

# MINUTES

Meeting of the  
COLLIER STREET PARISH COUNCIL  
Finance and Development Control Committee  
Monday 28 November 2011  
Orchard Room  
St Margaret's School, Collier Street  
Commencing at 7.30pm

**Proposed Attendees:** Cllr Bates(Chair); Cllr Grandi; Cllr Goff; Cllr Gibb; Cllr Ridd; Cllr Sandys

**11.11.1. Apologies** None

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**11.11.2. Declarations of Interest** None declared

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<b>11.11.3. Finance</b>	DATE	CHEQUE NO	PAYEE	AMOUNT	Clerk
	28.11.11	100662	YALDING PARISH COUNCIL	£50.00	
	28.11.11	100663	M C GIBB	£490.00	
	28.11.11	100664	KALC	£72.00	

Carol Jacques and Joan Godden have kindly agreed to co-ordinate the Jubilee Project.

The Parish Council discussed the upfront costs of this event and The Clerk confirmed that adequate resources are available to meet the initial expenses. The majority of these costs will be recoverable based on anticipated ticket sales.

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**11.11.4. Planning** Lead Cllr Will Bates

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**11.11.4.1  
Approved/Granted with conditions  
11/1635**

**1, WORSLEY COTTAGES,  
COLLIER STREET,  
TONBRIDGE, TONBRIDGE,  
KENT, TN12 9RN**

Amendments to planning permission MA/09/1367 (erection of a first floor rear extension and ground floor rear and side extension) being alterations to single storey side extension and fenestration details as shown on drawing nos. 001, 002 and 011 received

Within 3 months of the date of this decision, the proposed second floor bedroom window in the north elevation shall be obscure glazed and shall be incapable of being opened except for a high level top hung fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such; Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of existing and prospective occupiers. This in accordance with policy H33 of the Maidstone Borough-Wide Local Plan 2000 and policies CC6 and C4 of the South East Plan 2009.

The materials to be used in the construction of the external surfaces of the building(s) hereby permitted shall match those used in the existing building; Reason: To ensure a satisfactory appearance to the development. This in accordance with policy H33 of the Maidstone Borough-Wide Local Plan 2000 and policies CC6 and C4 of the South East Plan 2009.

With the exception to the change to the second floor bedroom window in the north elevation, in accordance with condition 2 of this permission, the development hereby permitted shall be carried out in

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accordance with the following approved plans: 011 received 23/09/11; Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers. This is in accordance with policy H33 of the Maidstone Borough-Wide Local Plan 2000 and policies CC6 and C4 of the South East Plan 2009.

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**11.11.4.2**

**Approved/Granted  
with Conditions**

**11/1610**

**THISTLE LODGE, SPENNY  
LANE, YALDING, TONBRIDGE,  
KENT, TN12 9PR**

Installation of tennis court with fencing  
as shown on drawing no.s 2011/40/01  
and 2011/40/02 received on 20/09/11.

The tennis court hereby permitted shall only be used for the private use of the occupiers of the dwelling outlined in blue on drawing no. 2011/40/01 and not for any commercial use; Reason: To prevent harm to residential amenity

and in the interests of sustainability in accordance with Policy CC1 of the South East Plan 2009 and PPS1.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission; Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no.s 2011/40/01 and 2011/40/02 received on 20/09/11. Reason: To ensure the quality of the development is maintained and to prevent harm to the character and appearance of the countryside in accordance with Policy C4 of the South East Plan 2009 and Policy ENV28 of the Maidstone Borough Wide Local Plan 2000.

No floodlighting shall be installed on the site without the prior written consent of the Local Planning Authority; Reason: To preserve the character and visual amenity of the countryside in accordance with Policy C4 of the South East Plan 2009 and Policy ENV28 of the Maidstone Borough Wide Local Plan 2000.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with details of the measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines; Reason: To preserve the character and visual amenity of the countryside in accordance with Policy C4 of the South East Plan 2009 and Policy ENV28 of the Maidstone Borough Wide Local Plan 2000.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the tennis court hereby permitted or the completion of the development, whichever is the sooner; and any trees or plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting

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season with others of similar size and species, unless the local planning authority gives written consent to any variation; Reason: To preserve the character and visual amenity of the countryside in accordance with Policy C4 of the South East Plan 2009 and Policy ENV28 of the Maidstone Borough Wide Local Plan 2000.

The tennis court fencing hereby permitted shall be finished in black unless otherwise agreed in writing by the Local Planning Authority; Reason: To preserve the character and visual amenity of the countryside in accordance with Policy C4 of the South East Plan 2009 and Policy ENV28 of the Maidstone Borough Wide Local Plan 2000.

The proposed landscaping scheme should include the retention of existing trees, plus the addition of further indigenous trees or an indigenous hedge to the west / south west of the court to soften views of the court from Spenny Lane, particularly when approaching from the south.

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**11.11.4.3  
Listed Building Consent  
MA/11/1885  
THE WHITE BARN  
GREEN LANE  
YALDING**

Application for listed building consent for single storey extension to south west elevation, alterations to fenestration, installation of flues and internal alterations.

The Parish Council would request that the bund be referred to the Environment Agency to consider the effect on the adjoining properties.

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**11.11.4.4  
Full Planning Permission  
THE WHITE BARN  
GREEN LANE  
YALDING**

Erection of a single storey extension to the south west elevation, alterations to fenestration and installation of flues, plus extension to bund.

The Parish Council would request that the bund be referred to the Environment Agency to consider the effect on the adjoining properties.

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**Cllrs Grandi and Goff briefed the Councillors on the outcome of the recent meeting with the residents who live adjacent to the Village Hall.**

The majority of the residents did not wish for the site to be redeveloped but would prefer the land to be used as a Car Park. Mindful of the outcome of this meeting the Parish Council will now have to consider the various options open to them, together with the opinions expressed at the Public Meeting to be held on 16 January 2012.

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**11.11.5. Next Meeting of the Finance and Development Control Meeting**

Monday 23 January 2012

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