

MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 6th JULY 2015 IN MATFIELD PAVILION AT 7.30pm

No Item

Present

Cllr P Randall presided, Cllrs C Woodley, I McEwen, Mrs N Marriott and Mrs G Warner. Clerk M Powell. One member of the public.

1 To accept apologies for absence

Cllrs M Mackenzie, B Stanley and A de Guingand for family commitments and N Woodward for business commitments. Borough Cllr A McDermott for attending other meetings.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 1st June 2015.

Resolved To accept the minutes as presented 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

A resident asked if we were aware of three issues, firstly the sink hole in Brenchley playground was still sinking, secondly were we aware that a tree near the scout hut in the playground was looking as if it were dying and thirdly a concern that litter was being spread around the litter bin. It was possible that this was caused by a fox and the clerk was asked to explore the possibility of installing a lid on the bin.

5 To consider the following planning applications.

5.1 **15/503520** Meadow Bank Coppers Lane Matfield
Amended roof design from approved application 15/500833
Resolved- To recommend approval

5.2 **15/503501** The Coach house Hatmill Lane Brenchley
Proposed new dormers to SE elevation and weatherboarding to front of new approved garage
Resolved- To remain neutral but to comment that we consider the proposal will make the building overbearing in relation to the house

5.3 **15/502627** Mill Farm Cryals Road Brenchley
Retrospective change of use of land and former agricultural building for equestrian purposes
Resolved- To recommend refusal and to note that we understand this may now be a commercial enterprise and if the Borough is mindful to approval we would wish to see a condition that the proposal is only used for the applicants own horses.

5.4 **15/503515** The Star Inn Maidstone Road Matfield
Retrospective works to replace external cellar hatch, replacement of timber flooring in part trade area, new wall cladding to kitchen, retention of satellite dish and remedial repair to bathroom window
Resolved- To recommend approval

5.5 **15/504289** Elmhurst Dundle Road Matfield

Removal of defective studs and midrails to partition between kitchen and playroom

Resolved- To recommend approval

- 5.6 15/504173** Halfway Cottage Horsmonden Road Brenchley
Demolish and extend existing conservatory, demolish and widen existing porch, remove a window for improved access to conservatory, block up existing doorway into conservatory and replace all windows
Resolved- To recommend refusal and to note we consider the proposal inappropriate and out of scale, not respecting the existing building
- 5.7 14/506723** Paygate Cottage Horsmonden Road Brenchley
Part demolition of existing dwelling and construction of replacement detached dwelling
Resolved- To recommend refusal and to note that the proposed new house is a new build in the AONB outside the LBD and is not sufficiently meritorious in design to be an exception under the NPPF. It is also not closely enough related to the existing cottage, although we are pleased to see the efforts that have been made to retain this as a non-designated heritage asset.
- 5.8 15/504739** High Tong Marle Place Road Brenchley
Retrospective creation of a pond
Resolved- To recommend approval
- 5.9 15/504470** The Old Forge High Street Brenchley
Change of use of existing light industrial B1 to create new dwelling C3
Resolved- To recommend approval but top note that we have concerns about parking and the pressure on the existing public car park.
- 5.10 15/503962** Holly Tops, Palmers Green Road Brenchley
Two storey side extension with first floor balcony
Resolved- To recommend approval but to note that whilst making this recommendation we would ask if the planners are happy with the chimney in its present location in relation to its height and proximity in the new structure to opening windows. As a design principle we would prefer the balcony to be inset.
- 5.11 15/504329** Egypt Oast Cryals Road Matfield
Addition of vernacular style cart shed garage and front entrance enclosure
Resolved- To recommend refusal and to note that in light of the reasons given for the previous refusal we have concerns over the size and proximity to the main farmhouse.
- 5.12 15/504518** Foxella Bramble Reed Lane Matfield
Internal alterations to include relocation of kitchen by removal of partition wall, toilet and electricity cupboard to allow access to back door and utility room in new kitchen. Alteration of steps to make them smaller into new kitchen; relocation of toilet to an area of utility room; removal of AGA cooker in the existing kitchen chimney and replacing with wood stove.
Resolved- To recommend approval

6 To receive items for information and decisions required

6.1 Decisions taken by TWBC

- 6.11 15/503475** Castle Inn Crook Road Brenchley
Extension to provide independent residential accommodation and enlarged restaurant
Recommendation-Approval Decision-Approval

