

Minutes of the Planning Meeting of the Council held on Thurs 11th July in Benenden Village Hall at 9.30 a.m.

Present: Cllrs Reynolds, Beattie, Barker, Thomas, Butler-Graham, Cook, North, Grant
In Attendance: Clerk, Richard Allan TWBC, Jane Lynch TWBC, Jane Clarke TWBC, Nick Peters TWBC. No public attended.

P49 Visit by TWBC Planning and Democratic Services

Richard Allan and Jayne Lynch gave an overview of the planning services provided by TWBC. They advised that they will be organising workshops for Clerks to give instruction on the planning website i.e. to set alerts on applications of interest. They spoke about their roles and a copy of the department structure, contacts and work schedule are filed with these minutes. They advised:

- Their focus is on good planning – being the right development in the right place at the right time.
- Planning laws are set by Government
- Recent changes to the law include: larger house extensions – permitted development rights have doubled in area; change of use of offices to residential are permitted development; agricultural buildings before 31st July can be changed to shops, offices, cafes up to 50m2 limit under permitted development rights.
- They have targets of 8 and 13 weeks to process applications and the parish council needs to submit its responses in a timely manner
- If the above targets are not met, an application can be decided by the Secretary of State
- Material considerations are such as, the proposal; layout; design; impact on neighbours; highways; noise; flooding; financial contribution etc. They are not, impact on value of property; inconvenience during building; character of applicant; ownership of land
- Pre-application advise will still be given in Cranbrook, at a fee of approx. £25-£50.
- If a property is in a ANOB area, the recent law changes are not applicable to homeowners but the ones to farm buildings and conversion of offices are.
- Under the new rules, TWBC only get involved if there have been neighbour objections as a result of the notification of intention to build which must be submitted first, detailing neighbours.
- Solar panel planning legislation remains the same.

Nick Peters and Jane Clarke gave a presentation on The Tunbridge Wells Agreement. A copy of this and related documents are filed with these minutes.

They advised:

- The 3 key principles are: information sharing, policy and service delivery and consultation and engagement.
- Under the Localism Act 2011, community services such as community shops etc have more freedom to develop and there is a community right to challenge i.e. if a group wished to run a project such as recycling and came up with a suitable business plan to do so, it could happen.
- The Streetcruizer Bus is KCC funded and in order to pursue further funding, the parish council needs to talk with its borough and county councillors.
- TWBC are trying to act as a facilitating council to allow and assist local groups to work together, where it can.
- The Parish Chairmans' Forum will be supported and developed
- The Local Strategic Partnership still operates, but more as a strategic group and is working on such issues as a Community Safety Plan.
- There is no focus in the agreement for differentiating between town and rural councils, although this could be considered in the next review if some councils thought it useful.

P50 Apologies & Welcome

Apologies were received from Cllr Waldren due to work commitments. The Chair introduced the new Councillor, Peta Grant.

P51 Declarations of Interest
None were declared

P52 Minutes of previous meeting
The minutes were approved as a true and accurate record and duly signed.

P53 Planning Applications
Applications received since the Planning meeting of 24th June 2013

TWBC Ref	Address	Proposal	Comments to TWBC by
13/01763/FUL	Diprose Bungalow Diprose Farm Hinksden Road Benenden Cranbrook Kent TN17 4LE	Proposed replacement dwelling and garage building	19 July
13/01706/HOUSE	Sarnden Farmhouse Coldharbour Road Benenden Cranbrook Kent TN17 4LD	Proposed garage, storage and recreation building	15 July
13/01715/TPO	12 Hortons Close Benenden Cranbrook Kent TN17 4LF	TREES: T1 OAK; PART A - Heavy Reduction or PART B - Fell	22 July
13/01845/HOUSE	6 Walkhurst Cottages, Walkhurst Road, Benenden	Single storey rear extension	25 July
13/01843/HOUSE	Parsonage Farm, Cranbrook Road, Benenden	Extensions and Alterations	25 July

P54 PC Recommendations
The Committee discussed and resolved the following recommendations:

13/01763/FUL	Grant
13/01706/HOUSE	Grant
13/01715/TPO	Advisory Only
13/01845/HOUSE	Grant
13/01843/HOUSE	Grant

P55 Iden Green Allotment Field
It was noted that English Rural Housing Association maybe open to leasing the land rather than purchasing it. Lambert and Foster have stated this would be acceptable in principal and the lease could be for 125 year period. The Committee resolved to pursue this matter further with Lambert and Foster to seek a value of the proposed lease. It was resolved that a financial comparison needs to be considered between the rental income against the dividend that would be received from the capital should the land be sold.

P56 TWBC
[i] Decisions received since Planning meeting
[Report attached]
[ii] Appeals Decisions
Moat House, Cranbrook Road, Benenden – ongoing.

P57 Correspondence
None

There being no further business the meeting closed at 11.15am

Note: These minutes are not intended to provide a verbatim record of the meeting and contain only a summary of those matters discussed.

Date of Next Meeting: **Parish Council Meeting Monday 15th July 2013 Memorial Hall**
Planning Meeting August 1st Benenden Village Hall