

MEETING OF EPPC's VIRTUAL PLANNING & TRANSPORTATION COMMITTEE HELD AT 19.00 HOURS ON MONDAY 04 MAY 2020

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

OFFICER PRESENT: K Bell

ABSENTEES: R. Harvey

D. Fairless opened the meeting and welcomed all present.

039/2020 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 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.

040/2020 Declarations of Interests and/or lobbying: S. North declared an interest in planning application TM/20/00552/FL on the basis that the planning applicant was known to her.

041/2020 Minutes of the meeting held on 02 March 2020

041/2020.1 Minutes: APPROVED and signed as a correct record.

041/2020.2 Matters Arising not included elsewhere on the agenda
027/2020 Proposed installation of double yellow lines at Medway Meadows: Members were advised of additional correspondence which had been received from a resident who was strongly opposed to the installation of the proposed double yellow lines approved by TMBC on 09 March 2020. The correspondence was **NOTED**.

042/2020 Planning Applications for Consideration

042/2020.1 The following comments submitted to TMBC during the period 16.03.20 – 28.04.20 were APPROVED.
TM/20/00499/FL Ancillary residential accommodation in rear garden at 78 Pound Road
OBJECTION

042/2020.2 RESOLVED: To comment as follows to TMBC
TM/20/00552/FL Demolition of two existing agricultural buildings and the erection of two new detached dwellings, with associated parking, bin storage and access at Crowhurst Cold store, Bells Farm Road,
NO OBJECTION provided residents concerns were mitigated by adequate planning conditions.

Signed:
Chairman

Date: 08 June 2020

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- TM/20/00574/FL** Single storey side extension at 21 Russett Road
NO OBJECTION
- TM/20/00576/LRD** Details of conditions 2, 3 and 4 of TM/19/00785/LB at Crowhurst Farmhouse, 39 Bells Farm Road
NOTED
- TM/20/00743/LRD** Details of conditions 2, 3 and 4 pursuant to TM/19/02980/LB at The Orchard, 186 Hale Street
NOTED
- TM/20/00771/FL** Single storey rear extension and internal alterations. Pursuant to larger former proposal (TM/18/01912/FL) where permission was granted on 30 August 2018 at 95 Pound Road
NO OBJECTION

043/2020

Planning Decisions

TMBC HAD APPROVED the following

- TM/20/00243//FL** Removal of one chimney breast including exterior top; re-roof existing asbestos roof in dark grey slate tiles; new PVC soffits and fascia all round and dig out front lawn and convert into a driveway including adding retaining walls and low brick wall up front at 89 Pound Road
- TM/20/00283/FL** Two new dormers in existing bedroom at Manna Court, 11 Hale Street
- TM/20/00450/FL** Remove old pre-fabricated concrete garage and replace it by new single storey timber garage under a tiled roof at 21 Addlestead Road
- TM/20/00532/LRD** Details pursuant to condition 2 of TM/19/03013/LB at The Orchard, 186 Hale Street
- TM/20/00576/LRD** Details of conditions 2, 3 and 4 of TM/19/00785/LB at Crowhurst Farmhouse, 39 Bells Farm Road

TMBC had REFUSED TO PERMIT the following

- TM/20/00499/FL & TM/20/00500/LB** Ancillary residential accommodation in rear garden at 78 Pound Road, East Peckham

044/2020

Planning Permission Re Covid 19 for pub and restaurant businesses who had adapted to provide food delivery services: It had been confirmed that whilst temporary permitted development rights applied there was a requirement for business establishments to notify TMBC.