- 6.12 15/501836** Priory Cottage Sophurst Lane Matfield
Amendments to 13/02082
Recommendation-Approval Decision-Approval
- 6.13 15/501585** The White House The Green Matfield
Replacement of Crittall window in kitchen and timber window.
Replacement of patio doors in lounge
Recommendation-Approval Decision-Approval
- 6.14 15/503213** Hodges Oast Dundale Road Matfield
Amendments to 14/00694 extension of annex to provide bedroom
Recommendation-Approval Decision-Approval
- 6.15 15/503509** Crittenden Kiln Crittenden Road Matfield
Installation of bi-fold doors into square kiln
Recommendation-Approval Decision-Approval
- 6.16 15/502887** Field House 14 Broad Oak Brenchley
Resubmission of 12/00101 erection of single storey rear extension, side extension at first floor level over existing garage and porch to front elevation. First floor rear windows to be replaced to match front and conservation style roof lights to store room.
Recommendation-Approval Decision-Approval
- 6.17 15/501663** Tuttys Farmhouse The Green Matfield
Demolish existing two storey wing and chimney stack and single storey outshot. Rebuild one wing and erect one new kitchen wing and boot room entrance
Recommendation-Approval Decision-Approval

6.2 TWBC Section 106 monies

Advice has been received that s106 monies are available for suitable projects. These derive from :-

S.106 (TW/09/01264) Land at Birch Close (Wish Court) Chestnut Lane, Matfield - Childrens Play Space - £5,517.87 & Youth and Adult Recreation - £11,055 (Spend by May 2023)

S.106 (TW/11/03805) (Markets Heath) Land on southside of Brenchley Road - Childrens Play Space - £8,209.89 & Youth and Adult Recreation - £15,859.69 (No spend by date)

It was agreed to note this information and to consider it a topic for future meetings but the principle of using this money on community projects was warmly received.

7 Reports of Meetings attended by Councillors

7.1 Parish Plan

Two meetings have been held at Matfield Pavilion to outline the proposed Parish Plan and how residents can become involved. Cllr Woodley reported that they had been well attended with over 100 at the first meeting. Working groups had been discussed to reflect the issues of the people in them. The PC will be asked to contribute to a leaflet, which will need to be approved and distributed.

7.2 Speeding

Cllr McEwen had attended a meeting with KCC and local residents on the subject of traffic and vehicle speeds through Matfield on Maidstone

Road. A number of options had been discussed but there were budgetary constraints. Following the meeting, it had also become clear that there were different views on the extent to which recent traffic surveys had identified a serious speeding problem in the village. It had been agreed that this matter should be placed on the agenda for discussion at the August meeting.

8 To receive Correspondence

8.2 Matfield Pond

Various emails have been received expressing concern that Matfield Pond is becoming overgrown with vegetation. The Chairman reported that a decision has to be taken as to whether the pond is principally to be considered an attractive amenity or a wildlife habitat. Whilst the lillies are no threat to the fish they are producing debris sinking to the bottom which will deprive the pond of some oxygen. KHWP have expressed a degree of interest in helping and in the first instance efforts will be required to reduce the vegetation, mainly by volunteers and hiring skips for removal of it. A meeting is planned with them for work to commence ideally towards the end of the season around September or October.

8.3 Signage

A resident has complained that a sign has appeared on the wall outside a property in the High Street advising that parking there is private and to keep clear. The Clerk has advised that the PC has neither given permission or an allocation of parking.

9 Accounts for payment

9.1	M Powell	Salary and expenses	£1432.41
9.2	Post Office Ltd	Tax & NI	£401.46
9.3	Wendy Cane	JV garden maintenance	£135.00
9.4	SE Water	Pond water	£21.85
9.5	SE Water	Allotment water	£32.48
9.6	Managed Technology	Copier usage	£41.31
9.7	Siemens	Copier hire	£122.40
9.8	EoN	Electricity	£30.05
9.9	TMS	Stationery	£21.60
9.10	TWBC	Cinderhill lease	£10.00
9.11	TWBC	Public convenience managm't	£10126.78

Resolved To accept these invoices and to pay them.

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

None

11 Date of next meeting

The next meeting will be on Tuesday 21st July in Matfield Pavilion. This will be preceded at 7pm by a meeting of the Finance sub committee.