

# East Peckham Parish Council

**EPPC Planning & Transport Committee Minutes:** Minutes of a meeting of East Peckham Parish Council's Planning and Transport Committee, held on Monday 1<sup>st</sup> December 2025 at 6.30pm in the Parish Meeting Room, Jubilee Hall, Pippin Road, East Peckham TN12 5BT.

## 1. Attendees, Apologies for absence

Attendees: Parish Councillors M. Williams, T. Eastwood, D. Seal, J. Scorey and Parish Clerk.

P. Patel arrived during agenda point 7.1 at 18.45.

Apologies were received for – Councillors S. North, D. Fairless, T. Hendry-Lewis

## 2. Signing of Minutes of previous meeting; Monday 3<sup>rd</sup> November 2025

It was resolved to accept the minutes of the previous meeting as a true and accurate record

Proposed: J. Scorey, seconded: D. Seal, all in favour

## 3. Declarations of interest or lobbying

*None*

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

### 4.1 To receive correspondence from residents.

Chidley Cross Street Light – the ongoing issue of the streetlight along Chidley Cross has been raised again. Contractors have been instructed to investigate the cause to see if requires a fix or down to the power network when works were carried out.

Church Lane – issues have been raised on social media regarding the parking along Church Lane on a Sunday morning, where some are parking on the pavement / blind bend which reduced visibility of vehicles coming in the opposite direction. Parish Clerk confirmed teams are reminded of the need to park safely and respectfully every week, but will raise with the relevant teams again.

### 4.2 To listen to issues from residents.

*None present*

## Standing orders reconvened

## 5. Applications received for comment to TMBC.

### Ref: 25/01841/PA

**Proposal:** Consultation by Tunbridge Wells Borough Council : Variation of Condition 4 of Planning Permission 23/01259/FULL - increase B2 / B8 floorspace and proportionately reduce office floorspace; addition of Class E(g)(iii) into the mix of specified uses (Tunbridge Wells BC reference 25/02461/FULL)

**Location:** Swatlands Farm Lucks Lane Paddock Wood Tonbridge Kent TN12 6QL

It was resolved to submit comments on the above and following application (**Ref: 25/01842/PA**) regarding concerns about the potential increase in HGV lorries that may pass through village / cause an increase in traffic and damage to the roads surrounding East Peckham.

Proposed: D. Seal, Seconded: T. Eastwood, all in favour

**Ref: 25/01842/PA**

**Proposal:** Consultation by Tunbridge Wells Borough Council: Approval of Reserved Matters (appearance, landscape, layout, scale to include internal access roads) of 22/01929/OUT (as amended by 23/01259/FULL) (Tunbridge Wells BC reference 25/02592/REM)

**Location:** Swatlands Farm Lucks Lane Paddock Wood Tonbridge Kent TN12 6QL

See comments on previous application.

**Ref: 25/00656/PA**

**Proposal:** Redevelopment of Student accommodation to provide 17 new homes

**Location:** GROVE FARM, MAIDSTONE ROAD, HADLOW, ,

To note the above application has been called to Area 2 Planning Committee on 2<sup>nd</sup> December 2025.

EPPC had no objections to the original application, so did not register to speak at Area 2 Planning Committee

**6. Applications that were granted or refused by KCC & TMBC.**

No updates received.

**7. To receive any updates regarding the draft Local Plan**

**7.1 Public Consultation Meetings and TMBC Planning Policy Meeting**

Meetings went well, Public Consultation meeting was well attended in person and online.

TMBC Planning Policy Meeting – MW attended with Stuart Milligan, main point that arose was due to Highways; current focus is on bigger roads, the next phase will be in 5-10 years' time. S. Milligan found an error in the TMBC documentation – found it did not show the correct flood plains as the wrong document had been uploaded. Now been resolved but a lot of time was wasted trying to understand the original document. When asked about the social housing and if would be kept for locals or could be bought by London Boroughs, TMBC declined to confirm.

**7.2 Update from Local Development Committee**

EPPC draft response was circulated to the committee, and a response for residents to sign up has been posted online...

**7.3 To Consider Recommendation of Designation of Sites as Local Green Spaces and Registration of Local Wildlife Site, in particular rear of Henham Gardens.**

It was resolved to apply for Designation as a Local Green space for land rear of Henham Gardens, recognising the amount of nature and wildlife within that area that needs protecting.

Proposed: M. Williams. Seconded: D. Seal

**7.4 Committee to consider recommendation of additional signage for residents' gardens, to further highlight support required.**

It was resolved to proceed with ordering signs for residents to display (on their own land only) around the village to help highlight the issues and increase community engagement and support regarding the draft Local Plan and the potential impact on the village.

**8. EPPC's Response to the Regulation 18 Consultation**

It was resolved to accept the current draft response, subject to minor alterations and additions head of the submission deadline, and delegate the final version to the Local Development Committee for review and submission.

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

**9. Update on Local Government Reorganisation**

TMBC have submitted their response to the government, supporting the proposal for establishing 3 unitary councils across Kent, which had the greatest level of support from Councils across Kent including Folkestone and Hythe District Council, Maidstone Borough Council, Sevenoaks District Council, Tunbridge Wells Borough Council, as well as TMBC.

**10. To approve any quotes:** None provided

**11. Updates from the last meeting:** None provided

**12. Road Closures/Works:** None to report

**13. Matters for future discussion;**

Local Plan Update, Local Government Reorganisation,

**14. Next meeting: 5<sup>th</sup> January 2026 at 6:30pm**

**Meeting closed 19.25**