

## Collier Street Parish Council

# MINUTES

## DEVELOPMENT CONTROL & FINANCE MEETING

The Orchard Room, St Margaret's School, Collier Street, on Monday 12<sup>th</sup> August 2019 commencing at 7.30pm

In attendance: Cllr David Goff [Chair]; Cllr Simon Hill [Vice Chair]; Cllr Steve Barham; Cllr Steve Sandys; Alan Crocker, Clerk: 10 members of the public.

08.19.01. Apologies	Cllr Dave Sealey	
08.19.02. Declarations of Interest	None declared	
08.19.03 PLANNING		<b>Comment Date</b>
08.19.03.01 19/503369/LBC Brook Oast Place, Green Lane, Marden, Kent TN12 9RA	Listed building consent for proposed minor works to install measures necessary to limit internal flooding to the property. This includes installation of aluminium rails either side of doorways to install flood barriers, repairs to mortar & brickwork, installation of heritage airbricks and application of breathable, transparent coating to external walls up to a height of 600mm.  <i>The Parish Council wishes to take a neutral stance on this application.</i>	<b>22<sup>nd</sup> August 2019</b>
08.19.03.02 19/503385/Full White Hart, Claygate, Marden, Tonbridge, Kent TN12 9PL	Demolition of existing buildings and erection of 1 no. detached dwelling with associated hard and soft landscaping. Creation of wildlife pond and ecological enhancements.  <i>At a well-attended open meeting of the Parish Council, this application was discussed.</i> <i>The Parish Council unanimously wish to see this application REFUSED.</i> <i>The Parish Council supports the comments made to date by residents of the Parish.</i> <i>However after a lengthy debate it was agreed by those present and unanimously by all Councillors present that the preferred way forward with this 'eye sore' of a site was as follows:-</i>  <ul style="list-style-type: none"> <li>• <i><u>The White Hart the most iconic building in the Parish being reinstated as a going concern.</u></i></li> </ul> <i>We would refer to the previous refused application numbered 18/506509 and the submission of evidence relating to the viability of the public house and without it being independently assessed by a professional, it has not been demonstrated that the operation as a public house</i>	<b>14<sup>th</sup> August 2019</b>

*is not viable and that it is unlikely to become commercially viable. The proposal would there result in the unjustified loss of a community facility, contrary to policies SP17, SP20, and DM17 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019). (5)*

- **Against demolition - The site itself should be redeveloped**

*The proposed inappropriate development, by virtue of its scale, and prominent location would cause unacceptable harm to the character and appearance of the countryside hereabouts. Framework (2019).*

#### **POINTS OF CLARIFICATION**

- **Curtilage of the boundary appear to have been changed.**

*The curtilage of the boundary of the property appear to have been changed. We would seek clarification of the change of use from agricultural to residential use.*

*If however the Borough Council is minded to grant approval we would seek the assurances that the following recommendations are insisted upon.*

- **Flood and Water Management**

*We note that KCC Flood and Water Management Team have stated that should a connection to a nearby watercourse be required to discharge surface water then they urge the applicant to contact them prior to undertaking any works that may affect any watercourse/ditch/stream or any other feature which has a drainage or water conveyance function. Any works that have the potential to affect the watercourse or ditch's ability to convey water will require our formal flood defence consent (including culvert removal, access culverts and outfall structures).*

- **Additional PC Comments on Drainage/Flooding**

*The existing drainage system outside the property cannot cope with heavy rain due to the poor state of the existing drainage system outside the property. This was reported to KCC in November 2014 and has not been resolved. It would need to be resolved if waste water is to be put into the existing network. Two properties are affected by the current flooding that happens with heavy rain. The KCC Flood and Water Management Team should again be briefed on this.*

- **Protected Species**

*It has not been demonstrated that protected species would not be adversely impacted upon. This would be contrary to the aims of policies DM1 and DM3 of the Maidstone Local Plan (2017); Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their*

