

East Peckham Parish Council

To Members of Full Council

Date 12.12.25

You are hereby given notice to attend the Full Council Meeting, to be held on Wednesday 17th December at 7pm in the Parish Meeting Room, Jubilee Hall, Pippin Road, East Peckham TN12 5BT.

For those planning to attend with mobility issues, step-free access is available via the sports hall entrance.

EPPC Agenda

- 1. Attendees, Apologies for absence**
- 2. Signing of Minutes of previous meeting;** Wednesday 19th November 2025
- 3. Declarations of interest or lobbying**
- 4. To receive an update on items discussed and resolved at previous meetings**
- 5. Elections and Vacancies:** There are currently no vacancies
- 6. Reports from Police & Community Warden**

Suspend Standing Orders to enable members of the public to address the meeting.

(15 minutes will be available for this item, every speaker is limited to 3 minutes).

7. County Councillors, Borough Councillors, Residents,

7.1 Reports from County Councillors, Borough Councillors

7.2 To receive correspondence from residents.

7.3 To listen to residents.

(Councillors will not have a discussion or debate on the resident's issues, however they will decide if the issue is to be placed on the agenda for the next full council meeting or if the Clerk could reply to the resident).

Standing orders to reconvene

8. Chairman / Clerk's Report

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

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

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11. Finance

- 11.1 To note the approval of bank reconciliations up to 30/11/ 2025
- 11.2 To review and approve the schedule of upcoming payments
- 11.3 To consider any requests for grants and donations
- 11.4 To consider and resolve any quotes received
- 11.5 To review and consider draft 2026/27 budget
- 11.6 To review current proposed Precept for 2026/27

12. Update on TMBC draft Local Plan Consultation (Regulation 18 Consultation)

- 13. Neighbourhood Development Plan:** Council to consider and approve the recommendation by the Local Development Committee to move forward with preparing an NDP.

14. Planning Applications: To be considered by Council:

Ref: 25/01993/PA Proposal: Full Planning Application for the Change of Use of the site from Commercial Builders Yard to a new Detached Self-Build Dwelling, together with the provision of parking/turning arrangements and soft landscaping works

Location: LAND SOUTH OF HARPS END 216, Hale Street, East Peckham

Ref: 25/01883/PA Proposal: Lawful Development Certificate Existing : Continued use of site for Camping, Caravaning & Leisure Use

Location: LAND ADJOINING PUMPING STATION, Medway Meadows, East Peckham,

Ref: 25/01960/PA Proposal: Tree Notification Conservation Area, "T1 - Hornbeam - fell to ground level. This tree is damaged from a bonfire and has outgrown the space it is in. T2 - Walnut - remove lower branch to allow space from ground to just above head-height."

Location: 228, TONBRIDGE ROAD, EAST PECKHAM, TONBRIDGE, TN12 5LB

Ref: 25/01734/PA Proposal: Proposed new cladding on upper external walls to improve energy efficiency and insulation of the property

Location: 140, BUSH ROAD, EAST PECKHAM, TONBRIDGE, TN12 5LN

Ref: 25/01848/PA Proposal: Section 73 Application for the variation of condition 11 (Design of the proposed open river channel) of planning permission TM/21/00286/FL Demolition of existing buildings, including a dwelling house (34 Pound Road), and erection of a residential development comprising of 10 dwellings and associated works, parking and alterations to the access points to Pound Road (Renewal of planning permission TM/16/03380/FL) - To retain the culvert with safety upgrades such as trash screens and grilles

Location: DEVELOPMENT SITE AT BRUNSWICK YARD, POUND ROAD, East Peckham,

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Ref: 25/02551/OUT (TWBC) PROPOSAL: Outline planning application (with all matters reserved except access) for up to 770 dwellings, 3no. Gypsy/Traveller pitches, a local centre (up to 700 sqm of Class E(a)&(f) uses), a primary school, safeguarded land for a secondary school, outdoor sports provision, public open space, landscaping and associated infrastructure.

Location: Land To The North West Of, Paddock Wood, Tonbridge, Kent,

15. Matters for future discussion.

16. Date of next meeting: Wednesday 21st January 2025