**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON WEDNESDAY, 24TH JANUARY 2024 AT CHURCH FARM AT 7.30P.M.**

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

**APOLOGIES FOR ABSENCE:** Cllr. R. Haffenden

**APPROVAL AND SIGNING OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY 22n**

**NOVEMBER 2023**

It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 22nd November 2023 be **APPROVED AND SIGNED** by the Chairman.

**MATTERS ARISING**

(i) **Proposed** **Clare Lane Development**

It is likely that the decision on the above development will not be before July this year.

(ii) **Forty Acres**

The Chairman reported that he has met with residents opposite the site and Cllr. Bill Banks from Leybourne Parish Council as there is concern at the trees being felled are within the copse which recently had a Tree Preservation Order placed on it. An email from Eleanor Hoyle reports that there Planning Enforcement and Landscape Officer have visited the site and have photographed the work being undertaken. The trees that have been felled are on KCC land on the verge and have approval of KCC for their removal.

The following objection has been submitted with reference to TM/23/03241/FLMIN:-

The Parish Council STRONGLY OBJECTS to this application for the following reasons:-

1.    The application does not take into account the Tonbridge and Malling Tree Preservation Order dated 27th November 2023 relating to the copse of trees opposite the A20 junction with Rectory lane, Leybourne.

2.    This is an important landscape feature when travelling along the A20.   It also will help screen the new homes from the A20 and houses opposite in London Road, Leybourne from the development.

3.    The Parish Council have read the letter from Vistry Homes dated 9th November to the Principal Planning Officer and it is most regrettable that "the approved access plans did not account for the level change between the site and the highway works".   It is noted a bank or retaining wall is needed.   The Parish Council would prefer a bank but would wish to see a detailed plan.   It is noted a bank is said to have less impact on the trees and allow soft landscaping.

4.    The Parish Council questions the proposal apparently requested by KCC for a shared footway and cycleway along the frontage of the site nearly to the brow of the hill At Rectory Lane.   This would mean more trees are affected.

5.    It is also felt that such a scheme would result in more people crossing the road at Rectory Lane which is considered dangerous.

6.    A joint route may be desirable from the new junction westwards to link with the existing crossing as part of the present Lunsford Lane/Winterfield Lane junction with the A20 controlled by lights.

7.    It is also recorded as the works to this new junction are considered there is a flooding problem on the A20.   A recent photo is attached.   This issue needs to be addressed as part of the highway works.

8.    We would like to see replacement trees for those already felled.

(ii) **Any Other Matters Arising**

The Chairman reported that the Green Belt Petition was presented to the Mayor on 9th January 2024 by Cllrs. Thornewell and Trudy Dean

**HIGHWAY IMPROVEMENT PLAN**

The Chairman reported that the Highway Improvement Plan has now been reviewed following a meeting with the Chairman, Cllrs. Mrs. Tatton and Roger Roud, as follows:-

2 -      **New Hythe/Papyrus Way Roundabout**

           We would appreciate if speed surveys could be undertaken.

3(a) - **Bellingham Way Roundabout**

          We confirm we are happy with the signalised crossing installed by developers.

            We would appreciate efforts to find someone sponsoring the roundabout.

3(b) - **Bellingham Way**

            Following the opening of Bellingham Way we have added a new issue of the need for directional signs.

4 -   **High Street/Chapel Street, East Malling**

      At the moment there are no volunteers for Lorry Watch.

      We have added some additional signage requests.

5 -   **Wateringbury Road/Huntley Cottage Pinch Point**

      This still remains an issue especially following the fatal accident in November 2023.   We have added a request for a different flashing sign.

6 -    **Chapel Street**

      We confirm the picture shows the warning sign concerned.

8 -    **Village Wide Speeds**

      We have recorded we are pleased the speed limit of 30mph has been extended northwards along New Road and takes in the new entrance to the "Parkside" development.   We do not seek a further extension along New Road.

9 -      **Bradbourne Park Road**

      Following the removal of the second island at the junction with New Road we still feel a "Keep Clear" on the road is needed.   A meeting on site with an appropriate officer would be appreciated.

10 -      **Lunsford Lane - north of Leybourne Way**

      We would like signage to be reviewed.

**LUNSFORD LANE FLOODING**

The Chairman showed a picture of the serious flooding at the bottom of Lunsford Lane and investigations are taking place as to whether the culvert is blocked that is under Leybourne Way with Medway Internal Drainage Board.

**LONDON GREEN BELT SEMINAR ON REVISED NATIONAL PLANNING POLICY**

The Chairman reported that he attended an online meeting of the London Green Belt Council concerning the NPPF, Secretary of State< Michael Gove has made a speech and released the revised NPPF.

They had over 20,000 comments which was a good response.

The NPPF focuses on Beauty; Infrastructure; Democracy; Environment and Neighbourhood –“BIDEN”.

He named Medway as a “bad” local authority, among others. Setting up an Independent Review of the London Plan.

**Catriona Riddell** – Planning Journalist - focus on Plan making

Deadline for Local Plans to submitted by 30th June 2025. Emphasis on Plan led system.

Stage 18 has allocations only 4 year supply.

Levelling Up will stop Local Authorities withdrawing plans unless Inspectors recommend it.

Housing Targets – “A starting point”. Elmbridge does not use Green Belt – examination starts in February.

Urban Areas – “An Urban uplift”

Green Belt – exceptional circumstances to be decided by Planning Authority.

**Chris Berry** – Planning Manager for CPRE Hertfordshire

No reference in statement to developers.

Everything down to Councils.

NPPF – “not a lot”. Inject uncertainty.

