**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 16TH OCTOBER 2024 IN THE COMMITTEE ROOM, CHURCH FARM AT 7.30P.M.**

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

**APOLOGIES FOR ABSENCE:** Cllrs. R. Haffenden and Mrs. C. Woodger

**APPROVAL AND SIGNING OF THE MINUTES OF THE MEETING HELD ON THURSDAY, 19TH SEPTEMBER 2024**

 It was **RESOLVED** that the Minutes of the Meeting held on Thursday, 19th September 2024 be **APPROVED AND SIGNED** by the Chairman

**MATTERS ARISING**

(i) **East Malling Sign, New Road** – Update

 It was **NOTED** that the replacement East Malling Sign for New Road is on order but could take some time to arrive.

(ii) **Barn at Lunsford Farm**

 The Chairman reported that KCC are not objecting to the application. The Heritage Consultant’s response as Listed Buildings is awaited.

 As previously reported he has called the application in as he feel there are highway issues; the heritage aspect and feels it will not fit in when all other buildings are now residential.

 Some activities in the existing building have already caused disturbance, including one overnight period of work and lorry deliveries.

 It is likely to go to the Area 3 meeting on 7th November or 12th December.

 Cllr. Trudy Dean has contacted Simon Jones at KCC questioning the Highways response.

 One resident has engaged their own planning consultant who has submitted a report and objections to the Borough Council.

 The Chairman reported that there have been problems with large vehicles accessing the site.

**LARKFIELD AND NEW HYTHE FOOTBALL CLUB**  - Footway needed

 The Chairman commented that approach should be made to the Larkfield and New Hythe Football Club that the developers include an extension of the footpath from New Hythe Lane round into the access road on the Scout Hut side. It was **AGREED** that such an approach be made.

**TM/22/01570 – PROPOSED DEVELOPMENT AT IVY FARM**

 The Chairman was given authority to submit a picture taken by a resident showing the land levels at Ivy Farm particularly for the access, to the Borough Council.

 The Chairman read out the charges for Virginia Gillece of Fuller Long, as the consultant proposing to lodge objections on behalf of the Parish Council. For a site visit and objection letter the cost will be £2,000 plus VAT. The Clerk was asked to accept the estimate and return the form.

 There are inconsistencies on the maps provided and also on the site notice the plan is incorrect.

**CORRESPONDENCE**

Lower Thames Crossing: National Highways have deferred on the Crossing until May 2025.

**ANY OTHER BUSINESS**

ANPR Cameras – the Chairman commented on the ANPR cameras being used in Aylesford to monitor HGV’s entering the village and a resident of Leybourne Park has suggested that maybe such cameras could be used on Papyrus Way.

 The Chairman will contact Demi Richards at KCC to enquire whether this could be added to the HIP.

TM/24/01550 – Copper Beech Tree: Fell to ground level at 28 Hornbeam Close – the Chairman reported that he had visited the site and the following comments have been submitted to the Borough Council:-

This large copper beech tree is part of the protected line of trees along the original Parish boundary between Ditton and Larkfield.

It was also part of the boundary of the "Larkfield Estate", based on Larkfield Hall, which was developed in the 1960s to form "The Trees" estate which Hornbeam Close forms the eastern end.

The line of trees does provide a very local landscape feature and especially for the residents of "The Ferns" some of whom appreciate the greenery that is provided by this row of protected trees.

It is clear from the evidence now submitted that the tree has become much larger since No.28 was built and extended.   It has acted as a deterrent to potential buyers of the property as per the evidence submitted.

The tree does now completely dominate the rear of the property and the garden area.   At the very least it should be reduced in size but we note the applicant's tree expert states this particular type of tree does not cope well with such work.

Given the situation if consent is given to fell this tree it should be on the basis a suitable tree is planted as a replacement suitable to the location.

This action was **RATIFIED.**

Tree on Green, Lunsford Lane – the Chairman had reported this fallen tree to KCC but they do not consider it as an urgent matter!!

Cllr. Mrs. Tatton reported that herself and Cllr. Roud had a meeting in respect of the proposed development off Clare Lane. She has a copy of the Conservation Officer’s letter and will provide a copy to the Clerk. Concern has been expressed about the ground levels.

 KCC Public Rights of Way have a holding objection in respect of MR117 as this is a public footpath not a cycleway. Also, KCC are not insisting on an emergency access. Concern has also been expressed regarding heritage issues.

 Cllr. Mrs. Tatton reported that she had carried out a traffic monitor at The Sweetings to get an idea of traffic movements north and south in order to try to gauge in respect of the Ivy Farm application

**DATE OF NEXT MEETING:** Wednesday, 20th November 2024

**CLOSURE**

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

 Chairman

 20th November 2024