

STONE PARISH COUNCIL

Minutes of the **Planning Environment & Transport Committee** Meeting held on 23 September 2009 at The Council Offices, Recreation Ground, London Road, Stone, Kent.

COUNCILLORS PRESENT: J Burrell - Chair
Mrs T Richards – Vice Chair

In Attendance: Mrs J Thomas – Clerk to Council

33/09/09PI: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs N Wightman, ITN Jones and Ms S Thredgle.

34/09/09PI: TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

35/09/09PI: QUESTIONS FROM THE PUBLIC

There were no public present.

36/09/09PI: TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD 22 JULY 2009

Resolved:

That the minutes of the Planning, Environment & Transport Committee meeting held 22 July 2009, were accepted as a true record by the committee and signed by the chair.

37/09/09PI: TO DISCUSS MATTERS ARISING FROM PREVIOUS MINUTES

There were no matters arising.

38/09/09PI: TO CONSIDER PROPOSALS FOR INFILL AND REMEDIATION OF STONE PITS 9 & 9a

Members were provided with paperwork regarding the development of a green open-space at Pits 9 & 9A.

GP Planning have been appointed as consultants to establish proposals and carry out public consultation to determine local demand. A presentation by the consultants will take place at the full council meeting on 14 October 2009.

The landowners are required to carry out remediation at the site and are keen to produce a scheme providing community benefit following the work. The landowners have suggested that they do not wish to retain the site following remediation and are keen to transfer ownership and responsibility for future maintenance to the parish council and, therefore, the local community.

This is considered a preferable situation in comparison to the site being fenced and inaccessible to public and the council are urged to ensure that public benefit does result from the activity. With this in mind, the council must consider the impact of a potential transfer of ownership and the resulting maintenance and financial implications.

Resolved:

That members of the Planning, Environment & Transport regard the proposals as a positive scheme which they have a duty to support and that consideration must be given to the implications of a transfer of ownership in order the scheme is viable.

39/09/09PI: TO CONCLUDE SCHEMES SUITABLE FOR FUNDING FROM KCC MEMBER'S HIGHWAYS GRANT

Members were provided with a report outlining the various opportunities for funding from the County Councillor's Highways fund.

County Members have been issued with £50,000 over a two-year period which they can commit to activities that would not ordinarily receive immediate priority as part of Kent Highway's work schedule. This can include repairing potholes, commissioning additional hedge-cutting, undertaking speed watch projects and improving street lighting.

County Councillor Penny Cole had requested input from the parish council regarding local projects that could benefit from this funding as she felt that parish members have a grass-roots knowledge of the local area and its issues.

Resolved:

Members were keen that the footpath from Church Road to Charles Street is considered for funding as this is heavily overgrown and would benefit from additional lighting and an increased sense of security for pedestrians. This issue was raised a recent council meeting at Stone Village and there was evident demand for remediation from residents present at the meeting.

Members also noted the issues affecting Cotton Lane including the frequent fly-tipping, the need for additional hedge-cutting to ensure cars are sufficiently able to pass, and the increasing speed and number of vehicles, particularly HGV's, using the lane as a cut through. It was felt that improvements could be made through better signage, more frequent maintenance and possibly a speed watch scheme.

Member's comments will be submitted to Cllr Cole for consideration.

40/09/09PI: MANORBROOKE RESIDENTIAL HOME, BEVIS CLOSE, DARTFORD

To acknowledge amendments to proposals of the original outline planning application

Resolved:

That the amendments are noted.

41/09/09PI: PLANNING APPLICATIONS

1) Current Applications

a) **6 Low Close, Stone DA9 9PE (DA/09/00985/FUL)** – Demolition of existing rear conservatory and erection of a two storey rear extension

The Council has no objections to the application subject to neighbour's approval

b) **4 Quadrant Court, Dartford DA9 9AY (DA/09/00995/ADV)** – Display of 2 No. non-illuminated fascia signs

The Council has no objections to the application

2) Recent Decisions

- a) **Land at Pheonix View, 151 Charles Street, Stone (DA/09/00883/CDNL)** – Development of land and submission of details relating to external materials, landscaping, boundary enclosures, contaminated land assessment, noise attenuation measures, refuse facilities and surface water drainage pursuant to Conditions 2, 3, 4, 5, 6, 9 and 10 of Planning Permission DA/08/01272/FUL for the demolition of existing building and erection of a detached two storey building to provide 5 No. 1 bedroom flats
APPROVED WITH ADDITIONAL INFORMATIVE
The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consent related to this development and required under separate legislation
- b) **217 London Road, Stone DA9 9DQ (DA/09/00701/COU)** – Change of use of property from factory/warehouse to gymnasium (Class D2) with associated parking
PERMISSION GRANTED SUBJECT TO TIME LIMIT CONDITIONS
- c) **Land Adjacent and Rear of 15A Invicta Road, Dartford (DA/09/00938/FUL)** – Demolition of existing buildings and erection of a pair of 3 bedroom semi detached houses and erection of a part two-part single storey building to provide 2 x 1 and 1 x 2 bed flats together with associated parking
PERMISSION IS GRANTED WITH TIME LIMIT CONDITIONS
- d) **Rear of 72 London Road, Stone DA2 6AN (DA/09/00860/COU)** – Conversion of existing property into a 2 bedroom dwelling together with associated alterations to elevations including removal of chimney stack
PERMISSION GRANTED SUBJECT TO CONDITIONS
- e) **35 Hayes Road, Horns Cross DA9 9DS (DA/09/00624/FUL)** – Erection of a rear conservatory
PERMISSION GRANTED WITH CONDITIONS
- f) **14 Sanderling Way, Stone (DA/09/00546/FUL)** – Application for conversion of garage into habitable room (retrospective) and associated alterations to front elevation
REFUSED TO PERMIT
- g) **John Lewis, Bluewater (DA/09/00607/ADV)** – Display of 1 No. Externally illuminated entrance sign, 1 No. Externally illuminated double-sided directional banner sign, 2 No. Non-illuminated wall mounted directional signs and 3 No. Non-illuminated double-sided temporary banner signs
EXPRESS CONSENT GRANTED
- h) **Stone Pit II, St James Lane, Greenhithe (DA/09/364)** – Variation of planning conditions (6) (infilling and restoration) and (15) (noise) of planning permission
PERMISSION GRANTED
- i) **Grass Verge Corner Cotton Lane and Bow Arrow Lane, Stone (DA/09/00802/TDA)** – Application for determination pursuant to Part 24 Class A of the Town and Country Planning (General Permitted Development) Order 1995 as to whether prior approval is required for the installation of a 15m high telecommunications column comprising 3 No. antennas and 1 No. 300mm dish and 1 No. associated equipment cabinet
THE PROPOSAL WILL NOT REQUIRE THE PRIOR APPROVAL OF THE AUTHORITY AND THEREFORE AN APPLICATION FOR PLANNING PERMISSION IN RESPECT THEREOF IS NOT NECESSARY

42/09/09PI: CLERK'S REPORT

The Clerk confirmed that Mike Gibson from South Eastern has so far declined to attend a council meeting to discuss the planned reduction in services from Stone Crossing Station.

It is hoped that a suitable arrangement can be achieved to allow Members to converse with Mr Gibson regarding the cuts but it was acknowledged that this is unlikely to happen in sufficient time to alter the proposal, due to commence in December 2009.

43/09/09PI: ITEMS FOR NEXT AGENDA

Proposals for the council budget 2010/11.

There being no further business the Chairman closed the Meeting at 8.12pm

DATED THE

DAY OF

2009

CHAIRMAN