

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

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

**OFFICER PRESENT:** K Bell

**ALSO, PRESENT:** 3 residents

**ABSENTEE:** J. Bates

D. Fairless opened the meeting and welcomed all present.

**030/2021 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.

**031/2021 Declarations of Interests, lobbying and dispensation requests:** M. Ferguson and D. Seal declared an interest in planning application TM/21/00295/FL as they were near neighbours. S. North declared an interest in TM20/02496/LDE as she was the property owner.

**032/2021 Minutes of the meeting held on 01 February 2021:** It was proposed by S. North, seconded by D. Seal and:  
**RESOLVED:** That the minutes from the meeting be **APPROVED** and signed by the Committee Chairman as a correct record.

**033/2021 Planning Applications: RESOLVED** to comment as follows to TMBC  
**TM/21/00295/FL** Extension and conversion of existing two storey outbuilding into a two storey dwelling house for retirement with associated off-street parking and courtyard garden (re-submission of TM/20/02941/FL) at Willow Cottage, 1 Church Lane, East Peckham  
**NO OBJECTION**

Signed Chairman

Date: 12 April 2021

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**-1823-**

**TM/21/00312/FL** Proposed construction of new Cafe to support previously approved fishing lakes (re-submission of TM/21/00117/FL) at Recreation Land West of Branbridges Industrial Estate  
**NO OBJECTION**

**034/2021 Planning Decisions**

**TMBC** had advised that the following had been **WITHDRAWN**

**TM/20/00903/LB** Variation of condition 2 (works set out in Design and Access Statement) pursuant to Listed Building permission TM/19/03014/LB (Listed Building Application: Remove lath and plaster 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 repainting the frame using a linseed paint) at The Orchard, 186 Hale Street

**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

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

**TMBC HAD APPROVED** the following

**TM/20/02153/FL** Conversion of first floor offices to a two bedroom flat at 11 Old Road

**TM/20/02188/FL** Change of use of land for the storage of the seasonal workers' mobile home in situ when unoccupied at Agricultural Land East and West of Torbay Road

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**-1824-**

**TM/20/02827/RD** Details of condition 5 (landscape and boundary treatment) submitted pursuant to planning permission TM/17/03385/FL (Replacement of barn with a single residential dwelling) at The Corner House, 321 Bush Road

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

**TMBC HAD CERTIFIED** the following

**TM/20/02496/LDE** Lawful Development Certificate Existing: Continuous use as a Residential garden for recreational purposes associated with the use of the property since the purchase was completed on 23.10.1996 at Land and Building West of Branbridges House 34 Branbridges Road

**ADDITIONAL INFORMATION HAD BEEN RECEIVED** in respect of the following:

**TM/20/01888/PDVAR** Redevelopment at Rhoden Farm  
Borough Councillor H Rogers had advised that rather than a full planning application, this was presented, validated, and determined under the prior notification procedure within the permitted development planning framework. It was noted that whilst TMBC's development control department tried to guide applicants against the submission of this type of application when giving pre application advice it was often the chosen route for the conversion of "redundant" structures and in this instance the decision made by TMBC was Prior Approval Not Required

**035/2021** **Planning Enforcement:** TMBC was investigating the following  
**21/00038/ADVM** Alleged unauthorised advertisement board  
The Hop Farm Country Park

**21/00045/WORKM** Alleged unauthorised land raising at 7 The Old Dairy

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**036/2021 Trees on Parish Council Owned Land in the Village Centre:** It was reported that the trees on Parish Council owned land in the village centre needed to be cut back in order that they cleared the overhead power lines. Advice had been sought from TMBC's Tree Offer within the Planning Department and whilst no planning permission was required it had been recommended that the Parish Council undertake the following works:

- |                                |   |   |
|--------------------------------|---|---|
| 1 x Catalpa (Indian Bean Tree) | - | Pollard right down to approx.2.5m                         |
| 1 x Walnut Tree                | - | Cut back and reduce crown by no more than 15% to balance. |

It was further reported that Tree Cycle Tree Care who undertook the councils biannual tree safety audit had quoted £720 plus VAT for the work with the recommendation that the Parish Council postpone reducing the crown on the walnut tree until September. It was noted that Mark Edwards has also been invited to quote but had been unable to match that of Tree Cycle Tree Care as he would have to hire specialised equipment. Following a discussion, it was:

**RESOLVED:** That the Committee would recommend that the full Parish Council accept the quotation from Tree Cycle Tree Care and for the work to be carried out at the earliest opportunity.

