

**MEETING OF EPPC's VIRTUAL PLANNING & TRANSPORTATION COMMITTEE HELD ON MONDAY
01 FEBRUARY 2021**

MEMBERS PRESENT: M. Barton, D. Fairless, M. Ferguson, T. Fryer, D. Seal, S. North & S. Watson

OFFICER PRESENT: K Bell

ABSENTEE: J. Bates

D. Fairless opened the meeting and welcomed all present.

012/2021 **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 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings (England and Wales) Regulations 2020 which came into force on 4 April and enabled the Parish Council to hold remote meetings for a specified period until May next year.

013/2021 **Declarations of Interests, lobbying and dispensation requests:** M. Ferguson and D. Seal declared an interest in planning applications TM/20/02941/FL and TM/21/00070/FL as they were near neighbours.

014/2021 **Minutes of the meeting held on 04 January 2021: RESOLVED** That the minutes from the meeting be **APPROVED** and signed by the Chairman as a correct record.

015/2021 **Planning Applications: RESOLVED** to comment as follows to TMBC
TM/20/02941/FL Conversion of existing outbuilding which comprises of a double garage on the ground floor and overflow living accommodation on the upper floor into a self-contained, low maintenance retirement home with its own off street parking for 2 cars, utility area and courtyard garden at Willow Cottage, 1 Church Lane, East Peckham
NO OBJECTION

TM/20/02976/FL Installation of 2 No. windows to rear elevation at 5 Archers Park, Branbridges Road, East Peckham
NO OBJECTION

TM.20/02991/MIN Request for approval of details pursuant to condition 29 (Landscaping Restoration & aftercare) of planning permission TW/19/1343 (KCC Ref: KCC/TW/19/1343/R29) at Stonecastle Quarry, Hartlake Road, Golden Green
Note: For Information
NOTED

TM/21/00070/FL First floor extension over existing ground floor at Tudor Dene 36 Church Lane, East Peckham
NO OBJECTION

Signed Chairman

Date: 01 March 2021

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting

-1818-

TM/21/00105/RD Details of Condition 4 (lighting layout plan) submitted pursuant to planning permission TM/20/01674/FL (Installation of new pump canopy building, pipework and working platform within the CLH-PS Ltd Nettlestead Green pump station) at Nettlestead Pump Station Off Hale Street Bypass, East Peckham

NOTED

TM/21/00115/LB Removal of existing modern plasterboard ceiling due to water damage, existing floor joists to be left exposed and new ceiling in-fill between joists at Crowhurst Farmhouse 39 Bells Farm Road, East Peckham

NO OBJECTION

TM/21/00116/LB Proposed removal and replacement of existing beam at Crowhurst Farmhouse, 39 Bells Farm Road, East Peckham

NO OBJECTION

TM/21/00117/FL Proposed construction of new cafe to support previously approved fishing lakes at Recreation Land West of Branbridges Industrial Estate, Branbridges Road, East Peckham

NO OBJECTION

016/2021

Planning Decisions

TMBC HAD APPROVED the following

TM/20/02545/RD Details of conditions 2 (floor levels), 3 (materials), 4 (landscaping and boundary treatment), 5 (watching brief), 6 (refuse) and 8 (desktop study) submitted pursuant to planning permission TM/20/01512/FL (Demolition of existing 2 agricultural buildings and the erection of w detached dwellings with associated parking, bin storage and access) at Crowhurst Coldstore, Bells Farm Road, East Peckham

TM/20/02606/FL Change of use from detached double garage and store with games room/studio and w.c to a detached dwelling at 15 The Freehold East Peckham Tonbridge Kent TN12 5AB

TMBC had advised that the following application **HAD BEEN WITHDRAWN**

TM/20/02491/FL New café to support previously approved fishing lakes at Recreation Land West of Branbridges Industrial Estate, Branbridges Road, East Peckham

TMBC HAD CERTIFIED THE FOLLOWING

TM/20/02232/LDE Lawful Development Certificate (Existing) Storage of Cars for commercial purposes at Land Adjoining Pumping Station Medway Meadows, East Peckham

TM/20/02702/LDP Lawful Development Certificate Proposed: Dropped kerb either side of the driveway 3 Strettitt Gardens, East Peckham

017/2021

Planning Enforcement: TMBC was investigating the following

21/00015/USEM Alleged unauthorised use as a care facility at 75 Old Road, East Peckham

