

MINUTES

COLLIER STREET PARISH COUNCIL FINANCE AND DEVELOPMENT CONTROL MEETING

On Monday 2ND December 2019 commencing at 6.30pm
Orchard Room,
St Margaret's School, Collier Street

Followed by an informal meeting with DHA Planning, the agents for The White Hart Site

FDC 12.19.01. Apologies	None received	
FDC 12.19.02. Declarations of Interest	None declared	
FDC 12.09.03 PLANNING		
FDC 12.09.03.01	19/505240/SUBI Moat Farm Bungalow, Collier Street, Kent TN12 9RR	
	Submission of details pursuant to condition [details of flood proofing/resilience and resistance measures and condition 8 [Method Statement] in relation to planning application 18/500755/Full and appeal decision APP/U2235/W/320744.	
Application approved prior to this meeting.		
FDC 12.09.03.02	19/505438/Full PNQCLA The Coach House, Spenny Lane, Claygate	
	Prior notification for change of use of agricultural building to 1 no. dwelling associated operational development. For its prior approval to: Transport and Highways impacts of the development- whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed.	
The Parish Council wishes to take a neutral stance on this application.		
FDC 12.09.03.03	19/505765/LBC 2 Haviker Street Collier Street.	11.12.19
	Listed building consent for proposed minor works to install measures necessary to limit internal flooding to the property, including installation of aluminium rails either side of doorways to install flood barriers, repairs to mortar and brickwork and the application of a clear silicone sealant to gaps around the service entry/exit points	
The Parish Council wishes to take a neutral stance on this application.		
FDC 1.09.03.04	19/505764/LBC 1 Haviker Street, Collier Street, Tonbridge, Kent TN12 9RG	11.12.19

	Listed building consent for proposed minor works to install measures necessary to limit internal flooding to the property, including installation of aluminium rails either side of doorways to install flood barriers, repairs to mortar and brickwork and the application of a clear silicone sealant to gaps around the service entry/exit points.	
The Parish Council wishes to take a neutral stance on this application.		
FDC 12.09.03.05 19/505736/LBC		11.12.19
	2 Den Cottages, Den Lane, Collier Street, Kent TN12 9PX	
	Listed building consent for proposed minor works to install measures necessary to limit internal flooding to the side of doorways, including installation of aluminium rails either side of doorways to install flood barriers, installation of a non-return valve, repairs to mortar and brickwork and removal and repair under render skirt.	
The Parish Council wishes to take a neutral stance on this application.		
FDC 12.09.03.06	19/505722/LBC	12.12.19
	1 Den Cottages, Den Lane, Yalding TN12 9PX	
	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, installation either side of the doorways and external north west wall to install flood barriers and repairs to mortar and brickwork.	
The Parish Council wishes to take a neutral stance on this application.		
FDC 12.09.03.07	19/505761/LBC	16.12.19
	Mulberry Barn, Martins Farm, Collier Street, Tonbridge, Kent TN12 9SB	
	Listed Building Consent for replacement of all existing windows and doors	
The Parish Council wishes to take a neutral stance on this application.		
FDC 12.09.03.08	19/505599/NMAMD[Nonmaterial amendments]	
	Moat Farm Bungalow, Collier Street, Tonbridge, Kent TN12 9RR	
	Non-material amendments to planning application 18/500755/Full and appeal decision APP/U2235/W/18/3205744 – Increase to footprint 10m2, reduce pitch of roof maintaining ridge level. Reduce window size, removal first floor Juliet Balcony. Addition of 3 no windows in accordance with the attached letter.	
Application approved prior to meeting.		
FDC 12.09.03.09	19/505824/LBC	18.12.19
	Martins Farmhouse Collier Street Tonbridge Kent TN12 9SB	

	Listed Building Consent for proposed minor works to install measures necessary to limit internal flooding to the property, including installation of aluminium rails either side of doorways to install flood barriers, repairs to mortar and brickwork, application of sealant, installation of non-return valves and automatic heritage airbricks.			
The Parish Council wishes to take a neutral stance on this application.				
FDC 12.19.12. APPROVAL FOR SPENDS	Date	Payee	Amount	Lead
	09.12.2019	The Clerk	TBC	Clerk
	09.12.2019	HMRC	TBC	RFO
The meeting unanimously agreed to the spends as detailed above.				

The Coach House, Spenny Lane, Claygate.

Informal discussions were held between representative residents from Claygate | Cllr David Goff and Cllr Dave Sealey representatives of Planning Consultants SJM and DHA. Also in attendance Clerk Alan Crocker.

The objective of the meeting was to start with a clean sheet and discuss the type of development that would be acceptable to both the residents and the parish council. After a lengthy debate with both sides putting forward their views it was agreed that going forward there would be open dialogue between the residents of Claygate and the parish council, SJM and DHA. It was agreed that those present we would like to see a plans drawn up for both the Coach House and The White Hart. Loosely described as some form of community facility with a project that would be commercially viable to the owner bearing in mind the rising costs of bringing the building back into good order. Resident John Dobing was requested to prepare a business plan to justify the community element of the site. Verbatim minutes were taken by a resident, these have not been published, as they are 'owned by that person' but a copy supplied to us would be retained by the Parish Council and used as the basis on the meeting planned for mid-January 2020. Our remit is to record and summarise the discussions and decisions made.

In conclusion the view of the residents is detailed below:

'We just feel the Coach House cannot be given any form of go-ahead before the White Hart has been resolved'.

