

**MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 1<sup>st</sup> AUGUST 2016  
IN MATFIELD PAVILION AT 7.30pm**

**Present**

Chairman C Woodley presided, Vice Chairman R Wickham, Cllrs A deGuingand, J Grant, D Batty, I McEwen, Mrs L Butler, Mrs N Marriott. Clerk M Powell. No members of the public.

**No      Item**

**1      To accept apologies for absence**

Cllr Mrs G Warner and Borough Cllr A McDermott for family commitments

**2      To approve Minutes of the last meeting**

**2.1**      Approve minutes of the meeting of 19<sup>th</sup> July 2016

**Resolved :-** To accept the minutes as presented as 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**

None

**5      To consider the following planning applications.**

**5.1      16/05662**      The Star, Maidstone Road Matfield  
External illumination to main building and car park

**Resolved: -** To recommend approval

Subject to the lights being switched off within a reasonable time of closing

**5.2      16/05837**      Westwoods, Cryals Road Matfield  
Agricultural implement shed

**Resolved: -** To recommend approval

**5.3      16/05681**      1 Lavender House Maidstone Road Matfield  
Single storey outbuilding for use as office space

Cllr A De Guingand declared an interest, as the applicant was well known to him. Whilst he remained in the room he took no part in the discussion or vote.

**Resolved: -** To recommend refusal

On the grounds the proposed location is too close to the public footpath.

**6      To receive items for information**

**6.1      Decisions by TWBC**

**6.11      16/504027**      Honey Meads Brenchley Road Brenchley  
Demolition of existing domestic garages and erection of contemporary three-bedroom dwelling

**Recommendation- Neutral Decision- Refusal**

*The application site lies outside the Limits to Built Development as defined on the Proposals Map of the Tunbridge Wells Borough Local Plan 2006. The development, by virtue of its location would not constitute sustainable development and would be contrary to the National Planning Policy Framework, National Planning Practice Guidance, Core Policy 14 of the Core Strategy 2010, and policy LBD1 of the Tunbridge Wells Borough Local Plan 2006 that collectively seek to ensure that the countryside is protected from new development that cannot be justified by local circumstances and that new residential development should be focused on defined settlements unless provided for in a Local Plan and Core Strategy.*

*The application was considered to be fundamentally contrary to the provisions of the Development Plan and the NPPF, and these were not considered to be any solutions to resolve this conflict.*

- 6.12 16/504049** 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  
Recommendation- Approval Decision- Refusal

*(1) The proposal would be significantly harmful to, and would not conserve the landscape or scenic beauty of, the High Weald Area of Outstanding Natural Beauty and the rural character and landscape of the locality by introducing a prominent new building in to a rural area, outside the Limits to Built Development on otherwise open land. The proposal is also likely to require the removal of hedgerow to accommodate suitable visibility splays. It is not considered the application has demonstrated an essential need or a functional requirement for two rural workers' dwellings and the proposal would also introduce a new building for holiday accommodation purposes in to an isolated rural location. It is not considered that any agricultural, tourism or wider economic benefits from the proposal significantly and demonstrably outweighs the harm it causes. The proposal is not considered to be sustainable development and therefore fails to comply with the National Planning Policy Framework 2012, saved policies LBD1, H9, EN1 and EN25 of the Tunbridge Wells Local Plan 2006 and Core Policies 1, 4, 6 and 14 of the Tunbridge Wells Core Strategy 2010.*

*(2) The proposal would intensify the vehicular use of a field access from which there is limited visibility in either direction. The proposal does not include an assessment of the existing and proposed access arrangements and no details of visibility splays are provided. Therefore the proposals have not demonstrated that safe and suitable access can be achieved and there is insufficient information to determine whether the proposal would have an adverse impact on highway safety. The proposal would thus be contrary to saved policies EN1 and TP4 of the Tunbridge Wells Borough Local Plan 2006.*

