**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 22ND NOVEMBER 2023 AT CHURCH FARM AT 7.30P.M.**

**PRESENT:** Cllrs. D. Thornewell (Chairman), T. Bishop, R. Haffenden, R. Roud, Mrs. C. Shire and Mrs. C. Woodger

**Under S.O.48(a):** Cllr. R. Mitchell

**APOLOGIES FOR ABSENCE:** Cllr. Mrs. M. Tatton

**APPROVAL AND SIGNING OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY, 20th SEPTEMBER 2023**

It was **RESOLVED** that the Minutes and Appendix of the Meeting held on Wednesday, 20th September 2023 be **APPROVED AND SIGNED** by the Chairman.

**MATTERS ARISING**

(i) **Family Centre – Martin Square**

The Chairman reported that the developers of the Family Centre in Martin Square have been in touch and they are having problems with the Agile Planning Portal and lodging documents at the Borough Council and it has been explained that we have no control over the Planning Department.

**PROPOSED REDEVELOPMENT OF MILLBROOK HOUSE, MILL STREET, EAST MALLING**

The Chairman reported that a meeting has been arranged at Millbrook House on Monday, 27th November 2023 at 11.30a.m.

A resident of Middle Mill Road has provided some comments following the recent meeting at the King and Queen and the Clerk was asked to circulate the email to members.

**PROPOSED DEVELOPMENT OFF CLARE LANE, EAST MALLING**

The Chairman reported on the leaflet that has been delivered in East Malling regarding the proposed development by Gladman off Clare Lane although the description states Land West of Stickens Lane. The action taken was **RATIFIED.**

Cllr. Roud said he intends calling in this application and gave the following reasons for it to be called in:-

1. Building in the countryside CP14, although it does abut the development of East Malling village, it is countryside.

2. The land is classified as Grade 2very good quality agricultural land.

3. The development would jeopardise views into and out of East Malling Conservation Area.

4. It would produce excessive traffic in an already congested road network of busy narrow roads.

5. It’s proximity to a school access would be considered dangerous to pupils entering and leaving school.

6. The access road is onto a thoroughfare with no footpaths.

7. The application suggests street lighting which would urbanise the country aspect and introduce light pollution to a dark area.

8. The access would also require the felling of trees on Clare Lane which would spoil the rural aspect of the lane and is detrimental to Climate Change.

9. There is a badger sett on the footpath that runs through the proposed development.

10. There is also the possibility that the footpath is a Roman Road, coins have been found on adjacent land. The path aligns with a recently found Roman access to a possible Temple or Mausoleum.

The Chairman reported that an email has been sent to Maria Brown, the Planning Officer for this development, querying the dates for comments as different ones have been given and expressing concern that the “Call In” on the new system is not working. A reply is awaited.

**PROPOSED DEVELOPMENT IVY FARM, WATERINGBURY ROAD**

The Chairman reported that Frances Saunders, a resident of Wateringbury Road is researching quite deeply the many issues surrounding this planning application. He added that he will be meeting with residents in December along with Cllrs. Michelle Tatton and Roger Roud.

**FORTY ACRES – TREES AND CONDITIONS**

The Chairman reported that he had met with residents of Leybourne who live in the houses opposite Forty Acres expressing their concern at the felling of numerous trees in the copse to form a site access which they considered were to be retained on the A20 frontage The residents have approached Cllr. Sarah Hohler, the County Councillor for Leybourne who has said she cannot help as the development site is in East Malling not in her ward.

The Chairman further reported that an email had been sent to the Tree Officer at the Borough Council asking for an update on the tree situation as no response had been heard from the County Council. KCC have now responded saying that the trees were to be felled as part of the development as this is to be the entrance to the estate and to allow for a right turn lane when driving east towards Maidstone and a new footpath to be built. This meant that the verge would be removed and the road required a bell mouth design due to the slight bend in the road as you drive towards Leybourne giving visibility issues. KCC requested that the entrance be moved further east to save the trees but it was not possible to have the entrance further down where there was a gap between the vegetation as there is already a left hand turn into Pinewood Close. Eight trees are due to be felled which have a CAVAT value which they can use once the scheme has been completed if feasible, depending on any services that may be installed beneath the footpath. These trees fall opposite Nos 10 to 14 London Road, the ash being the last tree opposite No.14. The oak and the ash were felled early apparently accidentally, but were due to be felled eventually. The remaining trees are to stay. A plan has been attached with the approximate location of the trees to be removed. Any concerns should be directed to TMBC who would have approved the plans along with their Highway Team re the design for the road.

The Chairman commented that it appears that there are three planning applications in respect of the site that have not been determined by the Borough Council.

**GREEN BELT PETITION**

The Chairman reported that the Green Belt Petion has been verified and will be presented to Cabinet at the Borough Council on Tuesday 9th January 2024. A maximum of two members of a deputation may address the Cabinet for no longer that five minutes each. Cllr. Roud agreed to speak on behalf of the Parish Council and the Clerk was asked to contact the Clerk at West Malling Parish Council to find out who will be speaking on behalf of their Council.

**TM/23/01998 – ERECTION OF A TWO BEDROOM DWELLING WITH ANCILLARY CYCLE STORE AND BIN COLLECTION FACILITY (resubmission of TM/22/01323)**

It was **NOTED** that this planning application has been refused by the Borough Council.

**HOLY TRINITY CHURCH, LARKFIELD**

The Chairman reported that a planning application has been submitted for the erection of a brick built kiosk to house new electricity supply including adaptation of existing front boundary wall and provision of a new retaining wall.

An email has been sent to the Borough Council expressing concern at this application and pointing out that the site is within a designated Conservation Area and the Church itself is a Listed Building and there is no reference to this in the submitted application. The wall is clearly part of the curtilage of the building, should there not be a Listed Building application?

Also whilst responding we are concerned this application has not it seems appeared on the weekly list despite it being registered over a month ago. We are also concerned the location “Larkfield” is not in the heading of the email. Is there a reason for this?

**ANY OTHER BUSINESS**

Cllr. Mrs. Woodger mentioned that residents in Gilletts Lane have been approached by Savills, on behalf of East Malling Trust to purchase part of their gardens to widen the turning to allow a one-way system to be introduced and from the plan provided making Chapel Street one-way heading south and also Gilletts Lane and The Rocks Road was felt to be misconceived. It was **AGREED** to send an email to Eleanor Hoyle at the Borough Council asking if she is aware of this idea. Cllr. Mrs. Woodger will be asking the residents if it is possible that any communications from Savills could be forwarded to us.

**DATE OF NEXT MEETING:** Wednesday, 24th January 2023

**CLOSURE**

The Chairman declared the Meeting closed at 8.35p.m.

Chairman

24th January 2024