**037/2021 Kent Highways**

**037/2021.1 Current Issues:** No new information received

**037/2021.2 New Issues:** No new items for referral to KHS.

**037/2021.3 Temporary Road Closure - The Freehold (09 March 2021 for up to 4 days):** It was noted that the road would be closed in the general vicinity of No. £ and that the alternative route for through traffic was via Old Road, Orchard Road, The Freehold and vice versa. It is further noted that the closure was required for the safety of the public and workforce whilst apparatus renewal works were undertaken by South East Water.

**037/2021.4 2020 Highway Improvement Plan (HIP):**

**037/2021.4.1 Church Lane: Drop Kerbs:** Work was due to be carried out before 31 March 2021.

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-1826-

**037/2021.4.2 Hale Street – Traffic Calming Highway Safety Audit:** KHS had advised to carry this item forward to the 2021 HIP

**037/2021.4.3 Installation of Planter at Medway Meadows / Branbridges Road:** KHS had advised to carry this item forward to the 2021 HIP

**037/2021.4.4 EP Village Centre – Transfer of land ownership to EPPC:** KHS had advised to carry this item forward to the 2021 HIP

**038/2021 Fly tipping East Peckham Bypass (northern & southern carriageways):** It was reported that this matter had been referred to TMBC under reference 130737. It was noted that whilst TMBC had dealt with previous incidents they had now indicated that future incidents should be dealt with by the landowner or the EA.

**038/2021 Fingerpost – Village Centre:** It was reported that Mark Edwards had retrieved the “finger” but had been unable to repair and reinstate. He had therefore suggested that local craftsman John Tanner be contacted as he specialised in working with timber and was also a signwriter. Mr Tanner was currently ascertaining how best to repair and reinstate.

**039/2021 Aces Auto Sales:** It was reported that rumours were circulating that Aces Auto Sales would be ceasing to trade. It was noted that the rumours had not been substantiated by any formal notification to the Parish Council. Following a discussion, it was:  
**RESOLVED:** That EPPC would make no rash decisions with regard to the double yellow lines at Medway Meadows / Branbridges Road but would wait and see what plans were made for the future of the land currently occupied by Aces Auto Sales.

**040/2021 Definitive Mapping Information:** KCC had modified the definitive footpath map which affected footpaths MR 525 and 529 by introducing a new length of public bridleway numbered MR 616 which connected on the A228 (Seven Mile Lane)

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**041/2021 The Housing Hub – Kent Guide to Developing Homes in Rural Communities:** The event held on 19 February 2021 was attended by T. Fryer, S. North, and D. Seal; they drew attention to the following:

- They gained knowledge on how The Housing Hub could help people in Kent develop their own housing projects, create closer-knit communities, and build sustainable, affordable homes they really wanted to live in.
- They were keen if the opportunity arose for the Parish Council to enable more affordable housing, preferably small bungalows to be built in the village which would allow elderly residents to downsize which would then free up larger homes for families.

**042/2021 Matters for Future Discussion**

**Land Rear of Khan Spice, Bullen Lane:** Attention was drawn to land clearance and water connectivity works which had taken place. The matter would be referred to TMBC's Development Control.

**Margaret Lawrence Memorial:** Agenda item for full parish council on 15 March 2021

**2021 Commonwealth Day:** M. Barton would fly the flag from the village flagpole on 08 March 2021

**Allotment Land:** Update provided, would be an agenda item for the full parish council on 15 March 2021

**Reopening of Jubilee Hall:** Members agreed that the hall Sports Hall would be closed to indoor users for the duration it was in use as a vaccine centre and that the matter would be on the agenda for discussion by the full parish council on 15 March 2021.

**Operation Forth Bridge:** Members were advised on the protocol to be followed in the event Operation Forth Bridge was activated.

**043/2021 Date of Next Meeting:** Confirmed as 12 April 2021 @ 7.00 p.m.

There being no additional business the meeting closed at 19.29 hours

Signed Chairman

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