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- 045/2020** **Planning Enforcement**
EP/04/001 **Alleged Business Activities on Land Opposite September Cottage, Pinkham Lane:** TMBC would be proceeding with an investigation when Covid 19 restrictions had been lifted.
- 20/00029/USEM** **Alleged unauthorised change of use to storage of scrap metal at The Merry Boys:** TMBC had concluded that no breach of planning control had occurred.
- 20/00076/USEO** **Alleged unauthorised car wash at The Hop Farm:** Investigation being undertaken by TMBC.
- 046/2020** **Planning Appeals:** An appeal had been submitted to the Planning Inspectorate against TMBC's refusal to grant planning permission for an independent single family dwelling in the rear garden of 78 Pound Road (Planning Applications TM/19/00947/FL, TM/19/00948/LB, TM/19/02901/FL and TM/19/02902/LB referred).
- 047/2020** **TMBC Local Plan Examination:** Due to Covid 19, the Stage 1 hearing sessions to take place in May and June had been postponed.
- 048/2020** **TMBC Draft Climate Change Strategy and Draft Action Plan:** In July 2019, TMBC set out an aspiration for Tonbridge and Malling to be carbon neutral by 2030. A draft climate strategy and year one action plan had now been prepared to support this ambition
- 049/2020** **Kent Highways**
049/2020.1 **New Items for referral to KHS:** None
- 049/2020.2** **Information received from KHS**
049/2020.2.1 **Church Lane drop kerbs:** KHS had asked for this to be added to the EPPC's Highway Improvement Plan.
- 049/2020.2.2** **The Freehold – Blocked drains and gullies:** Referred to KHS under reference 497491
- 049/2020.2.3** **Snoll Hatch Road – Blocked drains and gullies:** Referred to KHS under reference 497490
- 049/2020.2.4** **Church Lane – Blocked drains and gullies:** Referred to KHS under reference 497485
- 049/2020.3** **Lower Hale Street Traffic Calming:** KHS had asked how the Parish Council wished to proceed regarding the removal of the 'humps' and had advised that in their opinion the removal of the "build outs" would reduce road safety. Following a discussion, it was:

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RESOLVED: That KHS would be advised that EPPC would not make a decision which could potentially have a detrimental impact upon highway safety and that until a solution could be found which would improve highway safety both the “humps” and “build outs” should remain in situ.

049/2020.4

Highway Improvement Plan (HIP): KHS had advised that HIP requests should be submitted in the form of a HIP. It was noted that the HIP would enable EPPC to decide which community priorities it wanted to take forward. It was further noted that given the finite budgetary resources not all priorities were likely to be funded however Kent Highways could discuss the problems and provide technical advice for the best way to deliver improvements and then using this information, EPPC could determine whether it was willing to provide funding and work with Kent Highways to deliver them. Following a discussion, it was:

RESOLVED: That KHS would be advised that EPPC 2020 HIP priorities were for dropped kerbs along the entire length of Church Lane and a highway safety audit of the traffic calming measures in Hale Street..

It was further

RESOLVED: That the following items which had been requested by a resident would be considered at a future meeting

- Additional Streetlighting – Hale Street, Medway Meadows
- Zebra Crossing – Hale Street/Medway Meadows
- Wider Footway – Hale Street

050/2020

Redevelopment of East Peckham Methodist Church: The managing trustees had submitted a planning application to demolish the existing building and erect a replacement East Peckham Church Community Centre with car parking, access and landscaping. It was noted that the planning application had been validated by TMBC who had assigned the reference TM/20/00716/FL. It was further noted that the planning application would be considered at the next Committee meeting.

051/2020

Matters for Future Discussion: There were none

052/2020

Matters for Information

VE Day 75:

At 3.00 p.m. on Friday 08 May at the War Memorial, there would be a short act of Remembrance followed by the reading of “Tribute to the Millions” followed by the Nations Toast. It was noted that Rev Carr, S. Watson, M. Barton and the Clerk would be in attendance. Members were welcome to join them, and everyone would be asked to respect current social distancing requirements. It was hoped that it would be also be possible to record the proceedings using

Zoom
<https://us02web.zoom.us/meeting/register/tZMsfuiqqDgtG9NW1pij-uv8FsuGrpP1fjO9Q>

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Bike Track: Work would be resuming on the bike track on 11 May 2020. C, Matthews would be meeting Mark Edwards on site.

052/2020 **Date of Next Meeting:** Confirmed as 08 June 2020 @ 7.00 p.m.

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Chairman

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