Signed Chairman

Date: 01 March 2021

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting

| | | |
|--------------|--|---|
| 018/2021 | Kent Highways | |
| 018/2021.1 | Current Issues | |
| 018/2021.1.1 | Tonbridge Road (Drainage Problem): | Referred to KHS under reference 544542. |
| 018/2021.1.2 | Hatches Lane (Drainage Problem): | Referred to KHS under reference 548062 |
| 018/2021.2 | New Issues | |
| | RESOLVED | that the following would be referred to KHS |
| 018/2021.2.1 | Tonbridge Road (Potholes): | M. Barton drew attention to potholes along Tonbridge Road which were getting worse and had been referred to KHS on a previous occasion. The matter would be progressed with KHS.. |
| 018/2021.2.2 | Church Lane: | Overgrown vegetation clearance required so that it would widen the footpath |
| 018/2021.2.3 | Bus Stop: | Crown Acres Junction: Required reinstatement following reinstatement of the bus shelter. |
| 019/2021 | Temporary Road Closures | |
| 019/2021.1 | Three Elm Lane: | 24 January 2021 for up to 1 day (drainage cleansing) |
| 019/2021.2 | A228 Seven Mile Lane: | 06 February 2021 – 13 February 2021 (pre-patching surfacing works) |
| 019/2021.3 | Bullen Lane: | 8 February 2021 for 5 days (water main connection works) |
| 019/2021.4 | Three Elm Lane: | 15 February 2021 for up to 2 days (signage and carriageway lining) |
| 019/2021.5 | Hartlake Road, Tudeley: | 23 February 2021 for up to 1 day (BT works) |
| 020/2021 | Highway Improvement Plan (HIP) | |
| 020/2021.1 | 2020 HIP Update | |
| 020/2021.1.1 | Church Lane: Drop Kerbs: | KHS has confirmed that installation would take place prior to 31 March 2021. |
| 020/2021.1.2 | Hale Street – Traffic Calming Highway Safety Audit: | No new information received |
| 020/2021.1.3 | Installation of Planter at Medway Meadows / Branbridges Road: | No new information received |
| 020/2021.1.4 | EP Village Centre – Transfer of land ownership to EPPC: | No new information received |
| 020/2021.2 | 2021 HIP | Following a discussion, it was |
| | RESOLVED: | That consideration of the item would be deferred to April 2021 |

Signed Chairman

Date: 01 March 2021

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting

- 021/2021** **Speed Order Restriction Consultation:** KCC acting as the Local Traffic Authority and in exercise of its powers under Sections 81.82, 83 and 84 of the Road Traffic Regulation Act 1984 proposed to change the national speed limit to 40 mph on the following lengths of road
- Three Elm Lane Hadlow:** From a point 25 metres west of its junction with Pierce Mill Lane to its junction with Tonbridge Road, East Peckham
- Tonbridge Road, East Peckham** From its junction with Three Elm Lane to its junction with Addlestead Road
- Following a discussion, it was:
- RESOLVED:** That KCC would be advised that whilst EPPC had no objection to the speed order restriction relating to Tonbridge Road but was of the opinion that the speed order restriction in respect of Three Elm Lane Hadlow was unnecessary.
- 022/2021** **Kent Community Housing Hub:** An invitation had been received for EPPC representatives to attend Community Led Housing online event on 05 February 2021. The event would include workshops on funding, planning, sustainability, self-build / self-design.
- 023/2021** **Kent Housing Group:** An invitation had been received for EPPC representatives to attend which would be focusing on Developing Homes in Rural Communities and The New Rural Housing Protocol. It was noted that the event would be held on 19 February 2021 and was being attended by M. Barton, T. Fryer, S. North, and E. Wilkinson.
- 024/2021** **Fly tipping**
- 024/2021.1** **Pierce Mill Lane:** Referred to TMBC under reference 130736.
- 024/2021.2** **East Peckham Bypass (northern & southern carriageways):** Referred to TMBC under reference 130737.
- 024/2021.3** **Old Road:** Referred to TMBC under reference 131905.
- 025/2021** **Proposed Neighbourhood Plan for East Peckham:** Information regarding Neighbourhood Plans which had been prepared by the Clerk and copied to members was **RECEIVED AND NOTED.**
- 026/2021** **Neighbourhood Survey for East Peckham:** following a discussion, it was:
- RESOLVED:** That T. Fryer and the Clerk would prepare an online Neighbourhood survey the responses of which would provide a unique opportunity for residents to help shape and guide the future of East Peckham and could possibly be used in the future if the Parish Council decided that it wished to produce a Neighbourhood Plan.
- 027/2021** **East Peckham Village Signs:** It was reported that over the Christmas break, the Village Sign located in Hale Street was damaged during Storm Bella and whilst M. Barton inspected the damage; he was unable to repair it and had called Mark Edwards was called out to assist. As a repair could not be carried out on site, the sign was removed from site and it has since been reinstated. Upon reinstatement he was asked to check the stability of the two other signs and having found those also to be in a similar state of repair and he was asked to repair those signs as well.

Signed Chairman

Date: 01 March 2021

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting

028/2021

Matters for Further discussion

Missing Post: D. Fairless drew attention to a missing post from the Pound Road playing field entrance. The Clerk was trying to ascertain what might have happened to it from Kent Grassland Services and Mark Edwards, if it could be located it would be reinstated.

Land rear of Khan Spice: S. North drew attention to land clearance at the rear of Khan Spice and reported that there was some speculation that the land was being cleared for property development. The situation would be monitored.

029/2021

Date of Next Meeting: Confirmed as 01 March 2021 @ 7.00 p.m.

Signed Chairman

Date: 01 March 2021

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting