

MEETING OF EPPC's PLANNING & TRANSPORTATION COMMITTEE HELD IN THE JUBILEE HALL AT 19.00 HOURS ON MONDAY 03 FEBRUARY 2020

MEMBERS PRESENT: M. Barton, J. Bates, D. Fairless, M. Ferguson, J. Hockey, S. North, S. Watson & E. Wilkinson

OFFICER PRESENT: K Bell

APOLOGIES: C. Matthews

ABSENTEES: R. Harvey

J. Hockey opened the meeting and welcomed all present, he announced that he was stepping down as Committee Chairman.

009/2020 NOTICE OF MEETING: Public Notice of the meeting had been given in accordance with Schedule 12, Para 10(2) of the Local Government Act 1972.

010/2020 Election of Committee Chairman for remainder of 2019/2020 Meeting Cycle: S. Watson proposed that D. Fairless take over as Committee Chairman, the motion was seconded by J. Hockey. D. Fairless accept the nomination and was elected Committee Chairman for the remainder of the 2019/2020 Meeting Cycle.

011/2020 Declarations of Interests and lobbying: J. Hockey declared an interest in planning applications TM/19/03013/LB and TM/19/03014/LB.

012/2020 Minutes of meeting held on 06 January 2020

012/2020.1 Minutes: APPROVED and signed as a true record.

012/2020.2 Update on any matters arising not on the agenda: None

013/2020 Planning Applications Considered during a meeting of the Parish Council held on 20 January 2020:

RESOLVED: To approve the following which were considered during a meeting of the Parish Council held on 20 January 2020.

TM/19/03017/LB Internal alterations to include new staircase to second floor level, new bedroom on first floor level, new feature staircase, removal of existing fireplace and new stud walls to living room at The Barn, 26 Church Lane, East Peckham  
**NO OBJECTION**

TM/19/03018/LB Form new en-suite room in existing annexe at The Barn, 26 Church Lane, East Peckham  
**NO OBJECTION**

Signed:  
Chairman

Date: 02 March 2020

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014/2020

**Planning Applications Considered**

**RESOLVED:** To comment as follows to TMBC

**TM/19/03013/LB** Existing slates on part of roof marked 1A on submitted roof plan to be carefully stripped off and the underlying roof structure repaired, the existing slates replaced where possible or reclaimed welsh slate used to match original tiles. (Felt roof marked 1B and 2 to be recovered using GRP and existing fibreglass roof marked 3 replaced with a new GRP roof. Existing small skylight within area marked 2 replaced with a new skylight at **The Orchard, 186 Hale Street, East Peckham**  
**NO OBJECTION**

**TM/19/03014/LB** Remove lath and plater overlaid onto an original sash window and make good the wall around the window using lime plaster. Repair as necessary the window thus revealed, using the design and material of the other sash window in the room and reusing the original glass and repairing the frame using a linseed paint at **The Orchard, 186 Hale Street, East Peckham**  
**NO OBJECTION**

**TM/20/00026/FL** Demolition of existing rear extension and construction of new full width extension extending the front porch to be square with the building at 25 Bramley Road, East Peckham  
**NO OBJECTION**

**TM/20/00117/POC** T1 Oak to crown reduce by 25%, deadwood and remove single lower limb to maintain balance at Orchard End, 174 Hale Street  
**NO OBJECTION**

015/2020

**Planning Decisions**

**TMBC HAD APPROVED the following**

**TM/19/02642/RD** Details of conditions 3a (foul and surface water drainage), 3b (refuse), 3c (external lighting), 3d (landscaping) and 7 (flood warning and evacuation plan) submitted pursuant to planning permission TM/18/02623/FL (Change of use from seasonal to permanent residential) at No 4 Caravan site, Pinkham, East Peckham

**TM/19/02768/FL** Single storey front extension to residential dwelling to accommodate hall and sanitary facility at 28 Snoll Hatch Road, East Peckham

**TMBC HAD REFUSED the following**

**TM/19/02773/LDP** Construction of 2 new dormers to rear elevation at Manna court, 11 Hale Street, East Peckham

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**TMBC HAD NO OBJECTION TO the following**

**TM/19/02958/TNCA** Job 1 – Remove 3 no leylandii trees located near to Yew tree, stumps to be ground out, Job 2 – Reduce leylandii hedge to a more manageable height, sides to be trimmed in the process at Three Points Cottage, 122 Addlestead Road, East Peckham