**Lizzie Bundred Woodward** – Planning and Policy lead for CPRE National Office

No brown field sites first.

Need for affordable rural homes.

No carbon reduction targets.

**BARRIER AT NEW ROAD/A20**

The Chairman reported that the barrier has been completed at the New Road junction where there was a gap.

**HORSE POND, MILL STREET** – Barrier Damage

It was **NOTED** that the railing around he Horse Pond in Mill Street have been damaged and report has been sent to KCC and a reply received, they have asked their Bridge Inspector to visit the site to assess the damage and arrange for the repairs to take place.

**MARTIN SQUARE** **PROPOSED CAR PARKING CHARGES**

It was **NOTED** that the consultation document has been completed objecting to the proposed car parking charges.

It was **FURTHER NOTED** that we have been emailing Robert Styles about the issue of people parking on the green amenity area in Martin Square and sent a photograph taken by the Chairman showing a van parked on the area. It also raises the issue of where people doing deliveries to the shops should in future go if charges are introduced as some currently deliver from the car park and there is also the daily collection of mail from the Post Office. A reply is awaited.

**EAST MALLING AND LARKFIELD OPEN SPACE SURVEY**

The Chairman reported that he and the Clerk had completed a consultation on the above which is asking for ownership of various open spaces within this Parish. Also advising them of any additional areas, which we have done. This action was **RATIFIED.**

Discussion took place and it was agreed that further areas be added – Clare Park – top field which has association with playing fields; Four Acres – a registered Village Green and owned by Clarion Housing.

The Management companies associated with The Lakes – Leybourne Lakes Management Company; Bradbourne Green – First Port and Leybourne Park – First Port.

**LISTING OF COBDOWN FINNISH SAUNA**

The Chairman reported on the above and gave a brief history about the Finnish Sauna which has now been Listed Grade 2.

**TM/22/02233 – ERECTION OF SINGLE STOREY TWO BEDROOM DWELLING – 74 MARTIN SQUARE, LARKFIELD**

It was **NOTED** that an Appeal has been made to the Planning Inspectorate in respect of the Borough Council’s refusal of the application.

**TM/22/02645 – APPEAL DECISION RE: DETACHED DWELLING HOUSE – 118 KINGFISHER ROAD LARKFIELD**

It was **NOTED** that the above Appeal has been dismissed by the Planning Inspectorate.

**HOT FOOD STREET TRADER – LAYBY ON LONDON ROAD IN FRONT OF BANKS**

The Chairman reported that numerous complaints have been received regarding the above mobile trailer.

Emails have been sent to the Borough Council who say they cannot take any action on the parking issue although it is limited parking there only and they can only take action against motorised vehicles so have no powers to take parking enforcement action.

It is understood that that the Council’s Food Safety Team have already visited the site and the Environmental Protection Team may be able to assist with issues relating to noise, apparently the generator used is noisy.

A further email has been sent drawing attention to a decision made on 27th September 2022, following a period of public consultation, Tonbridge and Malling Borough Council passed a resolution under paragraph 2 (8) of Schedule 4 of the Local Government (Miscellaneous Provisions Act 1982, designating all of the streets in the Borough as consent street for the purposes of street trading that designation came into force on 1st April 2023. A reply is awaited.

**ANY OTHER BUSINESS**

It was **NOTED** that a fault enquiry had been submitted to KCC regarding a fallen tree across the path connecting Upper Mill and Busbridge Close, it is by a KCC streetlight.

**Speed Indicator Device Project** – The Clerk reported that the equipment for the 3 sites was to be handed over on 1st March 2024. This is the date agreed between KCC and Paul Bannister, the Speedwatch Coordinator.

However KCC have produced a legal agreement which she was reluctant to sign as it made the Parish Council responsible for the equipment and its operation. In answer to a question she said there was no legal agreement when Ron Moore operated Speedwatch and as a Council we were not involved in operating it. We did though recharge the batteries for it.

Cllr Mrs. Tatton indicated she had not been contacted as coordinator for East Malling.

The Agreement provides the Parish Council becomes the owners of the equipment to be moved between the 3 sites. An estimate had been obtained to take out insurance which would cost £36 per annum.

The Agreement provides KCC give technical support to nominated volunteers including to move it between sites and to supply any data as well as charging and changing batteries. The Clerk had emailed Paul Bannister to check the volunteers are willing to do this and awaits a reply.

After further discussion it was **AGREED** the matter be further considered at a further meeting when a reply from Mr. Bannister has been received.

Cllr. Shire commented on the access through from Larkspur Road to the woodland area on the A20 which is causing issues for residents. It is felt a fence needs to e erected and Cllr. Mrs. Tatton will be taking this matter up.

Cllr. Mrs. Woodger expressed her concerns regarding the postcodes in The Heath as apparently Westwell Park has the same postcode as many other properties and an ambulance was late arriving at the site where a person died because of the confusion over postcodes.

The Clerk reported that she had not received a reply from Royal Mail which was sent some months ago and will chase this up.

Cllr. Mrs. Tatton reported that the development of the garages on Winterfield Estate is going to the Area Committee on 17th February 2024 and some minor changes have been made in respect of parking spaces.

The garages at Catlyn Close have now been demolished.

The Chairman reported that he and Cllr. Roud met with a representative from Octavius on behalf of Network Rail who are seeking permission to gain access to the East Malling Station platform from the car park over the Easter weekend. Permission has been given. Also they will take action tomorrow to remove a fallen tree from the car park which was on Network Rail land and assess other trees and cut them back from the car park. This action was **RATIFIED.**

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

**CLOSURE**

The Chairman declared the Meeting closed at 9.25p.m.

Chairman

21st February 2024