

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 01622 871309

Website: www.eastpeckham-pc.gov.uk Email: councilmanager@eastpeckham-pc.gov.uk Twitter @East PeckhamPC

Minutes of a meeting of the Full Parish Council held on Wednesday 16th July 2025 in the Meeting (Committee) Room at the East Peckham Jubilee Hall, Pippin Road, East Peckham, TN12 5BT at 7.00 p.m.

MINUTES

1. **Attendees, apologies for absences and absentees:** To receive and approve any apologies.
Attendees: Parish Councillors M. Williams, D. Seal, T. Hendry-Lewis, T. Eastwood, S. North, J. Scorey, D. Fairless, M. Joannes, A. Courtney-Jones, Parish Clerk, Assistant Clerk, TMBC Councillor M. Boughton, 8 residents,
Apologies: KCC Councillor S. Hudson
2. **Declarations of Interests and/or lobbying**
None
3. **Minutes of the previous meeting**
It was resolved to accept the minutes of the meeting held on 18th June 2025 as a true and accurate record.
Proposed: M. Joannes, T. Eastwood, All in favour
4. **To receive an update on items discussed and resolved at previous meetings**
Bye-Laws – the documents will be ready to be published by September, a consultation period of 6 months will be required before any changes can be made.
CCTV has been installed at the Jubilee Hall for the new Public Toilet and upgraded at the village centre Public Toilets.
5. **Elections and Vacancies**
Councillor vacancies: There are currently 2 vacancies, one application has been received, to be considered at the September Full Council meeting.
6. **Reports from Police & Community Warden**
None received

Suspend Standing Orders to enable members of the public to address the meeting
7. **County Councillors, Borough Councillors, Residents,**
 - 7.1 TMBC Councillor Matt Boughton: is awaiting a date from Kent Highways for road patching along Tonbridge Road. Hale Street Speed Survey has been published, gave a brief overview.
Anti-social behaviour along the A228 bypass is being tackled with measures in place, work to find a permanent solution continues.
 - 7.2 To receive correspondence from residents
The Parish Office has received emails regarding strimming requests on the field, electric bikes on the playing field, a query regarding the public footpath from a new resident buying a property along Pound Road
 - 7.3 To take questions from residents:
Resident 1 queried number of accidents along Hale Street, how the data was extrapolated and variances in tyre width etc allowed for. Queried why 3 roads are having their speed limits altered when there haven't been ATC's in 3 places.

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Resident 2 Queried why speed limits are not being changed along Snoll Hatch / Addlestead Road
Noted there has been a recent accident, road closed due to it. Concerned at the level of HGV's and volume of traffic. Resident was reminded that the ATC results last year did not support a need for a change in speed limit.

Resident 3 raised the issue that TMBC changed the number of speakers able to speak at Planning Committee. Also highlighted that the Housing Needs done in 2023 assessed EP to have 751 houses. Requested that the EPPC Chair puts out a statement that they oppose the changes and will take action. Requested a Local Development Committee next Wednesday to consider any action required regarding Regulation 18.

MB confirmed the OAN figure was determined by Government, which had to be modelled by TMBC under planning law; briefly explained how the process works. Stated there is a new Regulation 18 due later this year, this is not a follow-on from the Regulation 18a consultation in Autumn 2022 on a previous draft plan. TMBC were due to publish the next stage of that plan at the time of the new Government in 2024, but changes to planning legislation prevented it. The plan had to be reassessed, with evidence base still being compiled; due to be completed and published, if Councillors agree, in the Autumn. Regulation 19 is scheduled to be next year.

Resident 4 queried the change to the number of speakers. MB responded that each council has a restriction on number of speakers at a council meeting. Limit was put in place to enable speakers to be heard but council to make a decision at a reasonable hour – some applications were taking a sustained length of time and each had to be heard on that date, meaning councillors were having to consider applications late into the evening.

T. Eastwood asked what measures will be put in place to prevent developers taking up all the spaces and enable residents to register to speak. MB responded that all those who registered a comment online will receive a letter to inform them that the agenda will be published in 24 hours and to register if they wish to speak.

Standing Orders reconvened

8. To receive a report from the Chairman / Clerk

Chairman – As part of the devolution changes, EPPC are to provide a list of assets that the council has.

Attended a couple of meetings online, including a recent KCC meeting now run by the Reform UK party. Gave a brief update from them.

Parish Clerk – The new public toilet will be opened to the public shortly; the new CCTV is in place. Instructions for response to the emergency alarm sounding will be placed on the entrance and inside, plus emergency contacts. The AGAR was submitted ahead of the deadline, awaiting a response from the External Auditor in due course. Currently in the period of Exercise of Public Rights to view and make copies of the accounts.

9. Groups & Organisations: To receive reports from the Chairman of Committees, Sub-Committees and Working Groups that have met since the last Full Council Meeting

M. Joannes – Youth and Community Committee met earlier this evening, report to be given under Agenda point 12: Community Garden Update

10. To receive reports from members who attended any meeting on behalf of EPPC not included elsewhere on the agenda

D. Seal attended a KALC planning conference, gave a brief overview

11. Finance

11.1 To note the approval of Bank Reconciliations and Accounts for May and June 2025

Noted: accounts approved by D. Seal

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11.2 To review and approve the Schedule of Upcoming Payments:

Veolia	£166.78
HMRC	£ 898.42
Nest	£ 276.22
Castle Water	£42.32, £6.37
Engie	£165.81, second bill on hold due to dispute over recent costs
One Touch	£954
British Gas	£53.14
PC Matters	£101.54
Salaries	£3750
Kent Grasslands	£120, £1128
M. Edwards	£1128
Gel Creative (website domain)	£150
KALC	£84
Drax	£on hold whilst awaiting result of dispute
TMBC (NNDR)	£524

It was resolved to approve the schedule.

