

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

Present

Chairman C Woodley presided, Cllrs I McEwen, D Grant, Mrs L Butler, Mrs N Marriott, Clerk M Powell. Borough Cllr A McDermott

No Item

1 To accept apologies for absence

Vice Chairman R Wickham, Cllrs A deGuinand, J Grant and Mrs G Warner for family commitments

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 1st August

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 16/05832 Crittenden Farm Cottage, Crittenden Road Matfield
 Single storey extension and two parking spaces
Resolved: - To recommend approval

5.2 16/05845 The Annexe Parkwood Farmhouse Cryals Road Matfield
 Use the annexe as single independent dwelling house
Resolved: - To recommend approval

5.3 16/06017 Old Tong Farm Tong Road Brenchley
 Minor alterations to interior of existing dwelling at ground and second floor level and external changes to exterior including replacing and providing conservation roof lights, replacing existing windows and blocking up door in existing ground floor extension, and replacing windows in annex "cottage" building
Resolved: - To recommend approval
 Recommend a condition that a record and samples of plasterwork in the kitchen is submitted to the conservation officer for his approval

5.4 16/05960 Orchard House, Crittenden Road Matfield
 Proposed triple garage with storeroom over
Resolved: - To recommend approval

5.5 16/06079 Birchett Wood Farm Petteridge Lane Matfield
 Stationing of a mobile home for an agricultural worker for a period of three years
Resolved: - To recommend approval
 Recommend approval subject to a condition that at the end of three years accounts are presented to prove the viability of the business and if the use proposed ceases that the mobile home is removed.
 We also are concerned about the loss of trees on the site.

- 5.6 16/06108** Poulhurst Furnace Lane, Brenchley
Change of use of two existing stable buildings to create 1x1 bed holiday let and 1x1 bed holiday let/annexe accommodation ancillary to main house
Resolved: - To recommend approval
- 5.7 16/505506** The Elms Crook Road Brenchley
Proposed workshop- Revised curtilage
Resolved: - To recommend refusal
Recommend refusal for the reasons given before. Its proposed use is not specified with concerns that it will be a commercial workshop. 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 16/503825** Former Primavera Site Maidstone Road Matfield
Minor material amendment to previously approved 14/01472- to enlarge detached office building, reduce amount of glazing and increase roof height by 1.2metres
Recommendation-Approval Decision-Approval
- 6.12 16/504382** Middle Cottage Brenchley Road Matfield
LBC consent for strengthening roof joists and underpinning of front of property
Recommendation-Approval Decision-Approval
- 6.13 16/05649** Matfield Barn The Green Matfield
Erection of detached timber greenhouse
Recommendation-Approval Decision-Approval

- 6.2 PC Representative for Brenchley Memorial Hall Charity**
Following discussions Cllr J Grant volunteered as the PC's nominee for BMHC.
Resolved: - To formally agree this nomination.

- 6.3 Blueboys**
A report on the current state of the Blueboys development. Cllr Mrs Marriott advised that the building still remained derelict and untouched. The Clerk was asked to contact the conservation officer to ensure the building is secure before the onset of winter.

7 Parish Plan

- 7.1 To hear reports**
A meeting of the Co-ordination group had met and had suggested some changes to the draft survey. A meeting Wednesday 31st August was planned to prepare a test survey, which could well highlight some changes and ideas.

8 Matfield Task Force

- 8.1 Matfield Pond**
The Vice Chairman has met with a company called Total Weed Control to discuss two problems with Matfield pond and they have made recommendations and provided a quote.
- 8.11 To deal with the Japanese Knotweed**
In essence the quote provided for a management plan and a periodic application of herbicide. This was planned for five consecutive years with the view that the JKW was dead after 2 consecutive years without growth. The quote was for £1200 plus VAT. The Clerk was asked to obtain a second quotation. It was also important that the JKW was undisturbed to prevent it spreading. It was agreed that the Vice Chairman would be asked to discuss the issues around the annual pond clear-up with Mrs

Holmans who normally organised this and also to discuss alternatives with Mr D Elliott of Southborough TC who was having similar problems.

8.12 To deal with the problem of vegetation growth in the pond

Various options were provided but principally by applications of herbicide in stages. It was recommended three applications would be required, as the decomposing plants would remove oxygen from the water, which may have a deleterious effect on the fish. Cutting the plants was also a possibility but considered expensive with no guarantee the weeds would not re-emerge the following year. The 3 applications would cost £200 plus VAT each. The Clerk was asked to enquire if the 3 applications were spread over 1 season or 3 years.

Agreed:- That a second quote should be sought.

9 Brenchley Task Force

9.1 Viewing point fencing

The post and rail fencing around the viewing point at the top of Crooke Road has almost completely collapsed due to rotting. Forward and Sons have quoted £640 plus VAT to supply 16 bays of 2 rail post and rail fencing with netting. One of the benches and several slats on the benches are also rotten and need replacing

Resolved: - To accept Messrs Forwards quote to the fence and to await a quote for repairing the tables and benches.

10 Correspondence

10.1 The Branches

A resident has written regarding the Branches in Petteridge Lane and the lack of any further action once the illegal occupants moved away. The hedging is becoming very overgrown, and the hard-standing is still in existence.

Resolved: - to ask TWBC how they will enforce the Inspectors report which determined the site should be returned to the condition it was before it was occupied.

10.2 Allotments

A tenant has emailed the Chairman that he had not been consulted on the new rules. He also criticized the Clerk for not returning his emails and not being available. The Chairman has replied that he was advised the rules and the opportunity to comment was contained in the annual rent request. He was also challenged to prove his criticisms, which he has failed to do. He has since replied with an apology for the oversight in not reading the rent request fully.

Agreed: - To note the correspondence.

10.3 Recycling Bins at Brenchley

A resident has complained about the state of the recycling bins outside Brenchley Memorial Hall in that they were often left unemptied for long periods and the glass storage was often surrounded by broken glass. He made some suggestions to improve matters by removing the clothes bin and the one for cans etc. and moving the remainder of the bins to improve access. In addition he felt it would be appropriate to replace the lids on the cardboard bins to oblige people to crush their cardboard boxes to improve capacity.

Resolved: - To agree these suggestions would be of benefit and to write to TWBC to this effect.

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

11.1 Unity Trust Bank

The forms for placing Cllrs on the bank mandate have been prepared and require signing. They were signed by all Cllrs present.

12 Date of next meeting

Monday 5th September in Matfield Pavilion