

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 7th September 2026 at 6.30pm in the Parish Meeting Room, Jubilee Hall, Pippin Road, East Peckham TN12 5BT.

To: Members of the Parish Council – From J. Perretta

Tuesday 8th September 2026

1 Attendees, Apologies for absence;

Attendees: Parish Councillors Mark Williams, D. Fairless, D. Seal, T. Eastwood and T. Hendry-Lewis; Assistant Clerk J. Perretta.

Apologies: Councillor J. Scorey (Holiday), TMBC Leader M. Boughton and Conservative Councillor S. Hudson (both had other commitments).

Apologies accepted by all committee members.

Absent: Cllr P. Patel.

2 Signing of Minutes of previous meeting; The minutes of the meeting held on 10th August 2026 were approved as a true and accurate record;

Proposed by: D. Fairless; Seconded by: T. Eastwood; agreed by show of hands.

3 Declarations of interest or lobbying; None received.

4. 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).

4.1 To receive correspondence from residents. No residents present.

4.2 To listen to issues from 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).

1. Residents raised safety concerns regarding vehicles parking on pavements within the village. Action: Clerk to report the incidents to Parking Enforcement.
2. A resident requested an update on Brunswick Square Culvert and future plans for the former Pam's Pantry site. The Assistant Clerk confirmed she has emailed TMBC Leader M. Boughton for an update and has not yet received a response. Action: Assistant Clerk to follow up when a response is received.

Standing orders to reconvene

5. To consider and agree the Committee's response to planning applications;

Reference: TM/26/01482/FL

Address: Land North East of Bower Mount Oast, Snoll Hatch Road, East Peckham, Tonbridge Kent.

Proposal: Change of use of the land and conversion of existing stable to a new 3-bedroom dwelling, hard and soft landscaping and formation of an access track.

No Objection

Proposed by: T. Eastwood; Seconded by: D. Seal; agreed by show of hands.

6. TMBC Regulation 19 Update: On 3rd September 2026, TMBC decided not to progress to the next stage of the Local Plan due to concerns that South East Water does not have the infrastructure to service the level of development the Government wishes to see across the borough. TMBC has since been notified that it must publish the Local Plan for consultation. This instruction has come from the Secretary of State.

7. To receive an update from and resolve any actions recommended by the Local Development Sub-Committee: There will be a Local Development meeting during the week commencing 21st September 2026 (date to be confirmed), and the Regulation 19 public meeting is confirmed for Sunday 27th September 2026.

8. To receive an update on the planning application and consider approval of an amended perimeter path specification: The planning application has been submitted, and it was agreed that the tender process will begin once the surface options have been received by the Parish Office. Action: Parish Office to progress the tender process once the surface options are available.

Proposed by: T. Eastwood; Seconded by: D. Seal; agreed by show of hands.

9. Highway Improvement Plan updates and approval of any required actions: It was agreed the Assistant Clerk would follow up with the KCC Community Engagement Project Manager regarding the parish councils submission of the speed survey for Little Mill and to follow up on the next stage. Action: Assistant Clerk to contact KCC and report back to the committee at the next meeting.

10. Road Closures/Works:

Planned works by Openreach: Blackmans Lane will be closed approximately 150 metres south of Blackmans Farm, to the extent indicated by signs.

Works by Scotia Gas Networks, Three Elm Lane, Golden Green will be closed until approximately 18th September 2026.

Planned works by South East Water: Tonbridge Road, East Peckham, will be closed between 19th September 2026 and 21st September 2026.

11. Matters for future discussion; Updates on enforcement reporting.

12. Confirm date of next meeting: 5th October 2026 at 6.30pm.

Meeting Closed: 7.30pm