

# EAST PECKHAM PARISH COUNCIL

The Parish Office, East Peckham Jubilee Hall, Pippin Road, East Peckham, Tonbridge, Kent TN12 5BT  
Clerk to the Council, Mrs M Piscina, Telephone/answerphone: 01622 871309 Website:  
[www.eastpeckham-pc.gov.uk](http://www.eastpeckham-pc.gov.uk) Email: [councilmanager@eastpeckham-pc.gov.uk](mailto:councilmanager@eastpeckham-pc.gov.uk) Twitter @East Peckham PC

## 08/04/2024 Minute Taker David Seal (Vice Chairman)

Before the meeting started, the Chairman read out the details of how the public is only allowed to speak during the 15-minute slot allocated for public participation.

### 1. Apologies for absence, absences and attendees

**Apologies:** Cllrs D. Fairless, R. Mewett, S. North, Assistant Clerk J.Perretta

**Present:** Cllrs M, Williams, D. Seal, T. Eastwood, T, Fryer  
TMBC Councillor M. Boughton & 11 Residents.

### 2. Minutes

The minutes of the meeting held on 4<sup>th</sup> March 2024 were approved.  
Proposed by T. Eastwood, Seconded by Tim Fryer, agreed by show of hands.

### 3. Declarations of Interests and/or lobbying

Tony Declared an interest in the planning item regarding Grove Farm Development.

### 4. Public Participation

4.1 A resident handed the Committee a signed petition from the residents of Snoll Hatch, requesting EPPC add their proposals to its HIP.

4.2 A resident gave reasons why Snoll Hatch needs to have traffic safety measures agreed upon as proposed by S Hudson (County Councillor)

A resident wanted to know why there wasn't a weight limit on Little Mill Bridge.

A resident informed the council that they were concerned that work was about to start on the old Pam's Pantry. Matt Boughton, asked if he could give a reply. Informed the resident that the planning hadn't been agreed upon and he had Called it in.

A representative for the Grove Farm development gave details of its management and design. Matt Boughton was allowed to answer a few bits and stated that this planning application had been called in as well.

**Standing orders reconvened.**

### 4. Applications were received for comment to TMBC

**24/00446/PA** Allens Oast, 48 Old Road. Erection of summer house.

<https://planning.agileapplications.co.uk/tmbc/application-details/157556>

No Objection, proposed by D. Seal, seconded by T. Fryer, agreed by a show of hands.

**24/00418/PA** 32, Golding Gardens. Non material amendment to planning permission TM/23/00896/FL to reduce depth of the approved side extension.

<https://planning.agileapplications.co.uk/tmbc/application-details/157528>

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No Objection, proposed by D. Seal, seconded by T. Eastwood, agreed by a show of hands

**24/00411/PA** Borough Oak Cottage, 231 Hale Street. Lawful development certificate proposed; demolition of existing outbuildings and erection of new outbuilding.

<https://planning.agileapplications.co.uk/tmbc/application-details/157517>

No Objection, proposed by T. Fryer, seconded by D. Sea, agreed by a show of hands

**24/00398/PA** Borough Oak Farm, Hale Street. Demolition of existing extensions and replacement with single-storey rear extension. Internal alterations including to create one bedroom annex. Repair and refurbishment of the internal and external fabric. Demolition and replacement of existing pool house and associated landscaping (alternative scheme to approval TM/22/02190/LB

<https://planning.agileapplications.co.uk/tmbc/application-details/157508>

No Objection, proposed by T. Eastwood, seconded by D. Seal, agreed by a show of hands

24/00396/PA Boroughs Oak Farm, Hale Street. Demolition of existing extensions and replacement with single storey rear extension. Internal alterations including to create one bedroom annex. Repair and refurbishment of the internal and external fabric. Demolition and replacement of existing pool house and associated landscaping alternative scheme to approval TM/22/02189/FL

<https://planning.agileapplications.co.uk/tmbc/application-details/157507>

No Objection, proposed by D. Seal, seconded by T. Fryer, agreed by a show of hands

