**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 22ND JANUARY 2025 AT CHURCH FARM AT 7.30P.M.**

**PRESENT:** Cllrs. D. Thornewell (Chairman), T. Bishop, Mrs. M. Tatton and Mrs. C. Woodger

**APOLOGIES FOR ABSENCE:** Cllrs. R. Haffenden, R. Roud and Mrs. C. Shire

**APPROVAL AND SIGNING OF MINUTES OF MEETING HELD ON WEDNESDAY, 20TH NOVEMBER 2024**

It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 20th November 2024 be **APPROVED AND SIGNED** by the Chairman.

**MATTERS ARISING**

(i) **Larkfield and New Hythe Football Club**

It was **NOTED** that the application, TM/24/02078 for the football stadium at the former Oast Park Golf Club in Birling Parish has been validated by the Borough Council. The description being – Full planning permission for the provision of two 3G football pitches, club house, spectator stands (Use Class F2), associated access (including new signal controlled access junction from the A228), parking and landscaping. All matters reserved except access for a phased residential development consisting of the erection of up to 150 market dwellings (Use Class C3), gold driving range and padel tennis courts (Use Class F2), with associated parking, access (internal circulation), landscaping, open space and associated works.

The proposals for the existing stadium site in Larkfield has not yet been received.

(ii) **Bellingham Way Signs**

The Chairman reported that the issue of the signs is now being dealt with by Demi Richards at KCC who is working behind the scenes to get the plans complete for the proposed signage installation scheme. A reminder needs to be sent asking for an update.

Also, there is a turn right lane on Bellingham Way which does not lead anywhere, only a brick Wall! KCC will be taking a scheme forward for the 2025/2026 financial year to remove the redundant right-hand turn.

(iii) **Panatonni Bus Service**

It was **NOTED** it is understood that KCC are still working on the Legal Agreement in respect of providing the bus service in conjunction with the Borough Council.

(iv) **MOD Site – Kings Hill**

The development of the above site was approved on 12th December 2024 with no emergency access. The Decision Notice does not appear on the Planning Portal.

It is understood that Kings Hill Parish Council are seeking taking this matter to Judicial Review.

(v) **Clare Lane Development**

The Chairman reported that the above development has been approved but the Decision Notice does not appear on the Planning Portal.

The Chairman said that he had requested a plan showing proposed roadway lighting in Clare Lane and apparently no plan has yet been produced and no KCC Highways Officer has yet been appointed to deal with this.

Cllr. Mrs. Tatton showed a plan of the access arrangements and will provide the Clerk with a copy.

**RESULT OF IVY FARM APPLICATION AT AREA 2 ON 15TH JANUARY 2025**

The Chairman reported that the above application was refused on Heritage and Landscape, Sustainability, Overlooking and Badger Sett grounds. Officers then intervened saying it can only be a recommendation to a future Area 2 meeting as they expressed concerns relating to the issue of costs if an Appeal is put in place against the refusal. We now await the actual minutes of the meeting and they are meant to e consulting with local members over wording.

The Chairman referred to a case in the High Court in June 2020 which referred to a case between R Miles and the Borough Council, the Court held that, whilst costs risks and reputational harm were not material planning considerations, there was nothing wrong with officers giving members advice on the potential cost and reputational implications of refusing permission.

The next Area 2 Committee Meeting is due to take place on Wednesday, 19th February 2025.

**THE BARRACKS, WELL STREET**

The Chairman reported that the Barn at The Barracks had partially collapsed and the Borough Council took action but since then it has been completely demolished. There are questions whether this was carried out as it was a danger to the users of the Public Footpath. It is within the curtilage of the Listed Building and also in the Conservation Area.

Eleanor Hoyle had responded giving assurance that the Building Control officers who visited the site and discussed with the family member who was on site at the time had liased with their enforcement ream before attending regarding the Listed Building issues. She will however, get a formal written response drafted to cover these issues in detail.

It was **AGREED** to review this issue at the next meeting of this Committee.

**OLD SCHOOL COTTAGES**

The Chairman reported that he has had discussions with the lady who lives in the Cottages and referred to a book, Memories of Malling by the Rev. C. H. Fielding, 1893 which records the inscription on the plaque, being - Liberos tam Literis bonis quam pietate expolere. He will report further.

**ACCESS TO FORTY ACRES FROM A20**

The Chairman reported that this matter was discussed at the Area 2 Meeting on 15th January 2025, the plans provided to the Planning Inspector did not recognise the problem with land levels. An amended plan has been submitted showing a footway and cycleway on the A20 up to the brow of the hill which will effect the copse of trees covered by a Tree Preservation Order.

KCC are to be asked that the footway and cycleway be deleted. It was **AGREED** that we support Leybourne Parish Council with this request.

**CORRESPONDENCE**

Callan Halls-Palmer: **Request for Improved Pedestrian Crossing at Lunsford**  **Lane**

It was **NOTED** that Callan Halls-Palmer is expressing his concerns about the safety of thee pedestrian crossing on Lunsford Lane, near the shop. The current crossing is an uncontrolled set up with a central refuge island which he believes does not adequately address the needs of pedestrians and poses a significant safety risk. He has provided Crashmap reports showing where accidents have occurred since 2020, and it appears that these have been near to the mini roundabouts particularly the one at the junction of Lunsford Lane Partridge Avenue.

It was **AGREED** the email be forwarded to Cllr. Mrs. Trudy Dean as County Councillor.

Cllr. Mrs. Tatton commented that there seem to be some inconsistencies over the markings at the mini roundabouts. This will be looked into.

**ANY OTHER BUSINESS**

The Chairman reported that works by South East Water at the Cobdown site at Ditton were approved on 14th January 2025 by the Borough Council.

Two decisions under TM/24/01220/PA and TM/24/01127/PA were issued by Borough Council officer under delegated powers.

They record our comments about the public paths and stream.

He will be going to inspect as some works got underway prior to permission so he will report back. There are interesting comments about bats and lighting especially as it seems they frequent such areas.

Cllr. Bishop asked why Area 3 Committee Meeting had been cancelled and the Chairman said that the necessary reports will not be prepared in time for the meeting, particularly in respect of The Barn at Lunsford Farm.

A resident and the Parish Council have expressed concern that the County Council Officer involved has not visited the site and that HGV’s have been seen on the site, evidence has been sent to KCC. They say that it will only be panel vans which can turn on site.

**DATE OF NEXT MEETING:** Thursday, 20th February 2025

**CLOSURE**

The Chairman declared the Meeting closed at 8.50p.m.

Chairman

20th February 2025