**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 17TH JULY 2024 AT CHURCH FARM AT 7.30P.M.**

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

**APOLOGIES FOR ABSENCE:** None Received

**APPROVAL AND SIGNING OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY, 15th MAY 2024**

 It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 15th May 2024

**MATTERS ARISING**

(i) **Proposals for Development of the Larkfield and New Hythe Football Ground**

 The Chairman commented that we have heard nothing further regarding the proposal but it was agreed to ask John Michel whether the meeting has yet taken place in Snodland about the development.

(ii) **Bellingham Way Signage**

 The Chairman reported that the Joint Transportation Board are currently working with Panatonni developer for signage proposals to link Larkfield at Bellingham Way/New Hythe Lane roundabout junction to Station Road, Aylesford. This is awaiting submission and review by their highway improvements team as this signage was originally outside the scope of the S278 Agreements works. Panatonni do not plan to object as they realise that this is an important link. A further update will go to the September JTB meeting.

(iii) **Any Other Matters Arising**

 Cllr. Haffenden reported that heavy vehicles are using Papyrus Way to go into the Panatonni site. The Chairman said that there is no restrictions so they can use it.

 The Clerk was asked to find the decision notice in respect of this site.

**LOCAL DRAFT PLAN UPDATE/LABOUR GOVERNMENT PROPOSALS FOR PLANNING REFORM**

 The Chairman reported on a document received from the Borough Council informing that as the Government plans to make significant changes to national planning policies it has prompted the Borough Council to wait for more details before proceeding to the next stage of developing its Local Plan.

 The Chairman reported that Eleanor Hoyle has said to him the position concerning the Local Plan will need to be reviewed again when the draft document is issued expected towards the end of July.

 The Chairman suggested we should establish a relationship with the two MPs for both Chatham and Aylesford and Maidstone and Malling. The Committee agreed he could approach them.

**TM/24/00492 – EXTENSIONS AT 3, THE GRANGE, EAST MALLING**

 It was **NOTED** that the application for extensions at 3 The Grange has been refused by the Borough Council on the grounds that that the proposals would result in a visually dominating and incongruous built form, out of keeping with the established architectural vernacular of the houses nearby. Also, the development proposal by reason of its scale and siting would cause substantial possible harm to a scheduled monument of national significance. In absence of any assessment of impact on this designated heritage asset.

 Cllr. Mrs. Tatton commented that there was nothing in the Report mentioning the archaeological dig taking place at East Malling.

**TM/24/00769 – BARN AT GREAT LUNSFORD FARM COMPLEX**

 The Chairman reported on the activities at the above site which indicate that perhaps

the planning application should be retrospective. In recent months vans have been visiting the site and emptying into skips operated by “Pinbins”. Also a container has been brought and placed on the site and it appears machinery placed and operating in the existing building, this has caused noise.

 An email has been sent saying that looking at the planning application form it seems to be there is an existing commercial use but on the other hand the proposed change of use has not yet started. The applicant’s case as to the current existing use needs to be clarified.

 There are no comments on the planning portal indicating that Environmental Services have been consulted on the application.

**CORRESPONDENCE**

Tonbridge and Malling **Planning and Sewers**

Borough Council:

(email sent) It was **NOTED** that an email had been sent to Eleanor Hoyle attaching a copy of an article in the “I” newspaper regarding the issue of our housing and its impact on sewerage and water supply.

 We are aware of the new water treatment works on the former Reeds site but wonder if the sewerage works nearby at the bottom of Bell Lane, Ditton and those at Snodland are sufficient to cope with the extra housing approved already or to be included in the draft Local Plan.

 We are asking if both S E Water and Southern Water will or have been consulted on the Local Plan and if their replies will be made public?

 A reply is awaited.

London Green Belt Council: **Press Release**

 It was **NOTED** that the London Green Belt Council have issued a Press Release in respect of the Labour Government’s ‘grey belt’ concept would encourage deliberate ‘degrading’ of Green Belt land in order to justify development.

 This Press Release will be available in the Parish Office should any Member wish for a copy.

**ANY OTHER BUSINESS**

 Cllr. Mrs. Woodger reported that there is a lot of overgrowth on Stickens Lane. The Clerk said this can be reported on the KCC Portal.

 Cllr. Mrs. Tatton reported that KCC have released at consultation on the Local Transport Plan and she will send the link through to the Clerk.

**DATE OF NEXT MEETING:** Wednesday, 21st August 2024

**CLOSURE**

 The Chairman declared the Meeting closed at 8.15p.m.

 Chairman

 21st August 2024