

MINUTES OF A PLANNING MEETING OF BRENCHLEY PARISH COUNCIL ON TUESDAY 23rd May 2017 IN MATFIELD PAVILION AT 7.30pm

Present

Chairman C Woodley presided, Vice Chairman R Wickham, Cllrs. J Grant, K Sparkhall, A de Guingand, Mrs. L Butler, Mrs. N Marriott, Clerk Ms. C Brooks

No Item

Before the formal proceedings, a minutes' silence was observed for the atrocity in Manchester.

1 To accept apologies for absence

Georgie Warner, Duncan Batty.

2 To approve Minutes of the last meeting

2.1 Approve minutes of the full meeting of 8 May 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

4 To adjourn to allow public participation- questions and comments

No members of the public attended.

5 To consider the following planning applications

5.1 **17/01279** Formation of vehicular access to on-site parking at 1 Tong Farm Cottages, Tong Road, Brencley

Resolved: - To recommend approval

5.2 **17/01153** Erection of single storey garage adjoining old cold store (previously permitted for residential use) at Burrs Hill Cold Stores, Horsmonden Road, Brencley

Resolved: - To recommend refusal on the grounds that (a) the garage addition does nothing for the character of the building and (b) the submitted drawings appear to show alterations to the elevations that are not mentioned in the application and which detract from the agricultural nature of the building but, without greater detail on the proposed alterations we cannot determine that part of the submission.

5.3 **17/01382** LBC: Conversion of Stable Building into 2 No. three bedroom houses at Stable Building 50M East Of, Matfield House, The Green, Matfield

Cllr. Grant declared his interest in this applicant as he is well known to the applicants, and did not take part in the discussion.

Resolved: - To recommend refusal – although the conversion of the building is considered to be sympathetic and there is no objection to the proposal, the absence of parking provision means that unqualified approval cannot be given, because of the risk of overspill parking on the adjacent road, which is narrow and already heavily used for parking by residents and visitors. Clarity as to garden provision is also lacking.

- 5.4 **17/00158** Side extension and construction of external staircase leading to a ground floor patio at Halfway House, Horsmonden Road, Brenchley
Resolved: To recommendation approval.

6 To receive items for information

6.1 Decisions by TWBC

- 6.1.1 **17/00859** Single-storey end extension to create boot room and insertion of five roof lights at The Old Stables, Little Dunks Farm, Cuckoo Lane, Brenchley
Recommendation: Approval Decision: Approval

7 Consideration of the Council's Policy Statement on Development in the Parish Shaping the Future

Several members have made some suggestions to this document and the Chairman will present a further version to Policy Group meeting tomorrow after which a revised draft will be circulated.

8 T.W.B.C. Local Plan Consultation: consideration of the Council's responses to the following

- i. the Issues and Options document;
 Cllr. Mrs. Marriott detailed her views on this document and the meeting discussed relative merits of the 5 Options. In order for the Policy Group, meeting tomorrow, to draft the Council's formal response some specific comments on the 19 questions were noted:
- Q1/2. It was felt the document is adequately specific to the Tunbridge Wells Borough.
- Q3. The document does not seem to mention AONB in the objectives and it was felt that a greater emphasis should be placed on protecting the as a tourist asset. The NPPF seems to override the Council's views on AONB and, given that it is the biggest constraint in the borough covering 70% of the area, this should be recognized in the plan.
- Q4/5. Development should be truly sustainable in terms of transport, shopping and car use. There is concern that any development of a new garden village (Option 5) should be balanced with adequate infrastructure in an area already under pressure from poor transport links.
- Q6. Environmental issues - This part of the document should include specific mention of the AONB (the are being one of only 33 in England) in relation to transport infrastructure. Attention was drawn to the difficulty with water supplies as the area is dependent on ground water.
Housing – If sufficient sites do not come forward through the Call for Sites there is concern about how things will progress. It is questioned whether the proposed housing is actually necessary.
Tourism - The document should make greater reference to the value of tourism, leisure and recreation and rural activities. The document is unimaginative in this respect and, in relation to economy, greater emphasis should be placed on encouraging of tourism and leisure activities.
Sustainability - This section identifies issues such as congestion but the local plan does not propose any solutions
- Q7. Transport and health are particular considerations and it was suggested that Option 5 might include a shared location for hospital services.
- Q8. It was felt that the Settlement Groupings do not make sense, the concept and methodology is flawed. The Council has a collective view about the settlement designation and there are issues both in treating Brenchley and Matfield as separate settlements or as one. The two areas have very different characters and this is prized in the Landscape Character Assessment. In some respects, the area is not one settlement but it is one parish. Neither village is capable of sustaining everyday life purely within their village, certainly not without private cars. It was agreed that Brenchley should be reduced to small village status to match Matfield - in that on it's own Brenchley, in common with Matfield, is unable to support everyday life.

OPTIONS:

- Option 1 the status quo - not considered sustainable by TWBC – too much pressure on main urban areas for example North High Brooms and Southborough.
- Option 2 semi dispersed - the problem with this option is that there is greater encroachment in AONB, dispersed development will be incremental with the possibility of encroachment expanding every village.
- Option 3 dispersed growth – least favourable for the same reasons as above. If this Option is chosen the Council would welcome the right to re-examine the LBD.
- Option 4 A21 corridor development – this is the most preferred option though it would be more for economic and health sector development. It would be possible to mix these with housing much more easily. Pressure on Pembury. Dark skies would be compromised.
- Option 5 new settlement – this option will need 2000 acres to build a settlement that can support 5,000-7,000 units.

Options 2 and 3 are the least favoured but this would ignore most of the Call for Sites outcomes.

The Council broadly supports Option 4 insofar as there is scope for it with other considerations such as transport links. There is some support for Option 1, and Option 5, the new settlement, is worth considering

Cllr. Mrs. Butler will put a very short précis of the options in Roundabout. It was considered important that residents are made aware that the villages are being separated as Options 2 and 3 represent different outcomes to Brenchley and Matfield separately.

- ii. Role and Function assessment; and
Dealt with above

- iii. Green Spaces designation.

TWBC have circulated a consultation listing 5 criteria such as historical value and areas demonstrably special to the community. Ownership of the sites is immaterial and some may be put forward by the owners in the Call for Sites.

There is no current local green space designation but a list had been produced and was discussed. All the areas in Brenchley are sound and should remain in the list.

The list was discussed and some amendments suggested.

9. Meetings attended by Councillors

Cllr. Mrs Butler had attended a meeting of 12 people comprising volunteers identified through the Parish Plan. A litter-picking group is already organised. Several residents were interested in being involved in a Speedwatch and a separate group is being formed. There was also some discussion regarding a NDP and a meeting has been arranged to explore and research feasibility so that a recommendation can be brought to the Parish Council in September.

Cllr. Grant has reported a number of issues with roads and footpaths.

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

10.1 Brenchley School Development Vision - Community Interest Company

Duncan

There was a short discussion on the correspondence received by Cllr. Batty from Andrew Cunningham. There is a need to put the relationship on a firm footing. Correspondence with the CIC should be through the Clerk

Resolved: The Clerk to draft a letter accepting the invitation for a meeting with the CIC and requesting proposed dates. Cllrs. Woodley, Batty and Sparkhalls would attend on behalf of the Council.

11. Date of next meeting

Full Meeting Monday 5th June at 7.30pm