- 016/2020**
- Planning Enforcement:** TMBC were investigating the following
- 20/00009/USEH** Alleged unauthorised caravan at Branbridges Industrial Estate
- 20/00018/COH** Alleged breach of condition 8 (dormer windows) of TM/89/1555/FL (detached bungalow) at Aveling Lodge, Pinkham, East Peckham
- 20/00028/WORKM** Alleged unauthorised satellite antenna at 22 Addlestead Road, East Peckham
- 20/00029/USEM** Alleged unauthorised change of use to storage of scrap metal at The Merry Boys, 2 Pound Road, East Peckham
- 017/2020**
- TMBC – Phase 11 Parking Action Plan**
- 017/2020.1** Proposed changes to on street parking arrangements at Medway Meadows, Hale Street and Old Road by the installation of new double yellow lines to prevent obstructive parking: Following a discussion, it was:  
**RESOLVED:** That whilst the implementation of a resident parking scheme would have been preferable, TMBC would be advised that the Parish Council had no objection.
- 017/2020.2** **Orchard Road / The Freehold:** It was noted that the proposals had been abandoned due to the strong level of residential response against the proposal at informal consultation stage. Following a discussion, it was:  
**RESOLVED:** That whilst the proposals were not currently being progressed, the Parish Council remained of the opinion that the problem had not diminished and would therefore request TMBC to include Orchard Road / The Freehold on their holding list for future phases and to consider all options including the replacement of some of the footway with parking bays.
- 017/2020.3** **Introduction of new charges for off street parking fees and charges in the Borough of Tonbridge and Malling: NOTED NO COMMENT**

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018/2020

**Kent Highways**

- 018/2020.1 **New Items for referral to KHS:** Potholes at the junction of Bush Road / Addlestead Road and along Tonbridge Road
- 018/2020.2 **Information received from KHS**
- 018/2020.2.1 **Potholes at Russett Road:** Reported to KHS under reference 483444
- 018/2020.2.2 **Potholes at junction of Old Road with Branbridges Road:** Reported to KHS under reference 483446
- 018/2020.2.3 **Lower Hale Street Traffic Calming:** In response to correspondence from a resident who was concerned with the legality of the traffic calming feature, County Councillor Matthew Balfour had confirmed that whilst he thought the matter had been settled, he would investigate further and advise at the earliest opportunity.
- 018/2020.3 **Parish Highways Improvement Plan (HIP)– Supplementary Procedure Note:** A supplementary procedure note had been received together with a Template Parish HIP. It was noted that the HIP scheme provided an opportunity for Parish Councils to engage with residents in identifying highways priorities in their areas and then work with KCC on what highway improvements could be taken forward and how they might be funded.
- 018/2020.4 **Highways Repairs:** It was reported that Parish and Town Councils were often the first port of call for angry residents who had suffered as a result of poorly maintained road and unfilled potholes in their local area. In response the SLCC had published information revealing that a recent analysis had indicated that 36 shire councils who took part had £20,885 per mile to spend on repairs, pothole filling and construction new junctions and networks whereas 31 London councils were able to spend £62.350 per mile over the same period and that the 36 urban metropolitan councils spent £41,929 per mile and the 8 'core cities' were able to spend £57,241 per mile.

019/2020

**Streetlight at junction of Chidley Cross Road with Addlestead Road:** A letter had been received signed by 6 residents from Bullen Corner who had requested that the streetlight be switched off. The councils streetlight contractor had confirmed that the streetlight already operated on a part night illumination basis and advised that the only option they could suggest as a compromise would be to remove the current isolator within the pole box enclosure and install a larger version to incorporate a digital time clock which could then be programmed for specific timings to turn the lantern on and off at the cost of £312.50. S. Watson advised members that she had received communications from several residents who had indicated that they did not want the streetlight turned off. Following a discussion, it was:

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**RESOLVED:** That the streetlight would not be turned off. Members were of the opinion that it was necessary for the safety of highway users, pedestrian and the community in general.

It was further:

**RESOLVED:** That the compromised solution would be offered with the suggestion that the digital timer be programmed so that the streetlight was off between the hours of 12.00 a.m. – 5.00 a.m..

020/2020

**Coults Stream Footpath:** KCC had responded to the councils concerns as follows:

- They were aware of the issues with the width of footpath MR538.
- They had considered closing the path on the grounds of it being unsafe, but, having spent some time looking into the historic condition of the path where it appeared to have been in this or a slightly worse condition since 1994 it was decided to keep the path open.
- With regard to the section very close to the newly installed bridge – KCC PROW were in discussions with the Capitol Projects officer about what they might be able to achieve to give that section more stability and potentially add a bit of width. At this stage they did not have a timeframe as it depended on the solution they were able to implement.
- If there were major concerns about the safety of the route they would have no alternative but to place a temporary closure on the path until works had been completed.

021/2020

**Kent Wildlife Trust – Working together to create a Wilder Kent:** A letter had been received from the Kent Wildlife Trust in which they had outlined potential ways in which they could help work with the Parish council to safeguard spaces for nature now and in the future. The information was **RECEIVED AND NOTED.**

022/2020

**Matters for Future Discussion**

S. Watson suggested that the committee consider the installation of new streetlights in Hale Street.. The streetlight contractor would be asked to advise.

**Fly tipping at Pierce Mill Lane.** Referred to TMBC

**Abandoned Car in The Freehold:** Referred to TMBC and the Community Warden

023/2020

**Date of Next Meeting:** Confirmed as 02 March 2020 @ 7.00 p.m.

Signed:

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Chairman

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