

EAST PECKHAM PARISH COUNCIL

The Parish Office, East Peckham Jubilee Hall, Pippin Road, East Peckham, Tonbridge, Kent
TN12 5BT

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Minutes of a meeting of the planning and transportation committee held at 6.30pm on Monday 4th March 2024 in the Jubilee Hall Meeting Room.

28.02.24 J. Perretta Assistant Clerk of the Council

1 Apologies for absence, absences and attendees

Absence – Cllr D. Fairless (no reason given).

Present – Cllrs M. Williams, S. North, T. Eastwood, R. Mewett, D. Seal, Assistant Clerk J. Perretta & 3 residents.

2. Minutes

To approve the minutes of the meeting held on 5TH February 2024

Proposer – T. Eastwood Seconder – D. Seal Show of hands

3. Declarations of Interests and/or lobbying: None

4 Public participation

To take questions and comments from any residents present: Residents arrived at 7pm and therefore commented after a no objection had already been resolved on application 24/00144/PA.

5 Applications received for comment to TMBC

24/00292/PA – 46 Old Road. Single storey side extension and new front porch.

<https://planning.agileapplications.co.uk/tmbc/application-details/157390>

No Objection

Proposer – D. Seal Seconder – T. Eastwood Show of hands

24/00255/PA – Office, Boyle Way. Section 73 application to remove condition 5 and vary condition 6 of planning permission TM/23/3223 time to relocate the ready-mix concrete plant.

<https://planning.agileapplications.co.uk/tmbc/application-details/157350>

No comments.

Show of hands

24/00230/PA – Little Rhoden Farm, Bells Farm Road.

Details of conditions 6 (Drainage Layout) 7 and 8 (Geo- Environmental report). Pursuant to planning permission TM/23/01319/FL Erection of 3 x 4 bed and 1 x 3 bed dwellings with associated amenity space, parking and landscaping.

<https://planning.agileapplications.co.uk/tmbc/application-details/157321>

No Objection

Proposer – R. Mewett Seconder – T. Eastwood Show of hands

24/00144/PA – 32 Pound Road. Proposal of New Cafe and associated parking

<https://planning.agileapplications.co.uk/tmbc/application-details/157231>

Council confirmed this application has been “called in” by TMBC Leader Matt Boughton. Neighbouring residents who attended this meeting have highlighted concerns around the lack of parking facilities, 3rd party wall, noise and smell pollution, engines left running causing pollution & limited access for emergency vehicles and refuse collectors. Another resident raised concerns around surface water, dangerous parking, parking in resident spaces in this same area.

No Objection – see notes under point 4.

Proposer – D. Seal Seconder – S. North Show of hands

23/03495 – 28 Westwood Road. Proposed demolition of existing front porch and replace with a timber framed construction. Works to include a small toilet and shower room

<https://planning.agileapplications.co.uk/tmbc/application-details/157008>

No Objection

Proposer – R. Mewett Seconder – D. Seal Show of hands

24/00087/PA- 50, Salvation Army Citadel, The Freehold. Replacement single storey rear extension.

<https://planning.agileapplications.co.uk/tmbc/application-details/157173>

No Objection

Proposer – S. North Seconder – R. Mewett Show of hands

6 Applications that were granted or refused by KCC & TMBC:

KCC/TM/0234/2023 – Associated Asphalt Contracting Ltd. Application to remove condition 5 and vary condition 6 of planning permission TM/23/3223 to extend the time to relocate the ready mix concrete plant.

Status – Under Consideration.

23/03258 – Little Rhoden Farm - Section 73 application to vary condition 02 (Approved Plans) of planning permission TM/23/01319/FL (Erection of 3 x 4 bed and 1 x 3 bed dwellings with associated amenity space, parking and landscaping) - to amend the design of plot 2 to include a single attached garage.

<https://planning.agileapplications.co.uk/tmbc/application-details/156740>

Approved on – 15.02.24

23/03405 – 22A Smithers Lane. Installation of a south facing 1 x 10 panel ground mounted solar array to serve dwelling and battery storage.

<https://planning.agileapplications.co.uk/tmbc/application-details/156886>

Approved on – 15/02/24

23/03215 – 231, Boroughs Oak Cottage. Erection of a single storey detached dwelling and hard and soft landscaping, following demolition of existing outbuildings.

<https://planning.agileapplications.co.uk/tmbc/application-details/156700>

Refused – 14.02.24

23/03173 – 163 Bourne House. Construction of a timber tile, two bay cart lodge with access from the existing driveway

<https://planning.agileapplications.co.uk/tmbc/application-details/156662>

Refused – 25.01. 24 Appeal lodged on 15.02.24

23/03086 – Park Cottage, Roydon Hall. Renovation of existing dwelling, single storey side extension, glazed link to existing outbuilding and detached garage
<https://planning.agileapplications.co.uk/tmbc/application-details/156558>
Approved – 24.01.24

Road closures by KCC: 18.03.24 - Bullen Lane for approximately 2 days.

- 7 Update on planning information for footpath** – M. Williams has confirmed the Parish Council are using the services of SJM Planning to assist with the footpath planning application and drawings.
- 8. Any update from HIP:** KCC have reported receiving 2 x residents complaints regarding 7.5 ton lorries along Snoll hatch. The Parish Council Office has not received any complaints or communication from affected residents on this matter.
- 9 Public open meeting update:** Deferred
- 10 TMBC traffic regulation order consultation:** Nothing to report.
- 11 Matters for future discussion :** Any Highways updates. Path planning costs so far,

Next meeting date – 08.04.24

Meeting closed at 19.45pm