

MINUTES OF A VIRTUAL MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE HELD AT 7.05 P.M. ON MONDAY 12 APRIL 2021

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

ALSO, PRESENT: K. Bell (Clerk) & 2 residents

APOLOGIES: J. Bates

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 04 April 2020 and enabled the Parish Council to hold remote meetings (including by video and telephone conferencing) for a specified period until May 2021.

044/2021 Declarations of Interests, lobbying and dispensation requests: M. Barton declared an interest in planning application TM/21/00798/FL as the planning applicant was a family member.

045/2021 Minutes of the meeting held on 01 March 2021: It was proposed by M. Barton, seconded by S. Watson and by a show of hands:
RESOLVED: That the minutes from the meeting be **APPROVED** and signed by the Committee Chairman as a correct record.

046/2021 Planning Applications
046/2021.1 Received and considered during the period 17.03.21 to 12.04.21: By a show of hands, it was:
RESOLVED: That the following be approved
TM/21/00421/FL Front, rear, and side extensions at 19 Bramley Road
NO OBJECTION

046/2021.2 The following were considered.
Following a discussion by a show of hands, it was:
RESOLVED: To comment as follows to TMBC
TM/21/00596/FL Erection of single storey summerhouse in rear corner of the back garden at Bullens, 37 Chidley Cross Road
NO OBJECTION

Signed: Committee Chairman..... Date:

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

-1829-

TM/21/00642/FL Three bay oak framed car barn at Little Brook Cottage, 313 Bells Farm Road
NO OBJECTION

TM/21/00672/TNCA Conifer T1 – reduce in height by approx. 40% and hedge trim sides at Horse and Groom Cottage, 53 Chidley Cross Road
NO OBJECTION

TM/21/00798/FL Single storey front extension and conversion of integral garage to habitable room at 4 Strettitt Gardens
NO OBJECTION

KCC/TM/0057/2021 Erection of asphalt plant at
& **TM/21/01007/MIN** East Peckham Rail Depot, TN12 5HL
NO OBJECTION

047/2021 **Planning Decisions**

TMBC HAD APPROVED the following.

TM/21/00070/FL First floor extension over existing ground floor at Tudor Dene, 36 Church Lane

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

TM/21/00192/TNCA Castlewellan T.1 and T.3 Larch tree to fell to near ground level and T.2 Bay tree to reduce by 50% and trim sides at Bucklers Cottage, 128 Addlestead Road

TMBC HAD REFUSED TO PERMIT the following

TM/21/00295/FL Extension and conversion of existing two storey outbuilding into two storey dwelling house for retirement with associated off-street parking and courtyard garden (resubmission of TM/20/002941/FL)

Signed: Committee Chairman..... Date:

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

-1830-

KCC HAD APPROVED the following.

TM/00/1599/R26C1A Details of an Ecological Mitigation Strategy for the Widening of the Site Haul Road pursuant to planning permission TM/00/1599/R26C1 at Stonecastle Farm Quarry, Whetsted Road, Five Oak Green

048/21

Planning Enforcement

20/00207/WORKM Alleged unauthorised porch at 18 The Freehold East Peckham Tonbridge

TMBC had inspected the site and concluded that whilst the works were a technical breach of the permitted development regulations, they cause no demonstrable harm to the amenity of the area and no further action would be taken.

21/00045/WORKM Alleged unauthorised land raising at 7 The Old Dairy, East Peckham

TMBC had investigated the alleged land raising in parallel with enforcement investigation 20/00310/WORKM and concluded that no breach of planning control had been identified and no further action would be taken.

21/00055/TRCAM Alleged unauthorised removal of trees at Bullen Lane

TMBC was investigating.

21/00067/WORKM Alleged unauthorised building in garden at 1 Stonepit Cottages, 370 Tonbridge Road

TMBC was investigating.

21/00070/USEH Alleged unauthorised change in use from residential to mixed residential business use (commercial car sales) at 26 Old Road.

TMBC was investigating.

21/00071/USEH Alleged unauthorised residential caravan at Rose Mews, 2 Branbridges Road

TMBC was investigating.

Signed: Committee Chairman..... Date:

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

049/2021

Kent Highways

049/2021.1 Forward Works Programme 2021/2022 – 2025/2026: Information had been received from KHS setting out their five-year Forward Works Programme for the years 2021/22 to 2025/26. It was noted that the programme was subject to regular review and might change.

The following works had been identified specific to East Peckham for the years 2021//2022 – 2022/2023.

Branbridges Road	A228 Crash Barriers Upgraded tensioned corrugated beam safety fencing at various sections between Whetsted Road Roundabout and Maidstone Road roundabout
------------------	--

Church Lane Surface	preservation along the entire length
---------------------	---

Hale Street Bypass	Culvert Replacement (Beech Wood (KCC structure No 3150A)
--------------------	--

Old Church Road	Road surface preservation from A228 – A228 (whole crescent)
-----------------	--

A26 Mereworth/East Peckham	Road surface renewal Alders roundabout and approaches
----------------------------	---

The following works had been identified specific to East Peckham for the years 2023/2024 – 2025/2026

Hale Street Bypass	Road surface preservation B2015 Maidstone Road – A220 Whetsted Road
--------------------	--

Signed: Committee Chairman..... Date:

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

-1832-

049/2021.2 KHS Works: KHS had provided information in respect of the extent of works carried out to roads, footways, and cycle tracks, drainage, structures, crash barriers, streetlighting (within KCC ownership), Intelligent Traffic Systems (ITS) and soft landscaping. The information was **RECEIVED AND NOTED.**

049/2021.3 KHS would carry out the following county wide.

