

PETHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD ON 9TH AUGUST 2018

In attendance were Cllrs Clark, Patrick, Warden, Mrs Knox, Mrs Obry and the Parish Clerk. Also in attendance was CCC Cllr Rob Thomas.

1. Apologies for Absence

Apologies were received from Cllr Mrs Spratt

2. Declarations of Interest and Update to Disclosable Pecuniary Interests Register

There were no Declarations of Interest

3. To approve the Minutes of the last Meeting and Matters Arising

It was agreed to defer approval of the July minutes to the September meeting

4. Financial Matters

(i) The following invoices were approved for payment:

Scottish & Southern Electric	£ 53.90	St Light Energy – June
HMRC	£ 78.60	PAYE
Kent Assoc Local Councils	£ 299.59	Annual Subscription
Playsafety Limited	£ 84.00	Annual Rospa Report
Commercial Services Ltd	£ 762.23	Half Year Mowing

5. Planning Matters

(i) 18/01313 Marble Barn, Church Lane, Petham

Change of use from agriculture to part residential and part equestrian together with erection of stable building.

Members felt they could not respond to the above application without referring to the current proposal for five dwellings at Court Lodge Farm, as it has a bearing on the above. Although this may look a simple application there are serious concerns that this and proposal 18/01201 for five dwellings on the farm land will lead to an expansion of development in the area. Having considered and objected to application 18/01201 for an increase from four to five dwellings on the farm land due to extension of the site resulting in two dwellings being erected six metres beyond the rear of the school playfield boundary, it is noted that this has already had an effect as the application for change of use to part domestic and part equestrian is based on the newly proposed boundary on the five dwellings application – which is yet to be decided by the Planning Authority.

Members gave serious consideration to the above application and whilst they do not object to horses on the agricultural land, they do not support the development of another building, albeit a stable block, they also object strongly to the change of use from agricultural land to domestic and consider both this application and 18/01201 to be creeping development that will set a precedent for further buildings.

This being a very sensitive site in a conservation area and an Area of Outstanding Natural Beauty with far reaching views from Chequers Hill and the valley beyond, it is considered essential to restrict any further development beyond the current existing boundary lines onto the agricultural land which would set a precedent and be visually intrusive.

Should the recommendation be to approve, a representative of the Parish Council will attend the planning committee meeting to speak against the application.

(ii) 18/01491/VAR Earley House, Waltham Road, Petham

Variation of condition 02 (drawings) of planning permission CA//15/01622/FUL for the ground floor extension to provide kitchen and family room along with two home-working offices, a garage and artist's studio as already consented under CA/14/02144/FUL. Change from a flat roof to a pitched roof on the two-storey wing with a bedroom to be located within the roofspace created; to allow amendments to fenestration in single-storey extension and increase in roof height of two-storey. There was no objection to this application

(iii) During item 5, members took the opportunity to explain to Cllr Thomas their concerns over the history and serious breach of planning regarding the development in Denge Wood.

The meeting was suspended during discussion of the above item

6. Planning Decisions approved by CCC

- (i) 18/00978 Sappington Court, Garlinge Green Road, Garlinge Green, Petham
Application for listed building consent for proposed single-storey rear extension following demolition of existing conservatory.
- (ii) 18/01034 Sappington Court, Garlinge Green Road, Garlinge Green, Petham
Proposed single-storey rear extension following demolition of conservatory
- (iii) Broadway Green Farm
Application for lawful development certificate for proposed new dwelling to replace existing barn (for implementation of planning permission CA/15/00098/Ful). Would be Lawful

7. Confirmed the date of the next Parish Council meeting as 13th September 2018 7.30pm

Signed.....Date.....