

**MINUTES OF A MEETING OF EAST MALLING AND LARKFIELD PARISH COUNCIL HELD ON
WEDNESDAY, 6TH JULY 2022 AT 7.30P.M. IN THE PARISH COUNCIL OFFICE COMMITTEE ROOM**

PRESENT: Cllrs. D. Thornewell (Chairman), Mrs. M. Moore (Vice-Chairman), Mrs. L. Cook, Sharon Honess, P. Leale, J. Luque, S. Millson (until 7.45p.m.), R. Mitchell, R. Roud, Mrs. J. Sharpe and Mrs. M. Tatton
Cllr. Mrs. Trudy Dean

APOLOGIES FOR ABSENCE: Cllr. T. Bishop

APPROVAL AND SIGNING OF MINUTES AND APPENDICES OF MEETING HELD ON WEDNESDAY, 1ST JUNE 2022

It was **RESOLVED** that the Minutes and Appendix of the Meeting held Wednesday, 1st June 2022 be **APPROVED AND SIGNED** by the Chairman.

MATTERS ARISING

There were no Matters Arising

REPORT BY POLICE COMMUNITY SUPPORT OFFICER

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

PLANNING AND DEVELOPMENT

(i) **Ratification of Planning Comments Submitted Since 1st June 2022**

Planning Comments submitted to the Borough Council since 1st June 2022 had been **CIRCULATED AND NOTED** and the action was **RATIFIED**. This action was **RATIFIED**.

The Chairman commented on the application to build a dwelling at 5 Keats Road, to which the Parish Council have objected and an email was sent to KCC Highways expressing concern parking on the verge would be detrimental to local amenity. In the council's view a new dwelling without any car parking could easily lead to parking on Chaucer way or on the verge. KCC need to consider this position.

A reply had been received as follows:-

The proposals you reference seek permission for 1 dwelling which will access onto a non-classified road (*Keats Road*). KCC Highways have an agreed protocol (*non-protocol procedure*) with all district councils in Kent where we will not comment on certain small-scale applications. One of these criteria is for up to 5 dwellings onto a non-classified road. Therefore, the application would constitute a non-protocol application. Should the case officer at TMBC have specific highway safety concerns that they wish to raise, then they contact us directly.

The Chairman also commented on the extensive tree work proposed in Bradbourne Fields – Forsyth Close, and an email has been sent to First Port, the Applicant expressing concern that there are tree overhanging the ragstone wall front the A20 and ivy which needs removing and

also some fly tipping has taken place on the green area which also needs removal. A reply is awaited. This action was **RATIFIED**.

(ii) **List of Decision Notices Received since 1st June 2022**

The List of Decision Notices issued by the Borough Council since 1st June 2022 had been **CIRCULATED AND NOTED**.

The Chairman reported that notification had been received from the Leisure Trust saying that a snagging session will be taking place next Monday on the new café building at Leybourne Lakes with the possibility of it opening next week. This is looking unlikely at present!

(iii) **Draft Local Plan**

The Chairman reported that he attended a Meeting of the Local Plan Steering Group and drew attention that 15,941 dwellings being built in the Borough before 2030, which represents an increase 839 per year.

RATIFICATION OF PAYMENTS SINCE 1ST JUNE 2022

The List of Accounts paid out of meeting since the Full Council Meeting on 1st June 2022 had been **CIRCULATED AND NOTED**. This action was **RATIFIED**.

REPORTS ON STANDING COMMITTEES HELD DURING JUNE

(i) **Allotments and Open Spaces**, Monday, 13th June 2022

Cllr. Roud presented these Minutes and mentioned the anti-social behaviour issue.

Cllr. Roud mentioned the road improvements at the A20/New Road junction which is being pursued with Kent County Council who say there are no submitted plans available, this matter is meant to be part funded by Dandara the developers of the Parkside site.

Cllr. Thornewell reported that nothing further had been heard from Leybourne Parish Council regarding the costs involved for surfacing the path at Willow Road open space. Apparently the Borough Council are querying the issue.