Proposed: S. North, Seconded: M. Joannes All in favour

11.3 To consider any requests for grants and donations - none received Thanks received from the Community Fridge for their recent grant – recently had a record of 44 people attend in one evening.

11.4 To consider any quotes received *(originally deferred as none received, but later covered as clerk discovered some received whilst out of the office)* Mulberry's Audit Solutions – quote received for ongoing audit support - £75 per hour plus mileage, fixed for three years at the same rate. It was resolved to continue using Mulberry's and accept the 3 year fixed hourly rate. Proposed: M. Williams, Seconded: M. Joannes, All in favour

Streetlight energy supplier – quote received from a supplier for streetlight power supply.

Day Rate: 33.357383p KWH (0.5p KWH taken off for paying DD)

Night Rate: 23.277046p KWH (0.5p KWH taken off for paying DD)

Standing Charge: £1.51098315 per day, SSE is fully fixed and 100% renewable electricity. It was resolved to accept the quote and change suppliers.

Proposed: T. Eastwood, Seconded: S. North, all in favour

11.6 To consider the hire rates of the Football Pitches for 2025/26 Current pitch costs are £10.50 for a junior pitch and £74.46 for a youth / adult pitch. Discussion was had over a fair increase in costs to bring the pitch hire more inline. It was proposed to increase match hire fee to £20 to reflect longer use of the pitch. T. Eastwood proposed, S. North seconded, All in favour.

12. Community Garden

M. Joannes gave a brief update on the Community Garden; J. Perretta has volunteered to manage the volunteers and ongoing maintenance now the main works have been completed. Currently £1400 of the previously allocated budget left, to cover supplies needed for the development of the more formal area. Solar panels are being donated to power a solar water feature, Wheelers will be donating 50 hop poles to be used for seating.

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13. Highways Improvement Plan

Council to ratify updates to the HIP as agreed at the July Planning and Transportation Committee:.

Point 1; To place a speed indicator at the Primary School in Church Lane; It was confirmed that a speed indicator will need to be powered by solar, as there is no mains power available in this location. To request options for solar powered speed indicator.

Point 3; Old road; congestion issues on the corner of Old Road & Pound Road; It was agreed to remove this from the HIP report. More enforcement needed for those parking on double yellow lines on this corner.

Point 4; Request for a yellow box (bus stop and clearway) to be placed outside the defib box in Little Mill to prevent cars from blocking access. It was agreed this should remain on the HIP report & request this is actioned.

Point 5; Bardsley Close, Hale Street; resident request for a dropped curb for a wheelchair to access the footpath opposite; Deferred until assistant clerk offers further information to Chairman.

Point 6; Speed testing in The Freehold, to be removed.

Point 7; Little Mill; The committee agreed to have this point removed from the HIP report.

Items to be added to the HIP report: Request all road markings within the village be re-painted & roundels placed in key areas, to highlight speed limits.

Request to modify the steps within the footpath along Chidley Cross Road to ramps, to allow pushchairs & wheel chairs to access the footpath easier and reduce traffic on the narrow footpath on the opposite side of the road.

It was resolved to add to / update the HIP as stated above.

Proposed: D. Seal, Seconded: S. North All in Favour

14. Planning – Update on TMBC changes to Public Speaking in respect of Planning Applications

<https://democracy.tmbc.gov.uk/documents/s88849/04.01.02%20Annex%201%20%20Rules%20for%20Public%20Speaking.pdf>

Discussion previously had under point 7.3, M. Williams summarised concerns raised. Noted other Parishes are not happy with the new changes, there may be the opportunity to oppose this via petition going forward if EPPC wishes to. M. Boughton reiterated it is a procedural change, designed to smooth the system and enable a faster system so more applications can be reviewed at Committee. Discussion was had with Matt Boughton who was given the opportunity to respond; explained many other councils have a limit on the number of speakers and amount of time allowed for each, noting EPPC was no exception under Public Participation at their own meetings. Confirmed all applications are treated the same, regardless of size; the same number of speakers and the same time limit. It was clearly stated that if the new system does not work, TMBC will review the constitution change after 6 months and modify if needed. It was queried what happens if the new system does not work and people are affected by it – responded that cannot anticipate applications that will be made or who it would affect.

Proposal 1: to refer any action to The Local Development Committee to monitor and consider what actions, if any could be done, and in conjunction with other local parishes / residents where appropriate. To review TMBC Local Plan Timetable.

Proposed: M. Williams, Seconded: D. Seal, all in favour

The result of the vote: 6 in favour, 3 against

Proposal 2: To see how the new system works, given changes cannot be made within the first 6 months, before making a decision / take action.

Proposed: M. Joannes, Seconded: D. Fairless, all in favour

The result of the vote: 3 in favour, 5 against, 1 abstention

Proposal 1 to be carried forward, with a Local Development sub-committee meeting to be arranged for next week.

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15. Matters to be discussed in private

Council discussed options for temporary part-time admin support through the summer break to enable the Clerk and Assistant Clerk to focus on other tasks. Two options were proposed – to hire a contractor or use a temp agency, with pros and cons for both considered. It was resolved to use a contractor, for a max of 6 hours per week for 6 weeks. After which time the need for support will be reviewed.

Proposed: T. Eastwood, Seconded: S. North All in favour

16. Matters to be discussed and decided at the next meeting.

Bye-Laws, Co-option, Outcome of full HIP review,

17. Date and Time of next meeting: Wednesday 17th September at 7pm

Meeting Closed 21.04