**24/00400/PA** Little Rhoden Farm Land, Bells Farm Road. Details of condition 4 (Landscape and Boundary treatment) Pursuant to Planning permission 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/157510>

No Objection, proposed by M. Williams, seconded by D. Seal, agreed by a show of hands

**24/00391/PA** Land North of Walnut Cottage, Bullen Lane. Details of conditions 6 (external lighting) and 7 (landscaping scheme) submitted pursuant to deemed approval reference TM/23/03295 (change in use of land to land used as a residential caravan site and construction of shed buildings) granted on appeal

<https://planning.agileapplications.co.uk/tmbc/application-details/157500>

No Objection, proposed by M. Williams, seconded by T. Eastwood, agreed by a show of hands

**24/00144/PA 32 Pound Road. Further information has been acquired;**

This item has been called in and any further issues should be passed to Matt Boughton

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**24/00337/PA** Grove Farm, Maidstone Road. Change of use of existing student accommodation to house of multiple occupancy (HMO).

This item has been called in and any further issues should be passed to Matt Boughton

## 6 Planning Enforcement.

**24/00020/EN** – Development SITE AT Brunswick Yard. Breach of condition.  
Informed that wheel cleaning equipment was on site, no breach found.

**24/00036/EN** Land adjoining pumping station, Medway Meadows. Alleged unauthorised lights.

No information provided as to the current situation.

## 7. Applications that were granted or refused by KCC & TMBC

**24/00087/PA** Salvation Army Citadel. Approved on 21st March 2024  
Decision noted!

## 8. Highways Improvement Plan (HIP)

**a)** *County Councillors' proposal for traffic calming in the hamlet of Snoll Hatch.*

As no traffic survey data had been seen, M Williams proposed and seconded by Tony Eastwood, that as the traffic surveys had been arranged to be carried out in the next couple weeks, our decision should be deferred until the councils May Full Council meeting. Agreed by a show of hands.

M. Williams informed the meeting, of his recent discussions with KCC highways, The Road roundels and replacement signage will be carried out in the next couple of weeks, he was also informed that the white lines in the middle of the road and a lorry ban was unlikely to be supported by KCC.

**b)** *Review the Church Lane corner and school signage.*

Work has been started on speed signs along Church Lane, other works to start nearer the junction this financial year. It was further resolved to see if KCC could install flashing school signs , one on each of Bush Road, Church Lane and Pound Road, MW to action.

**c)** *Review possible school crossings.*

The KCC have informed the Parish, that there isn't any possible way a crossing at the end of school lane could be constructed. It was agreed to take this item off the HIP.

**d)** *DYL around the corner on Old Road, just past the chemist.*

It was agreed that KCC be asked, how far around the corner, the DYL would have to go. MW to action

**e)** *Review marking out the bus stop and defibrillator opposite Man of Kent.*

It was agreed that KCC be asked how big the bus stop markings would have to be. MW to action

**f)** It was agreed that DYL at the Freehold and Orchard Road junction should be pursued with the same proviso as (d) & (e)(e). MW to action.

**g)** It was agreed that the lowering to 30MPH along Tonbridge Road through the built-up area is to go ahead.

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It was proposed by M. Williams and seconded by T. Eastwood that EPPC start on the pre consultation process, starting with discussions at our Annual Parish Meeting in May.  
Agreed by a show of hands,

9. Road closures: South East Water – Temporary Road Closure – Tonbridge Road on 29<sup>th</sup> April 2023 until approximately 2<sup>nd</sup> May 2024 was noted and circulated by Facebook or via website.

**10 Matters for future discussion –**

From the residents in the public participation, the following should be added to the May Planning & Transportation agenda.

a) Review discussions with KCC regarding traffic data and County Councillors proposal.

**9 Meeting closed at 7.20pm**

**Next meeting date – 13<sup>th</sup> May 2024 at 6.30pm**