

MINUTES OF A MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE HELD AT 7.00 P.M. ON MONDAY 10 MAY AT THE JUBILEE HALL

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

ALSO, PRESENT: K. Bell (Clerk) & 1 resident

APOLOGIES: S. Milburn

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.

054/2021 **Declarations of Interests, lobbying and dispensation requests:** S. North declared an interest in planning application TM/21/00573/FL as the planning applicant was known to her.

055/2021 **Minutes of the meeting held on 12 April 2021:** Proposed by S. North seconded by T. Fryer and:
RESOLVED: That the minutes from the meeting be **APPROVED** and signed by the Committee Chairman as a correct record.

056/2021 **Matters Arising not included elsewhere on the agenda:** None

057/2021 **Planning Applications**
RESOLVED: To comment as follows to TMBC
TM/21/00573/FL Change of use of the land from amenity to residential curtilage and amend the boundary. There will be a hedge planted set back from the pavement which will be the new boundary and there will be a stock fence at a height of 1m to prevent children and pets crossing the boundary. The west aspect of the hedge will be planted so that the existing council waste bin remains in its current position accessible to the public and for collection; at the east aspect of the plot there will be a full height gate which will allow access particularly for machinery to remove the existing hedge once the new hedge is established,

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this will face the existing row of garages on William Luck Close, the Westwood Road sign will remain in its current position and the hedging here will be removed to make it more visible; any future construction of a residential dwelling would be prohibited on this land at Runnymede, 126 Addlestead Road, East Peckham

OBJECTION the land should remain amenity land for the benefit of East Peckham and the community. TMBC would be advised that EPPC was interested in the land acquisition for community use.

TM/21/00868/FL Extension to provide additional ancillary office space at 1 Archers Park, Branbridges Road, East Peckham
NO OBJECTION

TM/21/00874/PDVLR Prior notification for residential extension: Replacement conservatory (Part1 Class A), Depth to rear 4m, height to eaves 2.32m, maximum height 3.29m at 48 Golding Gardens, East Peckham
NO OBJECTION

TM/21/01042/FL Demolition of the existing agricultural buildings and temporary workers accommodation on the site and the erection of 2 no dwellings, outbuilding, new access road, swimming pool and associated landscaping and parking at Little Rhoden Farm, Bells Farm Road, East Peckham
NO OBJECTION by a vote of 5:4 as the vote was originally tied at 4:4, this included the Committee Chairman's casting vote in favour of the proposal.

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TM/21/01043/FL Demolition of the existing agricultural buildings and temporary workers accommodation on the site and the erection of 4 no dwellings, outbuildings new access road and associated landscaping and parking at Little Rhoden Farm Road, East Peckham
NO OBJECTION

TM/21/01121/FL Construction of new café to support previously approved fishing lakes at Recreation Land West of Branbridges Industrial Estate, Branbridges Road, East Peckham
NO OBJECTION

TM/21/01151/FL Single storey rear/side extension at Applegarth, 165 Branbridges Road, East Peckham
NO OBJECTION

TM/21/01187/FL Single storey rear extension to Datura Cottage, 3 Grove Close, Hadlow
NO OBJECTION

058/2021 **Planning Decisions**

TMBC had APPROVED the following.

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

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

TM/21/00421/FL Front, rear and side extensions at 19 Bramley Road, East Peckham

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TM/21/00465/RD Details of conditions 8 (contaminated land desktop study) and 9 (site investigations) pursuant to planning permission TM/20/01512/FL (Demolition of 2 existing agricultural buildings and the erection of 2 detached dwellings with associated parking, bin storage and access) at Crowhurst Coldstore, Bells Farm Road, East Peckham

TM/21/00585/RD Details of condition 2 (archaeological watching brief) submitted pursuant to planning permission TM/20/02040/FL (Renovation and extension of the existing vacant cottage) at Park Cottage, Roydon Hall Road, East Peckham

TM/21/00596/FL Erection of single storey summer house situation in the rear corner of the back garden of Bullens, 37 Chidley Cross Road, East Peckham

TMBC had NO OBJECTION to the following

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, East Peckham

TMBC had advised that the following application HAD BEEN WITHDRAWN

TM/21/00312/FL Construction of new café to support previously approved fishing lakes at Recreation Land West of Branbridges Industrial Estate, Branbridges Road, East Peckham

TMBC had confirmed that Prior Approval WAS NOT REQUIRED for the following:

TM/21/00874/PDVLR Prior Notification for Residential Extension: Replacement conservatory (Part 1 Class A), depth to rear 4 m, height to eaves 2.32, maximum height 3.29 m at 48 Golding Gardens, East Peckham

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- 059/2021 Planning Enforcement**
TM/21/00128/WORKH Alleged unauthorised two storey extension and internal alterations to a listed building at The Long Arm, 440 Bullen Lane, East Peckham
TMBC had concluded that no unauthorised works nor any unauthorised change of use had been identified by investigation and as such no further enforcement action was required.
- 060/2021 Kent Highways**
- 060/2021.1 Current Issues**
Paving Village Centre: KHS had concluded that the paving directly outside the library would be dealt with by KCC Estates.
- 060/2021.2 New Issues:** There were none. S. Watson was pleased that KHS had identified the potholes in Russett Road for remedial repair.
- 060/2021.3 2021 Highway Improvement Plan (HIP):** KCC had confirmed that they had no objection in principle to their land in the village centre being transferred to EPPC and would be in contact to progress this. No information had been received in respect of the other items which had been included within the 2021 HIP.
- 060/2021.4 Road Closure Notices**
- 060/2021.4.1 Pierce Mill Lane, 18 May 2021 for up to 4 days to allow for drainage works to take place.
- 060/2021.4.2 A228 Seven Mile Lane, 08 May 2021, 15 May 2021, and 17 July 2021 to allow carriageway patching and preservation works to be carried out.
- 060/2021.4.3 Three Elm Lane, 22 May 2021 for up to 1 day to allow carriageway patching and preservation works to be carried out.

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060/2021.4.4 Old Church Road, 16 July for up to 1 day to allow carriageway patching and preservation works to be carried out.

061/2021 Neighbourhood Plan for East Peckham: Following a discussion, it was:

RESOLVED: That EPPC was committed towards producing a Neighbourhood Plan. TMBC would be notified accordingly.

It was further:

RESOLVED: That the matter would be an agenda item for the next committee meeting.

062/2021 Date and time of Next Meeting: Confirmed as 07 June 2021 at 7.30 p.m. (Later start time due to the Vaccination Clinics last appointment of the day being 6.00 p.m. this would allow time for the hall to be vacated and sanitised prior to it being used by the Parish Council).

There being no additional business, the meeting concluded at 8.00 p.m.

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