**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 21st AUGUST 2024 AT CHURCH FARM AT 7.30P.M.**

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

**APOLOGIES FOR ABSENCE:** Cllr. R. Haffenden and Mrs. M. Tatton

**APPROVAL AND SIGNING OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY, 17TH JULY 2024**

It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 17th July 2024 be **APPROVED AND SIGNED** by the Chairman.

**MATTERS ARISING**

(i) **Proposals for Relocation of Larkfield and New Hythe Football Club to former Ham Hill Golf Course, Birling**

The Club have asked the Borough Planning Department if an Environment Impact Statement is needed. In response to this we sent an email to Eleanor Hoyle pointing out that there are public footpaths crossing the proposed site in Birling Parish for the football stadium. Also whether a contamination report will be required because of the waste that was on the land.

We have asked if we can be provided with any pre-application advice given to the Club as owners of the football pitches on Larkfield Playing Field.

(ii) **Panatonni Site –** Original conditions on permission

The Chairman reported that Cllr. Haffenden had asked what the original planning permission for Panatonni stated in respect of traffic. It states that prior to the opening of the private estate road a signage strategy is to e submitted for approval and the road shall not be brought into use until the approved signage is erected.

Also no occupation of a building within any phase shall take place until the applicant pursues Traffic Regulation Orders through KCC to implement a 7.5 tonnes weight limit on Bellingham Way, parking controls in the HGV turning area. The Traffic Regulation Orders should be implemented prior to the opening of the Bellingham Way link road and include signage with comprehensive signing to avoid HGV’s travelling towards Papyrus Way and Station Road. The signing has not been implemented and therefore these needs to be followed up.

The Chairman further reported that Leybourne Park Residents have requested a meeting with the Parish Council, Demi Richards of KCC, Highways Improvement Plan officer, and Simon Willgress from Panatonni. This will be a virtual meeting initially either on the 4th or 11th September 2024.

Dan Bruce is the KCC officer in respect of bus services and he is on annual leave at present but it is intended to speak him regarding the bus service to New Hythe Lane and Leybourne Park.

(iii) **TM/24/00769 – Barn at Lunsford Farm**

It was **NOTED** that further comments had been sent on the above application as the company have resumed operations o the site despite the application not being determined.

Machinery has operated from morning until early evening at the front of the shed with the doors wide open.

A resident described the noise level as “awful”. We consider it demonstrates the use is quite unsuitable for this tightly knot ground of residential buildings formerly farm buildings including those listed.

It seems likely apart from planning issues, it is a noise nuisance. A picture of the container on the site has also been sent.

It is understood that the matter is now with Enforcement at the Borough Council.

**DRAFT NATIONAL PLANNING POLICY FRAMEWORK ISSUED IN AUGUST FOR CONSULTATION**

The Chairman reported on the new housing figures for Tonbridge and Malling and a chart had been circulated. The current figure is 820 and the proposed is 1057 an increase of 28.9%.

KALC held a briefing virtually but the Chairman could not get on to it as it was full to capacity. However, a link with a recording of the briefing had been provided and the Clerk was asked to send this out to Planning members.

**CORRESPONDENCE**

Open Spaces Society: **Public Access to Green Space**

It was **NOTED** that the Open Spaces Society have said that it must be priority for improvements to access to and enjoyment of green spaces and paths in town and country with the new government planning policies and also mandate the registration of village greens in every development over a certain size or density which would help ensure that open space is protected for all to enjoy.

It was **AGREED** a response be made to the Government consultation supporting the Open Spaces Society.

**BOREHOLE COMPOUND – COBDOWN, DITTON**

It was reported that the following representations have been sent to the Borough Council, namely:-

1.    This application is in Ditton and we are only commenting on the issue of the stream and the footpath network.

2.    The stream rises in East Malling and then flows through Ditton parish to the River Medway.   We are aware of the S.E. Water site being constructed adjacent to Bellingham Way based on the former paper mills extraction approvals.

3.    We hope that in monitoring S.E. Water's extraction it does not affect the flow of the stream, especially in dry weather and the wildlife along its course.

4.    We have as a Parish sought to maintain and improve the public rights of way through the paper mills site from Larkfield and New Hythe to Aylesford.   The network includes MR491 from Station Road to MR492 which runs from Ditton crossroads over the M20 bridge connecting down to Bellingham Way adjacent to the site of the historic Mill Hall Mill.   These routes should be retained on their existing alignments and widths.

5.    MR491 is shown as the vehicle access to this site and this should be recognised by S.E. Water.   The same applies to MR492 and the routes of these paths including the steps up to the footbridge over the M20 should be retained.

The future of Cobdown Sports Ground and the Local Plan

As part of the discussions with Larkfield and New Hythe Football Club about their possible move and from approaches to this parish council it is seems there is a shortage of football pitches in the Malling area.

We are also aware from local residents of the recent listing of the Finnish Sauna at Cobdown Sports Field and the application to build 9 dwellings on the site under TM/24/00408 which appears to have been withdrawn.

And we are aware that part of Cobdown based on the former farm buildings some listed are part of a Conservation Area.

We also see Cobdown is the subject of a borehole application by SE water and of course the Ditton stream rising in East Malling runs through the site.

Although entirely in Ditton we are as a parish concerned about the future of this former Reed Paper Group Sports area with its sports facilities which we consider serves the wider Malling area including this parish and which we consider needs to be retained including the restoration of the Finnish Sauna. We consider it is an important community asset for local sports and from a heritage point of view. And a local green space.

I have therefore been asked to enquire if the borough has undertaken any studies for the Local Plan as to the need for additional sports pitches and facilities given the rising local population and the new housing sites in this part of the district. And how this area can be retained as an important sports area.

This action was **RATIFIED.**

**ANY OTHER BUSINESS**

The Chairman reported that Francois Gordon of Court Lodge had reported that the access alterations to the entrance to East Malling Research has been refused and Cllr. Roud confirmed this.

Cllr. Mrs Shire reported that the East Malling sign in New Road has disappeared and will send a photograph through to the Clerk showing the location.

Cllr. Mrs Woodger requested a copy of the Parish Council’s comments on the proposed development by Gladman off Clare Lane.

Cllr. Mrs. Tatton reported that herself, Cllr. Roud and Cllr. Trudy Dean have been approached by Ditton Minors who are collaborating with the Malling School upon the installation of a 3G pitch. A £million+ project which they hope will be funded largely by Sport England and topped up with Section 106 contributions. Apparently the school have been approached by Gladman’s.

they have been invited to a meeting at the school in September after which they will know more. The key considerations are the impact on heritage, assuming the pitch would be located in the area between Clare House and the lake – will there be intrusive fencing/floodlighting? What about vehicle parking? Would access be only via the turning circle? There is limited parking there so wonder if some alterations are going to be proposed. She would not like to see Clare Lane becoming an overflow car park.

**DATE OF NEXT MEETING:** Wednesday, 18th September 2024

**CLOSURE**

The Chairman declared the Meeting closed at 8.30p.m.

Chairman

18th September 2024