

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

Present

Vice Chairman R Wickham presided, Cllrs D Batty, J Grant, A de Guingand, 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 family commitments.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 4th July. Item 5.1 was amended to take into account comments made by Cllr McEwen and item 10.1 was amended to record over 50 people attended the Brenchley War memorial.

Resolved: - to accept the amendments and then declare them accurate. The Vice 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

None

5 To consider the following planning applications.

- 5.1 16/504382 Middle Cottage Brenchley Road Matfield**
LBC consent for strengthening roof joists and underpinning of front of property
Resolved: - To recommend approval
- 5.2 16/505278 Crewkerne Crittenden Road Matfield**
Erection of first floor side extension above existing garage/study
Resolved: - To recommend approval
- 5.3 16/505487 Crundalls Bungalow Gedges Hill Matfield**
Erection of equipment store
Resolved: - To recommend approval
- 5.4 16/05649 Matfield Barn The Green Matfield**
Erection of detached timber greenhouse
Resolved: - To recommend approval
- 5.5 16/505257 2 Broad Oak Close Brenchley**
Single storey extension to east and south sides
Resolved: - To recommend approval
- 5.6 16/505275 Chartfield Windmill Hill Brenchley**
Removal of existing roof, raising of eaves and reconstruction of roof to provide living accommodation within loft space. Demolition of existing garage and erection of attached double garage. External modifications
Resolved: - To recommend approval
- 5.7 16/05716 Egypt Oast Cryals Road Matfield**
Detached garage and garden equipment store to serve adjacent Egypt Farmhouse
Resolved: - To recommend refusal

We consider the application is over intensification, being overbearing and out of proportion to the other buildings. It is within the AONB and does nothing to enhance that.

- 5.8 16/505477** Newfield Cottage Crittenden Road Matfield
Replacement porch, garden room and garage. Proposed ancillary store
Resolved: - To recommend approval
- 5.9 16/505506** The Elms Crook Road Brenchley
Proposed workshop
Resolved: - To recommend refusal
Recommend refusal as its proposed use is not specified, with concerns that it will be a commercial workshop. It has no fenestration and is outside the curtilage of the main house. It is also within the AONB and does not enhance that.

6 To receive items for information and decisions required

6.1 Decisions by TWBC

- 6.11 16/501768** Egypt Farm Cottage Cryals Road Matfield
Reinstatement of single unit farmhouse from semi detached sub division and remodelled extension
Recommendation-Approval Decision-Approval
- 6.12 16/502338** Bassetts Hastings Road Matfield
Erection of conservatory
Recommendation- Refusal. Decision-Approval
- 6.13 16/502339** Bassetts Hastings Road Matfield
Erection of replacement boiler shed
Recommendation- Refusal. Decision-Approval
- 6.14 16/503777** Swingle Swangle Farmhouse, Goshen Farm Brenchley Road Matfield
Erection of single storey entrance lobby extension
Recommendation-Approval Decision-Approval
- 6.15 16/502793** Top Barn Farm Geddes Hill Matfield
Alterations and conversion of buildings to 2 no dwelling houses
Recommendation-Approval Decision Refusal
Reason
- (1) The proposed development would result in the loss of an existing economic use. Insufficient information has been submitted to demonstrate that re-use of the existing buildings for economic development purposes would be inappropriate. Based on the information provided, the proposed development is not considered to comprise of sustainable development. The proposed development therefore fails to comply with the National Planning Policy Framework 2012, Core Policies 7 and 14 of the Tunbridge Wells Borough Core Strategy 2010 and Policy H13 of the Tunbridge Wells Borough Local Plan 2006.
- (2) The proposed development fails to make provision for the existing public right of way and therefore fails to comply with the National Planning Policy Framework 2012, Core Policies 3, 4, 5 and 14 of the Tunbridge Wells Borough Core Strategy 2010 and Policies EN1 and EN25 of the Tunbridge Wells Borough Local Plan 2006.

6.2 Parish Fete

The Vice Chairman reported that the fete was a great success and attracted many more people than in previous years. Cllr McEwen advised that a video compilation of the afternoon created by a Mr D Dore was now on the web site.

7 Parish Plan

7.1 To hear reports

The Chairman has received two offers to join the co-ordinating group. Mrs J Buckley Sanders and Mr K Sparkhall. Cllr McEwen reported he had started to load the survey questions onto the web but initial indications were that it would take approximately 30 minutes to complete. This is probably too long and could discourage many from taking the time to complete it. Several questions needed deleting and some such as parking on the Jack Verrall garden were unnecessary, as restrictive covenants would prevent any such use.

8 Meetings Attended

8.1 Report of a meeting of the Finance Sub-Committee

The Finance sub-committee had met immediately prior to this meeting to review the accounts for the first quarter. Items over 25% of the budget to date were office and travel, which at 36% was due to the Clerk's expenditure travelling more, street lights simply because of the timing of the half yearly demand for the maintenance contract and the apparent expenditure on the pavilion. This was due to the income from the hiring of the pavilion being paid to the Pavilion account held by Mrs Klempau, the money for which had in fact been received in the last financial year.

It was felt appropriate that this should be a separate figure in the accounts to differentiate it from normal pavilion maintenance incurred by the PC.

It was noted that the account with Nat West currently has a balance of over £57,400. It was thought too high an amount and to recommend the transfer of £50,000 to the Unity account. Further than that reported the committee were satisfied the accounts were accurate, were properly maintained and there was no cause for concern.

Resolved: - to accept the report in its entirety and to authorise the transfer of £50,000 to Unity Trust.

8.2 TWBC Planning Training

Cllrs J Grant, Mrs G Warner, Mrs N Marriott, Mrs L Butler and the Clerk attended a series of presentations on the subject of planning.

The session was considered useful and it was of interest that Mrs Lynch explained how they were moving to better practice. The decision making process that had previously been amalgamated with other boroughs had not been a successful move and was now back in house in Tunbridge Wells. It was surprising how much time and money was consumed by the planners especially in chasing applicants with the necessary details to comply with the validation requirements and on the principle of the user should pay fairly for their work fees were being raised. Kelvin Hinton, Planning Policy Manager was in the process of bringing the local plan up to date and the ideas and nomination of potential sites would soon be in a position where they could be distributed for consultation. It was noted that the production of either or both of a Parish Plan or a Neighbourhood plan had to be in line with the Borough's local plan to carry any weight. The local plan would eventually be formulated around central governments requirements in terms of new housing requirements.

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

None

10 Date of next meeting

Monday 1st August in Matfield Pavilion