

**BRASTED PARISH COUNCIL****Minutes of the Planning Committee held on Wednesday 6 May 2015  
at 7.00 pm in Brasted Pavilion****Present:** Cllr Hocknell (Chair), Cllr Harbert, Cllr Hardey, Cllr Pearce**In attendance:** Clerk: P Thomas**Public:** 12 Members of the Public

The Chair welcomed everyone to the meeting.

**Public Session**

12 Members of the Public (MOP) were present.

MOP were interested in **SE/15/01024/HOUSE The Mount House** High Street TN16 1JB.

The applicants explained their reasons for the application:

- They have owned the property for 2 years and done considerable work to improve the building and land.
- They have been unable to access the land behind the property with large machinery (tractor, diggers, etc) which do not fit through their access from the High Street or Elliots Lane. This new access would be for agricultural access only.

Residents spoke against the application. The key points of objection were:

- There would be a loss of parking to residents who already have a shortage of parking space,
- This entrance may cause parking further up the lane which would be dangerous,
- Safety of other vehicles would be compromised with increased movement of vehicles at this point. There are already speed and traffic issues on Chart Lane,
- Pollution on this narrow lane would be increased with use of agricultural vehicles.

*Agenda items***1. Apologies for absence**

Councillor Wilson – work commitment

Councillor Rogowska - Absent

**2. Declarations of interest for this Agenda**

None for this Agenda

**3. Minutes of Meeting on 8 April 2015 and Matters Arising not reported on in other items**

3.1. These were signed as a correct record.

3.2. SE/15/00224/MMA Land North Of 2 Tannery Cottages Rectory Lane TN16 1JS

The Clerk reports that when the original planning permission was granted there were conditions. One of these was a flood risk assessment. When this was done it was necessary (in consultation with SDC) to raise the height of the property by 500mm. This is just less than 20 inches. An assessment of light to the neighbouring property was done at the same time and this showed no change from the original plan. There are no other changes to the application and it does not include any additional internal volume.

This application has now been granted by SDC (see Item 6)

**4. Planning Applications****SE/15/00861/FUL Scords Farm** Scords Lane TN16 1QE

Proposed 36.5m x 6m agricultural Lean-to to adjoin existing farm building for Hay and Straw storage and to cover an existing livestock gathering area

*BPC supports this application.***SE/15/01024/HOUSE The Mount House** High Street TN16 1JB

Formation of a new vehicle access from Chart Lane to rear field with associated gates &amp; fencing alterations.

*BPC objects to this application for the following reasons:*

- *This development would be detrimental to the openness of the Green Belt,*
- *This would cause loss of parking to residents and for the village. Parking is currently a critical problem especially at this point in the village,*
- *This may cause vehicles to park further up the lane where site lines for drivers are poor,*
- *There would be loss of trees and habitat on the steep bank,*
- *An increase in agricultural vehicle movements may cause increased air pollution,*
- *This property currently has adequate access to the land at the rear from the High Street.*

#### **5. Planning Decisions**

**SE/15/00224/MMA Land North Of 2 Tannery Cottages** Rectory Lane TN16 1JS **Granted**

**SE/15/03936/FUL St Martins Church** Church Road **Granted**

#### **7. Notifications**

**SE/15/01033/WTPO Chestnut House** Phillippines Shaw TN14 6AF

*Various works to trees (TPO).*

#### **8. Other Business**

##### **8.1. SDC Planning document**

The Clerk has received a printed copy of the new Planning Policy documents from SDC. These will be shared with the new committee at the next meeting.

#### **9. Further Matters for Discussion**

9.1. JH asked if SDC looked at our response in its entirety or if they took points in order as priority comments. Cllrs were assured that the comments were looked at as one entity.

9.2. NH asked if any members of the committee would attend the Bromley Duty to Cooperate meeting. The Clerk reports that no Cllrs were available and the dates suggested were now past. She did not receive a confirmed date for the meeting.

9.3. VH requested that future meeting were set at 7.30pm unless they preceded another meeting.

9.4. JH and all Cllrs thanked Cllr Hocknell for his years of service to BPC. They asked if he would consider cooption to the Planning Committee in the future in order to share his expertise and experience with a new committee. He will respond to this following the Annual Council Meeting.

#### **10. Date of next meeting: Wednesday 20 May 2015 at 7.30pm in Brasted Pavilion**

The meeting closed at 7.36 pm

Signed as a correct record

..... Chairman