

**MINUTES OF A MEETING OF EAST MALLING AND LARKFIELD PARISH COUNCIL HELD ON
WEDNESDAY, 7TH SEPTEMBER 2022 AT 7.30P.M. IN THE COMMITTEE ROOM, PARISH COUNCIL
OFFICE, CHURCH FARM**

PRESENT: Cllrs. C. Thornewell (Chairman), Mrs. M. Moore (Vice-Chairman), T. Bishop, Mrs. L. Cook, Sharon Honess, P. Leale, R. Mitchell, R. Roud and Mrs. J. Sharpe
Cllr. Mrs. Trudy Dean Borough and County Councillor

APOLOGIES FOR ABSENCE: Cllrs. R. Haffenden, J. Luque, S. Millson, Mrs. A. Oakley and Mrs. M. Tatton

APPROVAL AND SIGNING OF MINUTES AND APPENDICES OF MEETING HELD ON WEDNESDAY, 3RD AUGUST 2022

It was **RESOLVED** that the Minutes and Appendices of the Meeting held on Wednesday, 3rd August 2022 be **APPROVED AND SIGNED** by the Chairman after the addition of Cllr. Mrs. Moore's name as being present.

MATTERS ARISING

There were no Matters Arising.

REPORT BY POLICE COMMUNITY SUPPORT OFFICER

The above Report, prepared by PCSO Suzi Leng was **CIRCULATED AND NOTED**.

PLANNING AND DEVELOPMENT

(i) **Ratification of Planning Comments Submitted Since 3rd August 2022**

Planning Comments submitted to the Borough Council since 3rd August 2022 had been **CIRCULATED AND NOTED**, the action taken was **RATIFIED**.

(ii) **List of Decision Notices Received since 3rd August 2022**

The List of Decision Notices issued by the Borough Council since 3rd August 2022 had been **CIRCULATED AND NOTED**.

(iii) **Draft Local Plan**

Subject to Cabinet approval, the Regulation 18 Local Plan will then be subject to public consultation from 15th September until 27th October 2022.

The Chairman said that the Call for Sites documents have been submitted to the Borough Council for assessment and an Urban Capacity Study is being carried out by consultants for the Borough Council.

The Chairman outlined the sites in this Parish put forward and in particular Gighill Green and Marlowe Road Green and Larkfield Leisure Centre Car Park. The Borough Council have been informed that we own both greens and they are registered as Village Greens.

The Chairman mentioned sites in Amber Lane; Wateringbury Road; Clare Lane and Winterfield Farm.

In the Urban Capacity Study the following are included:-

Both car parks in West Malling
Both car parks in Borough Green
“Bomb hole” area in Leybourne

The Chairman reported that a letter had been prepared to residents near to the Marlowe Road Green and Gighill Green informing that the Parish Council own these areas which have Village Green status and have not been put forward for development by the Parish Council. This action was **RATIFIED**.

RATIFICATION OF PAYMENTS SINCE LAST MEETING

The List of Accounts paid out of Meeting since the Full Council Meeting on 3rd August 2022 had been **CIRCULATED AND NOTED** and the action taken **RATIFIED**. Also the List of Direct Debit payments made during July was **NOTED**.

REPORTS ON STANDING COMMITTEES HELD DURING AUGUST

(i) **Planning and Development**, 17th August 2022

Cllr. Thornewell presented these Minutes and made comment that representations have been submitted to the Borough Council in respect of the proposed Ivy Farm development.

It was **AGREED** the Minutes be **ADOPTED** as a true record of the Meeting.

ADOPTION OF RISK MANAGEMENT PLAN 2022/2023

The Clerk produced the Risk Management Plan for 2022/2023 that has been updated and it was **AGREED** this be **ADOPTED** and the Chairman will sign at a convenient time.

PUBLIC PATH PROPOSALS – BROOKLANDS LAKE, SNODLAND COMMON

The Chairman reported that Snodland Town Council have submitted an application to KCC for the diversion of the path at Brooklands Lakes to make it more accessible.

CHAIRMAN’S REPORT

The Chairman’s Report had been **CIRCULATED** as follows:-

Local Plan - Gighill Green and Marlowe Road Green.

With the first documents being published for the “Regulation 18” stage of the new draft local Plan it was noted with concern that these two open spaces in Larkfield registered as village greens under the Commons Registration Act, 1965 as amended appeared as possible development sites in the Call for Sites details. The parish council has not put these forward and upon investigation it appears they came about the through boroughs “Urban Capacity” document. There has been no prior contact with the parish council about these sites although the way they are presented could leave people to think

we were proposing to develop them. Contact with the borough Planning officers indicates the “Placemaker” system they are using might possibly not be up to-date with these register entries which is held by KCC. Accordingly so the position is crystal clear the clerk has supplied our title numbers and copies of the letters from KCC dated 2011 and 2015 confirming registration as greens.

Council is asked to Note and Ratify this action please.

Larkfield Leisure Centre Car Park.

This land of which we are the freeholder also appears and is of course the subject of a long term lease to the borough council now the Leisure Trust. Apparently the suggestion comes from a third party and we have asked for a copy of the submission.

It seems doubtful that the Leisure Trust is aware of the position. Again to make the position clear copies of our title and the relevant part of the lease has been supplied to the borough council.

Toilets in Martin Square.

Following some problems with the lights AKS Electrical were asked to inspect what turns out to be a very old system. An estimate was obtained to upgrade the system to install new LED lighting and PIR sensors plus new emergency lights and circuits in the sum of £2244.32p plus vat. In consultation with the chairman of Amenities this has been accepted and can be paid from the balance of the £9000 handed over by the borough when we took on the toilets.

Council is asked to RATIFY this action.

