East Peckham Parish Council

EPPC Planning & Transport Committee Agenda

Minutes of the Planning and Transport Committee meeting held at 6.30 pm on Monday 2nd November 2026 in the Parish Meeting Room, Jubilee Hall, Pippin Road, East Peckham TN12 5BT.

From Assistant Clerk J. Perretta **Tuesday 3rd November 2026**

1 Attendees, Apologies for absence;

Present; Councillors D. Seal (acting chair), T. Eastwood, J. Scorey, T. Hendry – Lewis & Assistant Clerk J. Perretta.

Apologies; Councillor D. Fairless (holiday).

Absent; Councillor P. Patel.

2 Signing of Minutes of previous meeting; 5th October 2026

The minutes were approved as a true and accurate record.

Proposed by T. Eastwood, Seconded by; J. Scorey. Agreed with a show of hands.

3 Declarations of interest or lobbying; None to declare.

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. A resident has again raised concerns regarding the application 25/01848/PA Brunswick Yard, the culvert. The AC has raised this again with TMBC Leader M. Boughton who will follow this up with the planning case manager. The committee agreed to await a response, however the clerk is to escalate this should a satisfactory response not be received by the next Planning meeting on 7th December 2026.

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 be placed on the agenda for the next full council meeting or if the Clerk could reply to the resident). No residents were present.

Standing orders to reconvene

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

Reference: 26/01854/LB
Address: Woodside Cottage, 275 Tonbridge Road, East Peckham, TN12 5LA.
Proposal: Listed Building Application; Addition of a wooden rose arch over the front gate.
https://publicaccess.tmbc.gov.uk/online-applications/
No objection
Proposed by; J. Scorey, Seconded by; T. Eastwood, agreed with a show of hands.

Reference: TM/26/01941/TNCA
Address: St Michaels House Roydon Hall Road East Peckham Tonbridge Kent TN12 5NH
Proposal: Tree 1: mature Copper beech (Fagus sylvatica purpurea group); house front, roadside verge - Remove Tree 2: early mature twin-stemmed common walnut (Juglans regia); Growing immediately next to end wall of 'utility' building; - Reduce by thinning (and lifting); prune away from over the building (E back to 1-1.5m, and lift those lowest branches over the building), and balancing reduction prune the rest of the canopy (N to 4m, S to 4m and W to 4m, and height down to approximately 6m).

https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01941/TNCA
No objection
Proposed by; D. Seal, Seconded by; T. Eastwood, agreed by a show of hands.

Reference: TM/26/01883/PDVAR
Address: Former Barn 50 Yards North Of Mount Pleasant Farmhouse Seven Mile Lane East Peckham Tonbridge Kent
Proposal: Prior Notification under Schedule 2, Part3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use and conversion of the existing agricultural building to Class C3 residential use. The building is located on agricultural land at Mount Pleasant Farm, which is located on the southwest side of the A228 Seven Mile Lane and approximately 1.62 miles (2.61 Km) north of East Peckham
https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01883/PDVAR

Four councillors objected, 1 councillor did not object, all four councillors have concerns about joining Seven Mile Lane and the potential dangers due to speeding traffic. The committee recommends the planning officer and highways checks all rules around this.
Proposed by; D. Seal, Seconded by; J. Scorey, agreed with a show of hands.

Reference: TM/26/01854/LB
Address: Woodside Cottage 275 Tonbridge Road East Peckham Tonbridge Kent TN12 5LA.
Proposal: Listed Building Application: Addition of a wooden rose arch over the front gate to the property.
https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01854/LB
Apologies, duplicated point.

Reference; TM/2601707/FL
Address: 134 Bush Road East Peckham Tonbridge Kent TN12 5LN
Proposal: Erection of a Greenhouse.
https://publicaccess.tmbc.gov.uk/online-applications/PLAN/26/01707/FL
No objection.
Proposed by; T. Eastwood, Seconded by; T. Hendry – Lewis, agreed with a show of hands.

6. **To receive an update on actions from the previous meeting.** Little Mill consultation is still to be actioned.

7. **To receive an update from and resolve any actions recommended by the Local Development sub – committee.** D. Seal offered an update on the zoom session held at the Jubilee Hall with our planning consultant D. Chapman on Wednesday 28th November 2026 regarding the Neighbourhood Plan, evidence topic papers and his forthcoming visit to the village.

   D. Seal confirmed Saturday 7th November 2026, Neighbourhood Plan village information drop in sessions, to be held between 11pm & 12.30pm & 2pm – 3.30pm.

8. **Road Closure Notification.** 9th November 2026, Fell Mead, East Peckham, due to planned works by UK Power Networks.

9. **Matters for future discussion;**

10. **Confirm date of next meeting:** 7th December 2026 at 6.30pm.

Meeting Closed; 7.15pm