	<i>Impact within the Planning System; Natural England Standing Advice; and the National Planning Policy Framework (2019).</i>	
<b>08.19.03.03</b> <b>19/503381/Full</b> <b>The Old Coach House,</b> <b>Claygate,</b> <b>Marden,</b> <b>Tonbridge,</b> <b>Kent TN12 9PL</b>	<p>Erection of new dwelling in lieu of extant permitted scheme for conversion of agricultural building to dwellinghouse approved under 14/500806/PNBCM; associated hard and soft landscaping.</p> <p><b><u>THE OLD COACH HOUSE CLAYGATE - 19/503381</u></b> <b><i>At a well-attended open meeting of the Parish Council, this application was discussed.</i></b> <b><i>The Parish Council unanimously wishes to see this application REFUSED.</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>The Parish Council supports the comments made to date by a resident of the Parish.</i></b></li> <li>• <b><i>The description of the existing building is a misnomer in that it could be best described as a 'shed' or 'wagon lodge'.</i></b></li> <li>• <b><i>Our understanding is that an agricultural building should be developed on the same foot print. The proposed building is on an entirely new footprint and is twice the size.</i></b></li> <li>• <b><i>As with the adjacent proposed development and in the absence of an ecological survey to demonstrate to the contrary, it has not been demonstrated that protected species would not be adversely impacted upon. This would be contrary to the aims of policies DM1 and DM3 of the Final Draft Maidstone Local Plan (2017); Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations &amp; Their Impact within the Planning System; Natural England Standing Advice; and the National Planning Policy Framework (2012).</i></b></li> <li>• <b><i>The repositioning of the proposed build only 10m from the corner and the same distance back from the road. This could be classed as a new build on agricultural land.</i></b></li> <li>• <b><i>We also notice [as per the other comment on this development] that the application to convert the agricultural building to a dwelling under the application 14/500806/PNBCM is no longer valid as it has expired. In this application approval the letter dated 10th September 2014 from MBC states that proposed development must have been started within 3 years of the approval. This has not happened.</i></b></li> <li>• <b><i>We are advised by a neighbouring property that the block plan shows this plot being split up. Whilst we can only view the application as we see</i></b></li> </ul>	<b>Decision due</b> <b>30th August</b> <b>2019</b>

	<p><i>it we have concerns as to the motives behind this action.</i></p> <p><b><u>Mitigation if Borough are minded to approve</u></b></p> <p><i>We note that KCC Flood and Water Management Team have not commented on this application and that should a connection to a nearby watercourse be required to discharge surface water then a condition should be that the applicant to contacts them prior to undertaking any works that may affect any watercourse/ditch/stream or any other feature which has a drainage or water conveyance function. Any works that have the potential to affect the watercourse or ditch's ability to convey water will require our formal flood defence consent (including culvert removal, access culverts and outfall structures).</i></p> <p><i>We would request this to prevent an adjacent property being flooded without a structured discharge plan.</i></p> <p><i>Condition EA/KT/ 2019/125885 - if the development is permitted under this planning application, permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by SJM Planning and Construction Limited, and the following mitigation measures detailed within the FRA:</i></p> <ul style="list-style-type: none"> <li><i>• Finished floor levels are set 300mm above the existing ground level.</i></li> <li><i>• Flood mitigation measures included. Reason To reduce the risk of flooding and provide a safe access and egress for this development.</i></li> <li><i>• To reduce the risk of flooding to the proposed development and future occupants.</i></li> <li><i>• To ensure safe access and egress from and to the site.</i></li> </ul> <p><i>Ecological survey.</i></p>																						
<p><b>08.09.03.04</b>  <b>19/503322/LBC</b>  <b>Brook Oast, Green Lane,</b>  <b>Yalding, Tonbridge, Kent</b>  <b>TN12 5RA</b></p>	<p>Listed building consent for proposed minor works to install measures necessary to limit internal flooding to the property. This includes the installation of aluminium rails either side of doorways to install flood barriers, repairs to mortar and brickwork, installation of heritage automatic airbrick.</p> <p><b><i>The Parish Council wish to take a neutral stance on this application.</i></b></p>	<p><b>22<sup>nd</sup> August 2019</b></p>																					
<p><b><u>FINANCE</u></b>  <b>Full Council approved the detailed spends unanimously.</b></p>	<table border="1"> <thead> <tr> <th>Date</th> <th>Payeee</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>13.08.2019</td> <td>Staff Payroll</td> <td>£672.52</td> </tr> <tr> <td>13.08.2019</td> <td>HMRC</td> <td>£142.60</td> </tr> <tr> <td>13.08.2019</td> <td>SLCC [Membership balance] Issues with website.</td> <td>£92.00</td> </tr> <tr> <td>13.08.2019</td> <td>Paul Waring</td> <td>£2495.34</td> </tr> <tr> <td>13.08.2019</td> <td>RoSPA Play Safety</td> <td>£86.40</td> </tr> <tr> <td>28.07.18</td> <td>Auditing Solutions</td> <td>£384.00</td> </tr> </tbody> </table>	Date	Payeee	Amount	13.08.2019	Staff Payroll	£672.52	13.08.2019	HMRC	£142.60	13.08.2019	SLCC [Membership balance] Issues with website.	£92.00	13.08.2019	Paul Waring	£2495.34	13.08.2019	RoSPA Play Safety	£86.40	28.07.18	Auditing Solutions	£384.00	
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	28.07.18	KAOLC [Audit W'Shop]	£36.00	
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**Agenda Prepared by**

**ALAN CROCKER**

**Clerk to Collier Street Parish Council**