

MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 21st
JUNE 2016 IN MATFIELD PAVILION AT 7.30pm

Present

Chairman C Woodley presided, Vice Chairman R Wickham, Cllrs J Grant, A de Guingand, I McEwen, Mrs G Warner, Mrs L Butler. Clerk M Powell. Four members of the public.

No Item

1 To accept apologies for absence

Cllr D Batty and Mrs N Marriott for family commitments

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 6th June

Resolved: - That the minutes as presented were accurate. The Chairman then duly signed them.

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 applicant and others representing application 5.1 explained that the hopper huts in question were dilapidated and accommodation and holiday lets were intended for the replacement houses. Their family had been farming the land since 1850 and with the difficulty in making farming pay in this day and age there was concern that the land would revert to other purposes if this potential extra income generated was not allowed.

5 To consider the following planning applications.

5.1 16/504090 Great Coldharbour Farm, Cuckoo Lane Brenchley
 Demolition of existing hopper huts and construction of 2no 2 bed 1.5 storey houses to be used as workers accommodation and holiday lets.
 Cllr Woodley declared he had been lobbied to support the application and took no part in the discussion or vote.

The planning sub-committee noted that the short-term seasonal use by workers could be fulfilled by mobile homes and that the proposal did not enhance the AONB. However if the houses proposed were considered as replacement dwellings and not new builds the application was acceptable.

Resolved: - To recommend approval

5.2 16/504869 16 Broad Oak Brenchley
 Alter rear dormer to create balcony

Resolved: - To recommend approval

5.3 16/504863 Little Oak Windmill Hill Brenchley
 Variation of condition 2 of 15/510420 demolition of outbuildings and erection of single storey extension for a swimming pool and associated facilities with hard and soft landscaping- to change condition in order to simplify roof design

Resolved: - To recommend approval

6 To receive items for information and decisions required

6.1 Decisions by TWBC

6.11 16/503105 Heath Cottage Brenchley Road Brenchley
Alterations and repairs including demolition of existing timber shed, construction of new shed, wood store and fence, roof replacement, front door threshold replacement, internal decoration of first floor bathroom and ground floor utility room and replacement, alterations to existing windows

Recommendation-Approval Decision- Approval

6.12 16/503103 Motley House Petteridge Lane Matfield
Construction of new freestanding double garage

Recommendation-Approval Decision- Approval

6.13 16/503337 The Bull High Street Brenchley
Reconfiguration of existing public house into mixed-use holiday let and A4 use

Recommendation-Approval Decision- Approval

6.2 Audit Return

Both the Annual Governance statements and the annual accounting figures have been subject to an internal audit by Mr R Carter F.C.A. (ret'd) and signed as accurate and acceptable. Together with an end of year bank reconciliation and an explanation of variances, (>15% YOY) the completed form has been returned to the Audit Commission c/o PKF Littlejohn LLP.

6.3 Anniversary of the Battle of the Somme.

A proposal has been made to remember the start of the Battle of the Somme by blowing whistles. Various members of the PC volunteered to attend and it was planned to congregate at 7.15am at both War Memorials.

7 Parish Plan

7.1 To hear reports

It was noted that Mr N Woodward had tendered his resignation from leading the PP via email to the Chairman who had formally accepted it. The Chairman also wished recorded the thanks of the PC for his work on the PP so far.

The work of moving the plan forward had now fallen to the PC and this would be discussed at the next meeting with the leads of the various WG's. As far as the survey was concerned Cllr McEwen and Mr J Boot has been through the draft but a certain amount of work was still required. Although the focus was still around the survey solely, Cllr J Grant felt the next step was a concentration on what was actually required to be achieved by the survey. It needed both a filter to remove vested interests and a high degree of realism on what could be achieved. Lady Akenhead had volunteered to help with the writing of the eventual plan but could not commit to it all due to personal commitments.

7.2 Consultancy Support

More input from Mr J Boot is required in helping complete the draft survey for the PP. Cllr McEwen reported JB had proved invaluable, being both experienced in this kind of production and independent.

Resolved: - To agree that the Chairman and Cllr McEwen could authorise another 1 day immediately and another half day as necessary at £300/day.

7.3 Correspondence regarding the Parish Plan

7.31 A resident has written expressing concern that it was potentially unwise for the Brenchley Memorial Hall trustees to be involved and rumors abounded on the editing of the end result and the possibility of it generating corruption. It was

Agreed to respond that: -

- Only individuals would be asked to complete the survey.
- Arrangements were in hand to continue with the PC having a

direct involvement in the PP

- The PC felt unable to comment on the intimation of corruption but it considered that if proven to be a very serious charge.
- Severe penalties for either the WGs or the PC were an unfounded idea.

7.32

A resident has written concurring with the comments made by the aforementioned and expressed agreement the survey could well be loaded with only the one purpose that is to develop the Memorial Hall site.

The PC agreed to respond that

- The writers concerns about openness of the process was noted
- Regarding potential sites for development anyone could submit recommendations for the Borough Council.
- The survey would definitely not be constructed with only one purpose.

8 Meetings Attended

8.1 Cinderhill Wood

The Chairman and the Clerk met Mr T Hughes and Mr A Chalmers of TWBC following a request by Mr Cooper of Cinderhill Wood to use the football field for parking during the funeral of his father. It is believed the PC holds a lease on this land and therefore permission was required. It has been thought prudent to grant such a short-term licence from Monday 20th June to Friday 24th June. Agreement has been reached with T/Wells that costs will be shared in that they will provide a concrete barrier to protect the woodlands themselves from encroachment and the PC would provide if necessary a couple of portable toilets and a skip. . The PC has had the grass cut. Details have been circulated which have been agreed in principle but the process requires formally documenting.

Resolved: - to note and to approve this decision

8.2 Local Plan

The Chairman and the Clerk attended a meeting at the Town Hall for a briefing on the generation of the forthcoming local plan. Kelvin Hilton, Planning Policy Manager for TWBC chaired the meeting and outlined the process, which will involve consultation with the PC. A series of engagement meetings was planned between July and next February, which would consider amongst other things, sustainability of settlements, the place of the PC in the planning hierarchy and the consideration of any current and future infrastructure.

8.3 Chairmen's Meeting

A meeting of Parish Chairmen followed item 8.2.

There was much discussion around devolution, which could involve the delegation of services between both tiers.

A scheme was in preparation for Speldhurst to trial the extension of 20mph speed limits beyond schools. It was noted that Horsmonden were considering a similar scheme and have engaged a consultant to assist.

Town centre developments were that Civic offices were planned for Mt Pleasant car park and a tenant had been found to share costs. The Great Hall car park was destined to become a 1200 seat theatre.

Jane Lynch provided an update on planning policy.

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

9.1 Potholes

Whilst not thought urgent it was noted that potholes could be reported on the KCC web site and were usually responded to quickly. Cllr McEwen agreed that he could provide a button on the PC's web site to link such reports of potholes directly to the KCC site.

10 Date of next meeting

Monday 4th July in Matfield Pavilion