Registration of Title to East Malling Village Green at the Land Registry.

Our solicitors have advised of an email from the Land Registry saying our application was received on 2nd July 2021 and currently they are dealing with similar applications back to 26th May 2021 so it maybe “some time” before our application can be considered. This does not of course change the status of the green being registered as such with ownership on the KCC registers.

Definitive Map Modification Application MR 106 and MR106A,

The application to have the map amended to show the section between Chapel Street and the kissing gate on the Definitive Map has been prepared and with Michelle’s help Land Registry searches have been carried out as the first step is to give notice of the application to the landowner and tenant if any. However, the land appears to be unregistered with no known owner so we as applicants have to put up notices at each end of the path saying the application is being made. However, the procedure requires us to get KCC consent for this and the clerk applied on 24th August. The officer has been away and a response is awaited.

Brookland Lake, Snodland.

This land adjoins Abbey Meads lake in our parish which is accessed via the path from New Hythe Lane by the River Medway or from Westmead over the pedestrian crossing over the railway. With the country park it is the Green area separating us from built up Snodland with a network of paths including MR 44 which we successfully had properly recorded as running along the embankment and not in the river was shown on the original Definitive Map.

It is pleasing to learn via Snodland Borough Cllr Paul Hickmott that KCC are going to improve the paths around Brookland lake and a map of the proposals came out with the papers for this meeting.

The Chairman commented on correspondence regarding the adoption of a length of MR106 and MR106A with KCC. Documents have been submitted to KCC. Notices need to be placed at either end of the path for which we do not need prior consent but an application needs to be completed.

The Chairman mentioned that action has been taken to improve the very out of date lighting in the public toilets in Martin Square and a quotation from AKS Electrical (Kent) Ltd has been accepted in the sum of £2,693.18 to install new LED lighting and PIR sensors in all toilets. This action was **RATIFIED**.

REPORT BY BOROUGH AND COUNTY COUNCILLORS

Cllr. Bishop reported that he attended the recent Parish Partnership meeting where incidents of fly tipping was discussed and a number of arrests have been made and fines issued by KCC.

There is confusion over the collection of small electrical goods by Waste Services.

The Cabinet at the Borough Council are discussing the future of Saturday freighter Service this evening.

Cllr. Bishop reported that he and Cllr. Mrs. Oakley have been discussing the opening of Bellingham Way which it is thought may stop the “boy racers meets”.

At the next Parish Partnership Meeting the Police Commissioner will be attending.

Cllr. Mrs. Dean reported as follows:-

Coldharbour/Hall Road junctions

Work on the Coldharbour and Hall Road roundabouts are due to start with work in Bearsted Road on October 8th. The entire project expected to complete in 2024.

Bus Cuts Go Ahead

A debate organised by Lib Dem and Green Party County Councillors successfully called for KCC to halt funding cuts to 48 bus services. The KCC cabinet met yesterday and decided to keep its plans to make these damaging cuts. Locally the 58 bus to Maidstone Hospital and several buses taking children to Wrotham School were listed as services to be withdrawn following cuts to KCC subsidies totalling £2.2 million.

Strike affected Arriva School Buses and Trains

Arriva bus staff have called strikes and all buses are unlikely to run, including those taking children to school on 16th, 20th and 30th September 2022

Southeastern trains have also announced that no trains are likely to be running on 15th, 17th, 26th and 27th September 2022. because of strike action.

Blaise Quarry – Fly Infestations

I have received reports of horrifying levels of fly infestations in properties nearest to the Blaise Quarry Anaerobic Digester. They are believed to be coming from Bioconstruct digester. Doors enclosing the unloading floor and standing water over long periods of time have been suggested as the reason for the problem. The Environment Agency are involved and I have asked for information on what KCC knew about the situation, both from the point of view of breaking Planning Conditions and also from potentially breaching its contract for disposal of food waste.

Enquiry into Section 106 Agreements

A short enquiry into S.106 agreements has concluded. It makes the recommendation that Councillors should be advised of planning applications in their areas soon enough to influence the Agreements.

Development Order granted for Manston Airports against Planning Inspectorate's Advice

Karl McCartney, Parliamentary Under Secretary of State for Transport, has granted a development consent order for works to re-open Manston Airport, Kent, primarily as an international freight airport.

River Oak plans to re-open and develop Manston Airport into a "dedicated air freight facility able to handle at least 10,000 air cargo movements per year whilst also offering passenger, executive travel and aircraft engineering services".

The proposals include the use of the existing airport infrastructure and the building of new facilities. This includes upgrading runways, constructing 65,500 square metres of cargo facilities and construction of a new air traffic control tower.

Overall, having considered the expected benefits, such as job creation and the potential negative impacts such as congestion and delays on the local road system, McCartney "is of the view that the potential negative impacts do not outweigh the projected benefits".

KCC Pay Bill

KCC staff unions have put forward a 15% increase. This is equal to £10 million. This sum would exceed the total increase in Council Tax and grant which KCC will receive next year.

New Date for Walking Tour of West Malling

The date has been altered to 18th September for a walking tour of West Malling organised by the Malling Society and led by David Thornewell.

Local Plan Meeting

A meeting will be taking place at West Malling School, Norman Road on Sunday, 25th September, hosted by West Malling Parish Council, to explain the different stages with the Local Plan. Times to be confirmed.

ANY OTHER BUSINESS

Cllr. Bishop commented that Sainsburys have changed their opening hours.

A branch of Subway takeaway food has opened in the former Barclays Bank on the London Road.

PUBLIC QUESTION TIME

There were no members of the public present.

DATE OF NEXT MEETING: Wednesday, 5TH October 2022

CLOSURE

The Chairman declared the Meeting closed at 8.45p.m

Chairman
5th October 2022