

**MINUTES OF A FULL MEETING OF BRENCHLEY PARISH COUNCIL ON MONDAY 6th FEBRUARY
2017 IN MATFIELD PAVILION AT 7.30pm**

Present

Chairman C Woodley presided, Vice Chairman R Wickham, Cllrs I McEwen, A deGuingand, D Batty, Mrs L Butler, Mrs N Marriott, Mrs G Warner, Clerk M Powell. Borough Cllr A McDermott. Two members of the public.

No Item

1 To accept apologies for absence

Cllr J Grant for a family holiday

2 To approve Minutes of the last meeting

2.1 Approve minutes of the planning meeting of 24th January 2017

Resolved: - To accept the minutes 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

Two members of the public spoke in opposition to the planning application item 5.1

5 To consider the following planning applications.

5.1 **17/00026** Tong Farm Barn Tong Road Brenchley
Alterations and conversion to a single dwelling house with ancillary store

Resolved: - To recommend refusal

It was considered that (1) the large windows on the south and east elevations are excessive fenestration that could lead to light pollution at this prominent position adjacent to the historic farmstead; (2) there will be overlooking of adjoining properties from the prominent southern window;(3) the curtilage is inadequate for the size of property; (4) two parking spaces is insufficient for a property of this size but parking cannot be provided elsewhere within the curtilage;(5) the accessway is a public footpath and serves other properties so cannot be used for parking (6) the question of runoff from the property has not been addressed;(7) there does not appear to be adequate vehicular access to the storage area.

5.2 **17/00146** Hoppers Cottage Mile Oak Road Brenchley
Single storey orangery style extension

Resolved: - To recommend refusal

On the grounds that 1) it is too large (2) it is out of character with the existing listed building and (3) it adversely affects that character and that of the adjoining semidetached house

6 To receive items for information

6.1 Decisions by TWBC

6.11 **16/07116** Egypt Farm Cottage Cryals Road Matfield
Detached garage and granny/teenager annexe

Recommendation- Neutral Decision- Refusal

The proposal by reason of its size and scale would not be modest in size and would not be in proportion with the residential unit, which it would serve. The size and scale of the proposed structure would potentially lend itself to future

subdivision to form a separate dwelling, which would be located in an unsustainable location. The building itself and the excavation of land, and its potential use as a separate dwelling would impact the landscape character, and would not preserve or enhance the character and appearance of the Area of Outstanding Natural Beauty. The proposal is in contravention with The National Planning Practice Guidance 2014, The National Planning Policy Framework 2012, Core Policies 4, 5 and 14 of the Tunbridge Wells Borough Core Strategy 2010 and Policies LBD1, EN1, EN25 and H11 of the Tunbridge Wells Borough Local Plan 2006.

6.2 Dentists

Dental services in West Kent - the council has been informed that funding for dental services is to be significantly reduced. The Clerk was asked to write to the NHS manager in charge of the dentists' accounts and enquire the nature of the proposed cuts and their impact on local residents.

7 Decisions required

8.2 Jack Verrall Garden Gates

Quotes have been received from two suppliers for gates of a similar design to those existing.

8.21 British Gates of Biddenden A pair of Iroko framed concave top palisade gates 75mm thick £850.56 plus VAT excluding fitting

8.22 All Gates Ltd Sittingbourne A pair of Leaf palisade driveway gates 45mm thick £1137.00, or 70mm thick £1515.60, both plus VAT

Resolved: - To award the contract to British Gates. However the Clerk was asked to check any formalities that may be required with the conservation officer.

8 Correspondence

8.1 Brenchley Historical Society

Following the offer by the PC for an annual grant for maintenance etc. of the Parish Archive thanks have been received with a promise to contact the PC shortly with their proposals on how the PC's conditions will be met.

9 Meetings attended and reports by Councillors

9.1 K.A.L.C. Communication and Media Conference January 19, Cllr. Woodley chaired this inaugural event, which included the promotion of "Getting Your Message Across – A communications toolkit for local councils", produced by N.A.L.C.

9.2 K.A.L.C. Executive Committee January 21 Cllr. Woodley was elected Vice-Chairman of the County Association, a post he will hold for three years. Cllr. Sarah Barker, from Kings Hill P.C., was elected Chairman.

9.3 Great War Centenary Commemoration Working January 10th A meeting was held on 10. The public event scheduled for February has been deferred until late-April, as it is considered that plans are not yet sufficiently secure. A report on the ideas under consideration has been circulated to councilors.

9.4 Management Meeting The Chairman, Vice Chairman, Cllr A de Guingand and the Clerk attended a Management Committee meeting. Notes of this had been circulated. It was agreed that this subject would be deferred to the next meeting.

9.5 Matfield Village Hall Committee

Cllr Mrs Marriott had attended a meeting of the above. The hall although had healthy deposits was noticing a reduction in hire income. They were looking at ways to improve the marketing with the hope of improving this.

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

The Clerk advised that a date had as yet not been chosen for the APM. This was selected as Wednesday 17th May.

11 Accounts for payment

11.1	M Powell	Salary & Expenses	1128	TFR	£1437.87
11.2	HMRC	Tax & NI	1129	TFR	£419.48
11.3	CA Forward	Repairs to viewing benches	1130	CHQ	£810.00
11.4	BT	Phones and broadband	1131	TFR	£322.76
11.5	ACRK	Annual subscription	1132	TFR	£50.00
11.6	CLA	Annual subscription	1133	TFR	£221.00
11.7	EON	Electricity	1134	TFR	£34.89
11.8	Brenchley Charities	Transfer of donation	1135	TFR	£40.00

Resolved: - To agree the above invoices and to pay them. Cllrs I McEwen and Mrs Marriott agreed to authorise the online transactions.

It was further discussed that although the Clerk brought the invoices to each meeting, since the introduction of on-line banking they were not scrutinised as before when cheques had to be signed. It was agreed that this would revert and that the invoices would be circulated and each would be approved by two Cllrs.

12 Date of next meeting

Tuesday 21st February. This meeting would principally be to meet with the parish Plan Co-ordination group to discuss the next phase of the survey.