NOT IN THE PUBLIC DOMAIN

DHA: Opened by stating that planning issues prevented Tony Law (TL) from continuing it as a pub, it had been emptied.

A representative of the Claygate resident's refuted this statement.

DHA confirmed that SJM are still involved as planning agents but sought further advice from DHA as little progress was being made with the planning applications to date.

SJM arrived after the commencement of the meeting.

Representative of Claygate Residents: 'I'm frankly astonished re "abandonment

because of planning - Nothing in the planning that says parking is the problem. I'm a Chartered Quantity Surveyor so I understand the situation.

Chair of PC: *Has land been split?*

SJM: *The owner fully expects to build his own house instead of the Coach House.*

Representative of Claygate Residents:

Background Information

White Hart 1853 - 2008, there were 17 landlords, 11 of them since Shepherd Neame bought it, before which it was a free house and flourished. Due diligence = outside bars weren't taken into consideration, which Fraser did. Shepherd Neame put no money into the pub. Huge tenant rent and high business rents from SN, successful before this. All 11 new start-ups were dismal failures. Everyone was looking at the wrong business plan: they looked at SN plan only.

It was stated that agreed with the conference room in TL's planning application.

Claygate resident: *If expensive to start with, it would be prudent for TL to scale it down, make money from that and then build it up.*

Previous tenants ran a very successful B & B which was regularly fully booked.

Comparisons were drawn with The Boat House it has less parking, so they are not comparable in all sorts of ways. Outside events, weddings, birthdays, happened.

CHA: *Having worked at MBC, Ulcombe pub retained - evidence needed to prove previous success.*

Claygate Resident: *'Highwayman', 'Elm Tree', Shepherd Neame lost.*

SJM: *TL pays £1,800 pm business rates (**Resident** later added "plus bedroom rates above"). TL couldn't operate as nothing in there.*

All Claygate Residents disagreed

Surely when buying the White Hart, TL will have seen all the equipment and furniture in there when he bought it as a pub.

SJM: *I can double-check with him, I've no problem with that.*

CHA: *To be direct - do you want it to be a boozier?*

Claygate Resident *Yes, but they should diversify.*

Chair PC: *Old Village Hall - a new one is being built in the playing field by church, just so you are aware. After all, we used to have a shop and post office in the village, so much needed by passers-by, they could diversify into that. Re Village Hall, they can get the local pub (White Hart) to provide for their occasions as worked so well before.*

Claygate Resident: *Why did they put in Planning Application for a holiday let (which lapsed)? (and NB: post is now delivered there to Tony Law - not just his wife)*

SJM/Claygate Resident: *It wasn't them, it was the previous owner. (I had no idea)*

SJM: *They may want to sell the White Hart, they'd be very happy to live beside whatever happens there.*

Clerk: *We are trying to understand both areas, therefore we suggest he draws up Planning Applications TOGETHER (White Hart & Coach House)*

SJM: *Front part where the existing Coach House is WILL be a house, no matter what.*

Claygate Resident: *They have put in a JOINT application already I know.*

SJM: *My fault, my mistake*

Claygate Resident: *Clarity is needed.*

CHA: *I'm representing my client TL, so obviously I'm trying to get the best for him but I'd like to work with you all and get correct legal side.*

Claygate Resident: *You can't get away with much!*

Claygate Resident: *Residential plan won't wash, we agree. Can I present an idea: 2 dwellings to be flexible as a pub?*

SJM: *It cost £70,000 for repair of the buttresses, TL says.*

Claygate Resident: *Windows were removed, leaving the walls sitting on the double-glazing, but NO it was not £70,000, take off a zero!*

Claygate Resident: *Sole traders don't have to publish accounts, so it's hard (for a new purchaser) to assess value other than look at Shepherd Neame accounts.*

SJM: *whatever happens, a lot of money will have to be spent on it.*

Claygate Resident: *What was TL's vision? WHY didn't he try the business venture he bought? He never gave it a try.*

SJM: *Yeah, I'll ask the question, I've got no problem with that.*

Claygate Resident: *Without the pub, we are not meeting local people. The community has gone.*

Claygate Resident: *Take it forward or sell it??*

John: *Someone else from that trade would SEE an opportunity, not TL.*

SJM: *The gypsy/traveller PA will be ending*

Claygate Resident: *(asking SJM) Why did he put in a gypsy/traveller planning application?*

SJM: *I think he wanted to make money after so many applications turned down.....*

Desperation.

Claygate Resident: *It hasn't endeared him....*

SJM: *I don't think he cares.*

SJM: *Three Chimneys Sissinghurst, they added B & B etc. I worked on.*

SJM: *We don't want council to put a tie on Coach House as they don't have to at the moment. (Because it's in his wife & daughter's name?)*

Resident: *You need council assessor re ACV*

Chair PC: *What about the graffiti we asked you about last time Simon??*

SJM: *My fault, I'll chase him. I'll ring him in the car on my way home. I've got no problem with that.*

Chris: *The way forward: new applications will now be properly assessed before being put forward.*

Chris: *And a mid-Jan meeting to follow this.*

SJM: *Prior Notification is the same as the one in 2014, how is it doing?*

DHA: *We'll comment once we revisit.*

Chris: *Please share my email to all concerned.*

We just feel the Coach House cannot be given any form of go-ahead before the White Hart has been resolved. It's smoke & mirrors splitting one plot of land for the wife and daughter, the other for himself - it's all one family proven by his post going to the Coach House! The White Hart site sold together with the Coach House field has far more attraction for the right person.

Minutes Prepared by

ALAN CROCKER

Clerk to Collier Street Parish Council

