3 15/501663 Tuttys Farmhouse The Green Matfield
Demolish existing two-storey wing and chimneystack and single storey outshot. Rebuild one wing and erect one new kitchen wing and boot room entrance

Resolved: - To recommend Approval

5.4 15/501967 Little Oak Windmill Hill Brenchley
Proposed double garage

Resolved: - To recommend Approval

5.5 15/501132 Lodge Farm Bramble Reed Lane Matfield
Conversion of disused livestock stabling into holiday accommodation

Resolved: - To recommend Approval

- 5.6 15/501753** Matfield House The Green Matfield
Conversion of stable block to four-bedroom house
Resolved: - To remain neutral. It was felt that whilst the PC had no objection in principle it was unable to make a recommendation without knowing if the proposal was going to remain ancillary to the main house.
- 5.7 15/501836** Priory Cottage Sophurst Lane Matfield
Amendments to 13/02082
Resolved: - To recommend Refusal. We are unhappy about the windows facing the neighbour being unobscured glass causing lack of privacy and being overlooked. Further the changes result in increased massing of the structure close to the boundary
- 5.8 15/501956** Wealden Furnace Lane Brenchley
Access path to paddock
Resolved: - To recommend Approval

6 To receive items for information.

6.1 Decisions taken by TWBC

- 6.11 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
Recommendation-Approval Decision Approval

- 6.12 15/500927** Little Dunks Farm Oast Cuckoo Lane Brenchley
Erection of oak framed garden room extension to rear
Recommendation-Approval Decision Refusal

6.3 Bus Shelters

The Clerk has been in regular contact with TWBC who are awaiting funds from KCC. It is likely they will pass the funds to us for ordering. Littlethorpes quote an approximate two months delivery.

6.4 Market Heath Close Substation

A quotation from Tate Fencing has been received to install close-boarded gates to the front and trellis to the sides of the sub station enclosure. A further quote is awaited from Pride Fencing.

7 Items for consideration and Decisions required.

7.1 Risk Assessment Group

Cllr McEwen on behalf of the Risk Assessment Group has previously circulated a report with recommendations. An email on 29th March refers. Following consideration a formal proposal is required for its adoption with whatever amendments if any are agreed as being appropriate.
Resolved To accept the recommendations as they are. Also to thank team members of the Risk Assessment Group for a lot of hard work and an excellent document.

7.2 Matfield Green Verge

Consideration was given to possible methods of repair to the verge. Cllr Mrs Marriott advised that if the surface was to be changed from grass to gravel planning permission will be required. Various suggestions were considered and it was agreed that Cllrs McEwen and Woodward would visit the site again to give more thought to the best way forward.

7.3 Banking

A form to apply for a bank account with Unity Trust Bank was supplied to all Cllrs present for completion and return to the Clerk.

7.4 Parish Plan

Consideration was given to decide on the formulation of either a Parish Plan or Neighbourhood Plan. The Chairman advised that in a conversation with Jane Lynch of TWBC a Parish Plan had no formal weight but because the parish had a large amount of land within the AONB that in itself protects the area to a large extent.

Resolved To start the process of formulating a Parish Plan with a view to moving into a Neighbourhood Plan in the future. Cllr N Woodward agreed to present the idea at the APM to look for volunteers and to head the eventual team to produce the plan. Because of this it was felt that Cllr Woodward could experience a possible conflict of interest with his representation of Brenchley Memorial Hall at Brenchley School. He agreed to relinquish that role which would be taken by Cllr Mrs Warner.

8 Meetings attended and reports by Councillors**8.1 Cricket**

Cllr Woodley reported meeting with members of the Cricket Club. They were trying to raise more enthusiasm for the Club and were proposing to host a match on the 30th of May with a team from Sri Lanka. There was a suggestion that the match would have provided a Sri Lankan lunch and an English tea. The PC agreed to formally welcome the visitors.

8.2 Teise Catchment Group

Cllr deGuinand reported on a meeting of the above group who were advising on water quality.

9 Correspondence**9.1 Use of Matfield Green by the Wheelwrights**

Cllr deGuinand declared an interest in the PH and left the room. Further consideration was given to the request to place tables and chairs on the Green by the Wheelwrights PH. The PC wanted to support local businesses wherever possible. However, the use of Common Land for commercial purposes, potential noise and disturbance to neighbours and concerns over insurance were principal objections.

Resolved. To advise the Landlord of the Wheelwrights that it was unable to grant their request.

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

None

11 Accounts for payment

11.1	M Powell	Salary and Expenses	£1386.02
11.2	Post Office	Tax & NI	£415.23
11.3	Eon	Electricity	£26.26
11.4	D Izzard	Repairing hole in playground	£53.40
11.5	EJP Fire	Pavilion extinguisher inspection	£37.44
11.6	Managed Technology	Photocopier usage	£4.76
11.7	Siemens Financial	Photocopier lease	£164.40
11.8	BMH Charity	Contribution to fun day	£75.00
11.9	JP Miles	Hedging churchyard & allots	£294.00
11.10	I McEwen	Hosting for web site	£82.94

Resolved To accept these invoices and to pay them.

12 Date of next meeting

The next meeting will be Tuesday 21st April which will be preceded by a meeting of the Finance Sub- Committee