Grassed areas		Various	All Districts	Soft Landscape	Swathe cutting	Various	Routine maintenance: once a year
Grassed areas		Various	All Districts	Soft Landscape	Visible cutting	Various	Routine maintenance: once a year
Rural hedges		Various	All Districts	Soft Landscape	Rural hedge cutting	Various	Routine maintenance: once a year
Shrub beds		Various	All Districts	Soft Landscape	Shrub bed maintenance	Various	Routine maintenance: once a year
Urban grassed areas		Various	All Districts	Soft Landscape	Grass cutting	Various	Routine maintenance: six times a year
Urban hedges		Various	All Districts	Soft Landscape	Urban hedge cutting	Various	Routine maintenance: once a year
Various areas		Various	All Districts	Soft Landscape	Weed spraying	Various	Routine maintenance: once a year
Various roads		Various	All Districts	Street Lighting	Street lighting column replacement	Various locations	Structural testing
Various roads		Various	All Districts	Street Lighting	De-illumination of illuminated signs	Various locations	Review of legal requirements
Various roads		Various	All Districts	Street Lighting	Illuminated sign column replacement	Various locations	Structural testing
Various roads		Various	All Districts	Street Lighting	Remedial work to illuminated signs	Various locations	Electrical testing
Various roads		Various	All Districts	Street Lighting	Electrical testing of streetlights	Various locations	Legal requirement

Signed: Committee Chairman..... Date:
These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.

-1833-

049/2021.4 New Issues: No new issues for referral to KHS.

049/2021.5 Proposed Speed Limit Reduction at Tonbridge Road: Earlier this year (minute 021/2021 refers), EPPC was asked for its views and commented as follows “KCC would be advised that whilst EPPC had no objection to the speed order restriction relating to Tonbridge Road was of the opinion that the speed order restriction in respect of Three Elm Lane, Hadlow was unnecessary”. KCC had now advised that the consultation exercise generated 33 responses, 22 in support of the proposal whilst 11 were against, therefore whilst KCC would be taking no further action, if EPPC wished for the matter to be reconsidered, it could be included within the 2021 HIP. It was noted that a request for EPPC to include the matter in the 2021 HIP had been received from one resident. Following a discussion, it was by a show of hands:

RESOLVED: That EPPC would take no further action.

049/2021.6 Highway Improvement Plan (HIP)

049/2021.6.1 2020 HIP: Following a discussion, it was

RESOLVED: That the following items would be carried forward:

Church Lane: Drop Kerbs
(Work should have been completed prior to 31.03.2021)

**Hale Street – Traffic Calming
Highway Safety Audit**

**EP Village Centre – Transfer
of land ownership to EPPC**

It was further.

RESOLVED: That the planter at Medway Meadows / Branbridges Road would be deferred.

049/2021.6.2 2021 HIP: Following a discussion, it was:

RESOLVED: That in addition to the items carried forward, the 2021 HIP would include a request for KHS to consider a 20-mph speed limit from the junction of Pound Road with Church Lane to the junction of Old Road with Branbridges Road.

Signed: Committee Chairman..... Date:

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

-1834-

050/2021 Neighbourhood Plan for East Peckham: It was reported that the 2011 Localism Act was intended to give local communities a greater say in planning issues, and to let local people decide upon a vision for their area. East Peckham could prepare a Neighbourhood Plan, which would form part of the TMBC Plan. It was noted that Neighbourhood Plans not only covered development, but infrastructure needs, like schools, roads, medical provision, wastewater disposal and economic and social objectives. S. North advised members that she would like EPPC to take the lead and create an East Peckham Neighbourhood Plan which would help shape the future development of the village.

It was noted that the process would include drafting a plan and engaging with the community in its preparation before it being submitted to an independent assessment process to ensure it was consistent with the TMBC Plan and national planning policies.

It was further noted that on 30 April 2021, M. Barton, S. North, and T. Fryer would be attending the “Improving your Community through Neighbourhood Planning” seminar which was being hosted by Action with Communities in Rural Kent (ACRK). They were invited to report back to the next committee meeting when the next steps could be discussed.

051/2021 TMBC Local Plan: Notification received regarding Consultation Pre- Submission (26.03.21 – 04.06.21)

052/2021 Street Pavement License Application for Consideration: 4 x picnic tables for Village Coffee & Wine Bar at 1 Pound Road, East Peckham. It was reported that in consultation with members, TMBC had been advised that EPPC had NO OBJECTION. It was reported that a resident had since expressed strong misgivings if the intention were to take over a large part of the paved area. The resident believed any enlarged seating area would quickly take over the public seating and would be very noisy. Following a discussion, it was:

RESOLVED: That whilst the council was empathetic with the residents’ views, EPPC’s opinion remain unchanged however the matter would be subject to ongoing review and any issues arising would be discussed directly with the business owner.

Signed: Committee Chairman..... Date:

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

-1835-

It was further.

RESOLVED: That owing to the receipt of conflicting information regarding land ownership in the village centre that clarification would be sought regarding landowners, of which EPPC would be one effective from 01 May 2021, and their specific land interests.

053/2021 **Date of Next Meeting:** Owing to fact that 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 04 April 2020 and enabled the Parish Council to hold remote meetings (including by video and telephone conferencing) for a specified period until May 2021 had not been extended the impact of this was due to be discussed at the full meeting of the Parish Council on 19 April 2021, the dates of the council and committee meetings for May and June would also be considered and confirmed.

Signed: Committee Chairman..... Date:

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