*(3) There is insufficient evidence that the development would not have a significantly harmful impact upon biodiversity and protected species. The proposal is thus contrary to the National Planning Policy Framework 2012, saved policies LBD1 and EN1 of the Tunbridge Wells Local Plan 2006 and Core Policies 4 and 14 of the Tunbridge Wells Core Strategy 2010.*

- 6.13 16/504869** 16 Broad Oak Brenchley  
Alter rear dormer to create balcony  
Recommendation-Approval Decision-Approval

- 6.14 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  
Recommendation-Approval Decision-Approval

- 6.15 16/504658** Bankside Bungalow Maidstone Road Matfield  
Retrospective new driveway and access off Maidstone Road to replace existing access. Double garage to replace existing dilapidated garage and carport. Close boarded fence alongside road to replace overgrown hedge  
Recommendation-Approval Decision-Approval

- 6.16 16/504503** Cherrycroft Tong Road Brenchley  
Demolition of rear conservatory with erection replacement single storey rear extension and erection of detached garages with living accommodation to first floor with insertion of dormers and roof lights.  
Recommendation-Refusal Decision-Refusal

*1) By reason of its design, scale and size the development proposed would by itself and in combination with previous extensions not constitute a modest extension. The resulting building would be significantly larger and more obtrusive in the landscape than the existing such that it would detract from its character and setting. The proposal therefore would be contrary to objectives of the National Planning Policy Framework, 2012, Core*

*Policies 4, 5 and 14 of the Core Strategy 2010, Policies LBD1, EN1, EN25 and H11 of the Local Plan 2006 and the Council's Supplementary Planning Document on Alterations and Extensions.*

*(2) The two storey garage with living accommodation above structure element of the proposal would by reason of its nature, scale and massing amount to a development which would be a dominant and incongruous feature at the site. It would be unduly obtrusive and detrimental to the setting and significance of the High Weald Area of Outstanding Natural Beauty. The proposal therefore would fail to preserve or the enhance landscape and scenic beauty of the designated area and would be contrary to objectives of the National Planning Policy Framework, 2012, Core Policies 4 and 14 of the Core Strategy 2010, Policies LBD1, EN1 and EN25 of the Local Plan 2006.*

- 6.17 16/504727** Parkwood Farm Cryals Road Matfield  
 Minor material amendment to 15/507552 to amend site plan and retain part of one outbuilding  
Recommendation-Approval Decision-Approval

**6.2 Blueboys**

Cllr Mrs Marriott reported that to date there was no sign of work starting on Blueboys but the company had three years to start from the date of approval.

## **7 Decisions required**

**7.1 Business Cards**

**Agreed:** - That business cards would be supplied for the Chairman, The Clerk, Cllrs deGuinand, Batty and Grant. The Clerk would explore the printing including a QR barcode to facilitate transfer of information.

**7.2 Unity Trust Bank**

The PC discussed the risks involved from fraudulent hacking and concluded that the present system was adequate.

**Resolved:** - That all Cllrs should be authorised to view the bank account and that any two could authorise payments. As is the current practice the Clerk would be authorised to view the account and to submit payments but not to authorise them

## **8 Parish Plan**

**8.1 To hear reports**

The first meeting of the Co-Ordination group was scheduled for Thursday 7<sup>th</sup> with 3 volunteers now secured. Further information would be available following this.

## **9. Correspondence**

**9.1 Davis Builders**

A letter from Davis Builders (Hawthurst) Ltd (BDH) of Birmingham claiming that we paid the final retention fee on the completion of the pavilion to Davis Builders Ltd who banked it in their account Davis Builders (South East) Ltd. (DBS) They claim that we were in error and that the money (some £6376.82) should be paid to their solicitors/liquidators and for us to reclaim the money from the bank who should not have paid it. The Clerk has received legal advice from the CLA of which we are a member and they advise we should only reply to the liquidators. As far as the PC is concerned all debts are paid but any correspondence should come via them. The Clerk has also had telephone conversations with the liquidators.

