

**MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY
22nd NOVEMBER 2016 IN MATFIELD PAVILION AT 7.30pm**

Present

Vice Chairman R Wickham presided, Cllrs J Grant, D Batty, A deGuingand, I McEwen, Mrs G Warner, Mrs N Marriott

No Item

1 To accept apologies for absence

Chairman C Woodley and Cllr Mrs L Butler for family commitments

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 7th November

Resolved:- To accept the minutes as presented as accurate. They were then duly signed by the Vice- 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

None

5 To consider the following planning applications.

5.1 **16/06984** Chantlers Windmill Hill Brenchley
Change of use of garage to internal living rooms. Construction of detached double garage with minor alterations to garden ground levels

Resolved:- To recommend Refusal

The new garage is overly dominant in the street scene occupying a prominent position on the front boundary with dormers facing the road

5.2 **16/06993** Friars Coach House Maidstone Road Matfield
Detached guest suite

Resolved:- To recommend Approval

Recommend approval subject to being used for purposes ancillary to the main building and with no commercial use.

5.3 **16/07241** East Court The Green Matfield
Single storey rear extension

Resolved:- To recommend Approval

5.4 **16/7157,7158,7160,7161** Payphone removal at Standings Cross, o/s Old Forge Brenchley, Porters Wood, Pearsons Green road

Resolved:- To make no comment

6 To receive items for information, consideration and decisions required

6.1 Decisions by TWBC

6.11 **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
Recommendation-Approval Decision-Approval

6.12 **16/06523** Chownings Maidstone Road Matfield

Proposed extension, dormers and alterations
Recommendation-Approval Decision-Approval

- 6.13 16/06591** Cherrycroft Tong Road Brenchley
 Demolition of existing conservatory and construction of single storey garden room. Extension of existing west elevation and associated architectural enhancements. Construction of additional garage block and associated paving.
Recommendation-Neutral Decision-Approval

6.2 Precept Consideration

The budget will shortly be created in draft form and any particular projects/ ideas for inclusion where possible will help in the sub-committees deliberations. A draft will be presented at the December meeting and finalised for submission to TWBC in January. The PC agreed that lines should be added to include the PCs pension payments and expenditure on the Viewing Point. Deletions were acceptable to the items Matfield Hall, Brenchley Churchyard and Defibrillator. For ease some categories within the accounts should be moved around and the item for legal expenses should include consultancy fees. The Clerk and Cllr de Guingand agreed to meet before the next meeting to construct a draft budget.

7 Meetings Attended

7.1 Policy Group

The Policy Group met on Friday 18th November. The following recommendations were considered and notes had been distributed from the Chairman.

7.11

- Developing a strategy for managing the council's response to planning and development agenda
- Arrangements for engaging with the borough council
- Arrangements for engaging with the community
- A plan for addressing the issue of a Neighbourhood Development Plan

Cllr Mrs Marriott reported she had had a conversation with Mrs B Dixon of TWBC to try and clarify whether a nominated site could be partially developed. To the best of her understanding it could be but all sites would be visited and appraised for suitability, either in whole or in part.

It was also agreed that it would be better to representations regarding the new local plan before it was disseminated for general consultation.

7.12 Planning meetings Procedure

The procedure the PC currently uses to respond to consultations on planning applications was considered. After discussion it was

Resolved:- That dates for Planning meetings would be retained provisionally with a view that they would be cancelled if there were five or fewer applications to consider. These would be held over to the next full meeting if at all possible after consulting TWBC. If not the planning sub-committee would then consider these between themselves, their recommendation would be advised to the Clerk for onward transmission to TWBC and these decisions would be reported at the next meeting. The applications they were to consider would be transmitted to B&M News and published on the web site. It was also agreed that whilst recommendations for approval needed little more than reporting, recommendations for refusal should be brought to the PC for consideration.

8 Correspondence**8.1 Residents**

Numerous complaints about an elderly camper van parked on the verge alongside the Green have been received. The police have been informed but as the vehicle is taxed (until 1st December) and MOT'd it is not illegally parked. The byelaws do not seem to prohibit it either and are attached for reference.

Agreed:- That the bylaws would be reviewed.

9 To be advised of urgent Business as may be previously notified.**10 Date of next meeting**

Monday 5th December in Matfield Pavilion at 7.30pm. This meeting will be preceded by a meeting of the Finance Sub-Committee at 6.45pm to consider recommendations for the precept.