

**MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY
23rd FEBRUARY 2016 IN MATFIELD PAVILION AT 7.30pm**

Present

Chairman M Mackenzie presided, Cllrs P Randall, A de Guingand, N Woodward, I McEwen, Mrs G Warner, Mrs N Marriott. Clerk M Powell. No members of the public.

No Item

1 To accept apologies for absence

Cllr C Woodley for attending another meeting, Cllr B Stanley for family commitments.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 4th January.

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

None

5 To adjourn to listen to a presentation by Mr M Butler on fracking

Mr Butler presented a comprehensive presentation on fracking for oil and gas, its reasons, techniques and methods of locating suitable sites. Although Brenchley and Matfield stand on the extreme edge of a possible location it was considered very unlikely that it would be worth the investment and equally unlikely permission would be given.

6 To hear reports on the Parish Plan

Cllr Woodward reported on the open day held on 23rd January at which over 200 people attended. Planning for Real were currently writing up some of the results and an article in Roundabout was planned. Working groups were meeting once more in the next two to three weeks with plans to construct a questionnaire by the end of March. Once this had been distributed and results obtained it was hoped analysis could be completed by late May. This would then be presented back to the public at another open day in September. The work by the PC on the PP had been mentioned to TWBC and the meeting (item 10.1) who thought that if the details were sufficiently comprehensive a Neighbourhood plan would become unnecessary and in fact it could be the basis for a pilot for other parishes.

7 To consider the following planning applications.

7.1 16/500492 Wealdend Furnace Lane Brenchley

Retrospective application for revised access path

Resolved: - To recommend approval.

Subject to the officer being happy that the surface being used was permeable.

7.2 16/500611 The Star Inn Maidstone Road Matfield

Advertising consent for 1* fascia sign, 2 x externally illuminated fascia signs, 1x externally illuminated hanging sign, 2x hoarding signs, lighting and change of colour to exterior elevation and frontage

Resolved: - To recommend approval.

7.3 16/500719 Tong Farm Marle Place Road Brenchley

Retrospective for change of use of land for the stationing of 7 mobile homes for 52 weeks a year for occupation by seasonal agricultural workers

Resolved: - To recommend approval.

8 To receive items for information and decisions required

8.1 Decisions by TWBC

- 8.11 15/508670** Crundalls Bungalow, Gedges Hill Matfield
Change of use of land from Orchard to residential curtilage
Recommendation- Refusal. Application withdrawn
- 8.12 15/508312** Priory Cottage Sophurst Lane Matfield
Erection of detached double garage and associated hard landscaping works
Recommendation- Neutral. Decision-Approval
- 8.13 15/508354** Priory Cottage Sophurst Lane Matfield
Variation of condition 4 of 15/01836 being an amendment to 13/02082
Recommendation- Refusal. Decision-Refusal
Reason- The proposal would result in the potential for overlooking of the neighbouring property and a resulting loss of privacy, to the detriment of the residential amenity of that property. The proposal therefore fails to comply with The National Planning Policy Framework 2012, The National Planning Practice Guidance 2014, and Policy EN1 of the Tunbridge Wells Borough Local Plan 2006.
- 8.14 15/508671** Applegarth, Maidstone Road Matfield
Conversion of loft
Recommendation-Approval. Decision-Approval

8.2 Transfer of Funds

Funds in Unity Bank are gradually depleting and funds need transferring from the Nat West account to Unity Trust.

Resolved: - To transfer £60,000.00. A cheque was written and duly signed by the Chairman and Cllr de Guingand.

8.3 Allotment Rules

The Rules for the allotments have been reviewed after many years without change. It was proposed to circulate the rules once agreed by the PC together with the annual rent request in March by way of a consultation prior to a final decision. The new rules as presented by the Clerk were **agreed** in principle with some amendments, namely that all notice periods should be contained within the same rule and that although the keeping of bees did have some advantages, the potential risks involved to those who could possibly be allergic to bee stings outweighed those and the rule should remain simply that no livestock should be kept on site without specific and prior permission of the PC. The rule detailing that the allotment could only be used for growing of fruit, herbs and vegetables should keep the proviso that they should be for the consumption of the allotment holder and his immediate family and further all plants/herbs etc. must be legal to grow.

9 Correspondence

9.1 Allotments

An email from an allotment holder advising that the gate is sagging and becoming difficult to close. The Clerk advised that Messrs Forwards have been asked to attend and report on an appropriate solution. Further the tenant wants the height of the gate raised to improve security and is of the belief that because of his advice the PC would become liable for any losses he may incur through theft or vandalism. The Clerk has replied that this was not the responsibility of the PC and

a matter for individual tenants and that the expense of sufficient improvements to prevent any incursion would be disproportionate to the number of residents.

Agreed That the Clerk's response was correct and appropriate.

9.2 Site allocations Development Plan Document

A document detailing modifications to the DPD and advice that a further round of consultation period now runs to August.

10 Meetings attended by Councillors

10.1 Local Plan

Cllrs N Woodward and Mrs N Marriott met TWBC regarding the next Local Plan process which was considering housing from 2016 to 2035 and due for adoption in 2019. During this year and the next a new housing needs assessment across the borough was planned. Initial thought were that a total of 123000 new dwellings would be required with Tunbridge Wells and Southborough taking 75%, Paddock Wood 20% with the balance within the rural environment. One consideration was that the concept of Limits to built Development might be subject to review.

10.2 Matfield Village Hall

Cllr Woodward had spoken to the Cttee who were happy for him to have initial discussions with the Carter family regarding access etc. in the event of some land being donated. They had also advised that after many years of service Mr H Klempau was standing down from the Committee.

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

None

12 Date of next meeting

Monday 7th March at 7.30pm in Matfield Pavilion.