

ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Planning Meeting held at 7.30pm on Monday 20th February 2017 in The Hamstreet Sports Pavilion, Hamstreet, Ashford, Kent.

Present: George Sparks (Chairman), Michael Wady (Vice-Chairman), Vicky McKissock, Andy Othen, Steve Shorter, Mags Wellsted-Boorman and the Parish Clerk (Sue Stiffell).

Also Present: Geoffrey Crabtree, Peter Davison (OPC's Planning Adviser) and four members of the public

1. Apologies: None received.

2. Declarations of Interest:

Declarations of Pecuniary Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): There were none made at this point from Councillors present.

Declarations of Significant Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): There were none made at this point from Councillors present.

Declaration of Members Other Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct). It was noted that Mags Wellsted-Boorman was the secretary for the HDSL A and the Chairman (George Sparks) is Vice-Chair of the Hamstreet Branch of the Royal British Legion.

The Chairman asked if agenda item 4(iv) be brought forward at this point, those present agreed.

4. Planning: Update; Applications Received Including the Following

iv) Planning Application No 00096: Ashwell, Marsh Road, TN26 2JD – Erection of a 2 storey rear extension.

The application was made available to those present. It was noted that concern had been received from nearby residents to Ashwell about the condition of the private road which they had a right of way over. These concerns related to the condition of the road and damage it could sustain while the proposed building work took place.

An email had been sent to the planning and enforcement officer dealing with the application regarding this concern. A reply was circulated in which it noted 'access is a civil and not a planning matter. It would need to be something which is resolved between the various parties who utilise the access. I have visited the site and there is more than one vehicular access serving the site and whilst I used the access to the side to which you refer in your email, there is in fact parking to the front of the property which is accessed off the access serving Willowdene. It is not something which I can condition I am afraid or raise as a reason for refusal. The number of deliveries is likely to be limited given the scale of the work proposed.'

During discussion it was noted that there were residents that were totally dependent on using this road to get access to their property.

Following discussion members agreed to oppose the application on the grounds of concerns about the watercourse, which if blocked could cause a flooding issue, concerns about the ditch running near the access road being damaged and concerns regarding the condition of the access road and possible deterioration during any proposed building work. A request would be made that the access road is kept maintained and that drainage from the site be investigated. *Members of the public left the meeting.*

3. ABC's Draft Local Plan 2030: Omission Site ALP/1834 (land behind Ashford Road/Warehorne Road).

Geoffrey Crabtree provided draft plans for the site explaining that these were still being worked on. He highlighted that there was to be a public consultation to consider plans for the omission site, this is to be held in Victory Hall on March 1st between 2.30pm and 7pm. Leaflets advertising the event had been circulated in Hamstreet and would be circulated in Warehorne..

During discussion, Geoffrey noted that a flood risk assessment had taken place, that the omission site could offer the same amount of housing as Site 31 with a playing field being provided for the primary school. Funding towards a new village hall could be possible. Peter Davison highlighted that there was a possibility of development occurring near Bromley Green Road. *During discussion Andy Othen left the meeting. Following discussion Peter Davison and Geoffrey Crabtree left the meeting.*

4. **Planning: Update; Applications Received Including the Following Continued:** It was noted that no comments had been made on ABC's website when checked that morning (20th February 2017) at 11.30am concerning all of the applications being discussed.

i) Planning Application No 17/00081:

The Gables, Birchett Lane, TN26 2ED – Proposed first floor rear extension.

The application was examined by those present and it was agreed that they be supported.

ii) Planning Application No 17/00101:

St Thomas Cottage, Birchett Lane, TN26 2ED: Proposed first floor rear extension

The application was examined by those present and it was agreed that they be supported.

iii) Planning Application No 17/00106:

Orlestone Villas, Ashford Road, TN26 2DU: Erection of single storey side and rear extension also first floor side extension. The application was examined by those present and those present agreed to be supported.

5. Any Other Business Approved by the Chairman

Items for discussion only; no decisions can be made under this heading.

- Mags highlighted that a tree near Bankside had fallen and was leaning on another one; Mike Wady is to report this.
- The Chairman highlighted that the parking of heavy vehicles on the edge of pavements in the centre of the village was breaking them up. The Clerk is to contact Highways about the problem.
- Mike Wady highlighted that the low bridge sign had been moved from outside the old bakery.
- Section 106 Funding: A meeting will be held in Victory Hall on Friday 24th February at 1.30pm to discuss the initial steps.
- Draft Local Plan 2030: A meeting is to be held with Simon Cole on Tuesday 28th February at the Civic Centre at 10am.

Meeting concluded 8.52pm

Chairman's Signature