

**MINUTES OF A PLANNING MEETING OF BRENCHLEY AND MATFIELD PARISH COUNCIL ON  
TUESDAY 19<sup>th</sup> FEBRUARY 2019 AT MATFIELD PAVILION AT 7.30pm**

**Present**

Councillors C. Woodley (Chairman) presided, R. Wickham (Vice Chairman), J. Grant, A. de Guingand, K. Sparkhall, D. Batty, G. Stevenson, Mrs. L. Butler, Mrs. G Warner, Ms. C. Brooks (Clerk)

**In attendance**

Four members of the public (see Agenda item 5.1)

**1. To accept apologies for absence**

None.

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

The Minutes of the Meeting of 4<sup>th</sup> February 2019 were approved as an accurate record and were duly signed by the Chairman.

**3. To record declarations of interest in any item on the Agenda**

None

**4. To adjourn to allow public participation**

**At the Chairman's discretion, 15 minutes will be set aside for questions from members of the public each one of whom may speak for a maximum of 3 minutes in total relating to items on the Agenda or about issues of local concern. Members of the public are not permitted to participate in the meeting after this agenda item without prior invitation from the Chairman.**

**5. Planning and Development**

**5.1 NDP Policies**

Non-Councillor members of the NDP Steering Group, Simon O'Donnell, Rory Foster, Paul Spedding and David Goodridge were in attendance at the meeting in order to introduce the draft policies, give a summary of the main issues for the council to note, and to participate in the discussions that followed.

There was a discussion on each section of the draft and the policies were agreed, subject to minor amendments to be made by members of the Steering Group.

**RESOLVED that the Clerk submits the draft policies to the Borough Council.**

**5.2 Draft Local Plan response**

Notes from a meeting held on 29<sup>th</sup> January 2019 were discussed. Cllr Woodley outlined the suggestion of joint procurement of independent planning advice for a joint response to the TWBC Local Plan by the "North East Quadrant" of parishes namely, Paddock Wood, Horsmonden, Capel, Pembury and Brenchley and Matfield.

The Council agreed not to pursue this suggestion.

The Council discussed the need for a specific Parish response to the Draft Local Plan and also that individual proposals for major developments would require the guidance of a specialist planning consultant. It was agreed that former councillor Mrs. Niccy Marriott would be approached to assist in writing a brief for the engagement of such a consultant, for the Council to approve.

The Clerk advised that only £5k had been budgeted overall for that in the forthcoming financial year.

**RESOLVED for the Clerk to identify three local practices that may be approached with regard to planning consultancy services related to major planning applications, and the Local Plan.**

### 5.3 To consider the following Planning Applications

18/03815 Kingsmead, Broad Oak, Brenchley, Tonbridge, Kent, TN12 7NN	Erection of single-storey front extension, addition of roof to garage, plus landscaping and associated works <b>RESOLVED TO RECOMMEND APPROVAL</b>
18/03999 Broadview, Pixot Hill, Brenchley, Tonbridge, Kent, TN12 7BD	Erection of a dwelling, associated hard and soft landscaping and cycle storage <b>RESOLVED TO RECOMMEND: APPROVAL</b>

### 5.4 Proposed Development of the Island Site in Matfield

There was further discussion regarding the proposals by Fernham Homes for the development at the Island Site, following the public exhibition they presented at Matfield Pavilion, which some councillors had attended.

It was agreed that, for the present, there would be no further formal contact with the company. However, it was agreed that the NDP Steering Group would continue to engage with the company's representatives.

### 5.5 Correspondence

An email from Lis Searle (a resident), regarding the status of the Council's Strategic Statement in relation to the Neighbourhood Development Plan, was discussed. The Clerk was asked to respond, to confirm that, when adopted, the NDP would replace the Strategic Statement, and would become the Council's policy on planning and development.

An email from Rev. Campbell Paget concerning the status of the Brenchley School and Cottages Trust was discussed. It was agreed that the Council would not at this stage take any action on the information.

An emailed letter from Catherine Dottridge, CFO of the Tenax Trust, was discussed. The Council had written to the Trust to express its concerns over health and safety issues at Brenchley and Matfield Primary School, and to enquire what steps would be taken to address those issues. Councillors felt the response to be inadequate and uninformative. It was thus agreed that Cllr. Batty would provide a draft response from the Council, which the Clerk would send to the Trust.

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

Cllr. Mrs. Warner had requested that there be a discussion on the public meeting organized by Brenchley's Future (a residents' group), held on 12<sup>th</sup> February at Brenchley Memorial Hall. The meeting had been called to discuss the proposed re-location of Brenchley and Matfield Primary School, and the development of the present site for housing. Cllrs. Stevenson, Mrs. Warner, Wickham, and the Chairman attended the meeting, although the Council was not officially invited. It was noted that the meeting was exceedingly well-attended, with a wide cross-section of the community present. Information about the proposals, sponsored by Brenchley 21 CIC, was presented; this was followed by questions and comments expressing a range of concerns. Attendees were encouraged to support a petition drawn up by the organizers, against the proposed developments.

Councillors felt that the considerable interest in the proposals demonstrated the need for clarity from the developers.

It was agreed that the Clerk would circulate information on the public meetings, arranged by B21, on 22<sup>nd</sup> and 23<sup>rd</sup> February via social media, website and noticeboards.

### 7. Date of next meeting

**Full Council Meeting, Monday 4<sup>th</sup> March 2019, 7.30pm Matfield Pavilion**  
**Provisional Planning Meeting, Tuesday 19<sup>th</sup> March 2019, 7.30pm Matfield Pavilion**

**8. Closed Session**

Cllr. Woodley proposed a motion to exclude the public from this part of the meeting, as it was likely to disclose information deemed confidential by a higher authority. This was seconded by Cllr. Wickham.

**RESOLVED to thus exclude the public**