**9.2 PWCAC**

A letter asking when they may expect to receive the annual donation we have budgeted for. This is included in the list of accounts for payment in item 12.5

**Resolved:** - To make a donation this year in the sum of £2000

**9.3 Matfield Pond Fishing**

A non-resident has emailed to say that some men were seen fishing in the Pond, which is reserved for children living in the area.

**Agreed:** - That policing the pond was almost impossible but it was intended that the new PCSO would be invited to a meeting and this would be discussed with him. Consideration would be given to the installation of another sign near the seat on the south side of the pond.

## **10 Meetings attended and reports by Councillors**

### **10.1 Management Group**

The Management Group held a meeting on Thursday 28<sup>th</sup> July. It was agreed to explore training for Cllrs in particular the “dynamic councillor” course and if sufficient interest could be found with other PCs, KALC would be prepared to offer this locally. A training log was considered necessary and this had already been constructed by the Clerk. The group had discussed the role of the Clerk. It was noted that his original contract of employment was unknown to present Cllrs, as was a job description. It was thought this required reviewing and the Clerk was asked to rewrite this in terms of what the job now entailed.

**Noted:** - That the 1<sup>st</sup> of August was the 10<sup>th</sup> anniversary of the Clerk starting in the role and the PC wished to record its gratitude for these 10 years of service.

### **10.2 Highways and Matfield House**

The Chairman together with a Highways engineer and Mrs Garthwaite met to discuss the safety of the wall around Matfield House. Various ideas were discussed and the Engineer would send us his proposals. These may include bollards and white lines but yellow lines were considered undesirable. Anything instigated would be on a trial basis and the PC would incur no costs. Other highways issues were briefly discussed regarding problems around Maidstone Road and the congestion caused by parking opposite the Ebenezer Chapel. The Engineer agreed to give it some consideration.

Hawkhurst PC had referred the issue of Speedwatch to the TWBC Oversight and Scrutiny Cttee which was concerned about ineffectiveness of the campaign. The Cttee was seeking the views of other local councils. Horsmonden with whom Brenchley shared equipment had written to the Cttee expressing concern the scheme was proving difficult to sustain. Mrs Rona Hogan a former co-ordinator of the scheme in Brenchley echoed these concerns and is advocating a policy shift based on the use of fixed cameras as used in parts of Europe. There was another Cttee meeting scheduled for 15<sup>th</sup> August. The Chairman offered to attend if the PC were in agreement. This was agreed.

### **10.3 KALC Executive Committee**

A report of a meeting of the above committee on July 23<sup>rd</sup> has been circulated. The highlight was regarding devolution. Kent to date had not placed any bid on a devolution Deal despite pressure from Whitehall to do so. Three schemes are being developed, East Kent involving Ashford, Canterbury, Dover, Thanet and Shepway; North Kent including Maidstone, Dartford, Gravesham, Swale and Medway and West Kent, which includes Sevenoaks, Tonbridge and Malling and Tunbridge Wells. There has been little consideration on how town and parish councils would fit into these new arrangements.

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

None

## **12 Accounts for payment**

|      |               |                            |      |     |            |
|------|---------------|----------------------------|------|-----|------------|
| 12.1 | M Powell      | Salary & Expenses          | 1073 | TFR | £1414.01   |
| 12.2 | HMRC          | Tax & NI                   | 1074 | TFR | £403.78    |
| 12.3 | BT            | Phones and Broadband       | 1075 | TFR | £327.04    |
| 12.4 | Earth Anchors | Sassoon Plaque and anchor  | 1076 | TFR | £190.20    |
| 12.5 | PWCAC         | Donation                   | 1077 | CHQ | £2000.00   |
| 12.6 | BPC           | Transfer Nat West to Unity | 1078 | CHQ | £50,000.00 |
| 12.7 | Wendy Cane    | JV Garden maintenance      | 1079 | TRF | £112.50    |

## **13 Date of next meeting** Tuesday 23<sup>rd</sup> August at 7.30pm in Matfield Pavilion.