

MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 19th
APRIL 2016 IN MATFIELD PAVILION AT 7.30pm

Present

Chairman C Woodley presided. Cllrs P Randall, B Stanley, A deGuingand, I McEwen, Mrs N Marriott. Clerk M Powell. One member of the public.

No Item

1 To accept apologies for absence

Cllr Mrs G Warner for family commitments and Cllrs N Woodward and M Mackenzie for attending another meeting.

Resolved:- To accept these apologies.

2 To approve Minutes of the last meeting

2.1 To approve minutes of the full meeting of 4th April

Resolved:- To accept the minutes as presented. 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

The member of the public in attendance introduced himself as the applicant for item 5.4 and stated that he had lived locally for many years and the application was the result of wishing to stay in the area and to downsize their house in their retirement.

5 To consider the following planning applications.

5.1 16/502599 1 Porters Wood Petteridge Lane Matfield
Ground floor front extension two storey side extension and single storey rear extension with roof lantern

Resolved:- To recommend approval

5.2 16/502340 Bassetts Hastings Road Matfield
New Outbuilding

Resolved:- To recommend approval

Subject to the building only being used for the purpose applied for and only as ancilliary to the main house.

5.3 16/501768 Egypt Farm Cottage Cryals Road Matfield
Reinstatement of single unit farmhouse from semi detached sub division and remodelled extension

Resolved:- To recommend approval

5.4 16/502432 Crooke End Crook Road Brenchley
Demolish existing house and replace with new dwelling and plant room shed

Resolved:- To recommend approval

6 To receive items for information and decisions required

6.1 Decisions by TWBC

- 6.11 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
Recommendation-Approval Decision- Approval
- 6.12 16/500286** Burrs Hill Cold Stores Horsmonden Road Brenchley
Conversion of agricultural barn to dwelling
Recommendation-Approval Decision- Approval
- 6.13 16/501369** Parkwood Farm Cryals Road Matfield
Variations of condition 2 and 4 of 15/507552. Condition 2 Change of approved plans and Condition 4 Change of approved materials
Recommendation-Approval Decision- Approval

6.2 HM Queen's Birthday

A grant of £400 has been applied for and subsequently granted. It was noted that £250 had also been offered by Alex King. The decision on the division of funds would be made once proposals and approximate costs were known.

6.3 APM

Consideration is required of the APM in terms of running order, vote of thanks etc.

After discussion it was agreed that the order should be:-

1. Charity Report
2. Chairman's report
3. Introduction of the new Councillors
4. Guest speakers
 - a. Glen Douglas
 - b. Dave Pate
 - c. Kelvin Hinton
5. Vote of thanks

7 Meetings Attended

7.1 Finance Committee

The Finance Committee attended by the Chairman, Cllrs de Guingand, McEwen and the Clerk, met immediately prior to this meeting to consider the accounts for the financial year 2015 to 2016. A copy of the accounts for the year had been circulated.

Cllr deGuingand reported that over the year £76,782 had been spent with an income of £19143 plus the precept of £61,000. Some £17655 had been spent on the three new bus shelters which after a grant had been received left £2955 over budget. This was due to the decision to have pitched roofs on two, which were considered a well worthwhile improvement. Other more modest over budget spending was mowing and hedging which included £80 for the football field and £275 on the hedges in St Luke's cemetery and the roadside hedges of the allotments. Spending was £330 over on trees because of the pruning of the trees in the Avenue. An additional cost was incurred for a post-script licence for the photocopier. At year end the PC had £77600 in the bank and money was expected from a reclaim of VAT and the forthcoming half year precept. Cllr deGuingand also undertook to produce a report on reserves.

Resolved:- To accept the accounts and report on the finances as accurate, that the PC was happy with them and that they gave no cause for concern. Also to

thank the Clerk for the good compilation, clarity and conciseness of the accounts. The Clerk advised the figures could now form the basis of the annual report to the Audit Commission.

It was also noted that the finances of the pavilion and its running needed to be considered in due course.

7.2 Policy Group

The Policy group, attended by the Chairman, Cllrs McEwen, Mrs Marriott and the Clerk met on Monday 18th April.

7.21 Licences

It was noted that the licences for the various users of the pavilion were being reviewed and would be discussed in due course.

7.22 Parish Plan.

It was discussed that the possible future application for a grant from Awards for All must be made and administered by the PC and would require four months for a decision. It would only be for a project not yet started, discrete from any other and not a sub-project. Work was required to define what was possible. The forthcoming survey in its own right might qualify but before any application it was necessary to quantify what the money would be spent on and not just to apply for nearly the maximum available. When taking into account the four months lead time the survey was unlikely to be sent out until September at the earliest. All questions would require approval of the PC with the support of Mr J Boot from Planning for Real, who is retained by the PC to help with the preparation of the survey.

7.3 Local Plan

In the minutes of 23rd February 2016 Item 10.1 a report was given regarding a meeting between Cllrs Mrs Marriott, N Woodward and TWBC. Cllr Mrs Marriott advised that she had been contacted by Mr Kelvin Hinton of TWBC who would like to clarify some issues. The amended report is as follows:-

Cllrs N Woodward and Mrs N Marriott met TWBC regarding the next Local Plan process which was considering amongst other things, housing from 2016 to 2035 and which is due for adoption in 2019. During this year and the next a new housing “needs-assessment” across the borough was planned. Initial thoughts are that a total of 123,000 new dwellings would be required, at the rate of approximately 648 per annum. Under the current Local Plan Tunbridge Wells and Southborough are allocated approximately 75%, Paddock Wood, Hawkhurst and Cranbrook around 20% with the balance within the rural environment, although the rural areas have consistently over-delivered. No decisions have been taken as to how the future housing allocation will be distributed between the different areas of the Borough. One consideration was that the concept of Limits to Built Development might be subject to review or that the LBD, if retained, might be subject to change.

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

None

9 Date of next meeting

Monday 3rd May in Matfield Pavilion at 7.30pm