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

NOTES OF MEETING WITH GLADMAN'S – PROPOSED DEVELOPMENT – CLARE LANE – 15th June 2022

The notes in respect of the above meeting were **CIRCULATED AND NOTED**.

WINDING UP OF EAST MALLING CONSERVATION GROUP – Funds

The Chairman reported that East Malling Conservation Group have met and a resolution has been passed to wind-up the Group and all funds be passed to the Parish Council and be earmarked for East Malling projects.

The Chairman **PROPOSED** that when the funds are received they be placed on Earmarked Reserve for specific projects in East Malling. This was **AGREED**.

CHAIRMAN'S REPORT

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

East Malling Conservation Group

Since our last meeting I attended a general meeting of the group called to wind up the Group primarily as like many organisations it was not able to find people willing to serve as officers and undertake the work required to keep it going. At the meeting there was sadness about the situation but after some discussion a motion was passed by those present to wind up the organization. It included that the balance of funds be passed to the Parish Council but to be spent on East Malling projects.

I indicated we would be happy to accept the funds on this basis. However in order to formalize matters members are asked to RESOLVE that with regret it notes the proposed winding up the East Malling Conservation Group and the council on receipt of the balance of funds held agrees to hold these in an earmarked account to be spent on East Malling projects.

East Malling Village Green

We have been notified by our solicitors that the registration of our title to this land at the Land Registry should be completed by 9th August.

Public Path Overgrowth

Sam Honey of KCC Footpaths notifies that the clearance of local parish paths should be completed by the end of June. He has agreed to include the far end of MR 78 where it runs out to the Ham Hill roundabout; MR92A Ditton being the extension of Bell Lane into Bellingham Way and MR 104 by Lunsford allotments.

Glebe House, Larkfield

The borough planners have refused permission for a car port with solar panels here as it is considered to be out of keeping in the Conservation Area.

Johnsons Walk

The nameplate has gone up for this development on the corner of Leybourne Way and New Hythe Lane and the old entrance kerbed off with the pavement reinstated.

CPRE

They are running a campaign to protect in local plans "green spaces" and an email has been sent to borough seeking up to-date information as how this will be dealt with in the new draft local plan. There are lists in the Managing Development and Environment document dated 2010 but will this be replaced by the new plan?

Parkside

On entering from New Road the stream either side has been made open and one can see the pipe under the new road. It would seem though the planning conditions for this stream have not yet been signed off.

Brookfield Avenue, Larkfield

At the last joint transportation meeting work is listed as proposed to address the flooding here by cleansing drains and soakaways. This problem goes back at least 30years and I suspect something more is needed.

Gate Renewal at Carroll Gardens

This job has now been completed.

East Malling Scrapbook 2012

I was given the above scrap book as there was no one able to keep it and they felt the parish could keep it so it was available for inspection with less risk it would be lost. I have placed it with our parish minutes and old OS maps.

The Chairman reported that we approached Invicta Law over two matters legal matters, possessory title at Village Field, East Malling and the Lunsford Pre-School Lease and they have replied saying they have not the capacity to take on these matters so the information has been sent to Gullands Solicitors and they are quite happy to act for the Parish Council.

The Chairman reported that he visited Cottenham Orchard and the path, MR110 is overgrown and the ragstone steps on MR106 where it meets Chapel Street, by Manningham House, need clearing off to make them safe.

The Chairman reported that he is leading a circular walk for the Malling Society around West Malling on the 25th September 2022. Times to be confirmed.

REPORT BY BOROUGH AND COUNTY COUNCILLORS

County Councillor Mrs. Trudy Dean reported as follows:-

1. The proposed 20 mph speed limit zones for East Malling and West Malling (circulated) have been prepared after negotiations. They have not met all my specifications, and I would like the WMPC/EMLPC views before the zones are approved for public consultation.
2. The No. 58 bus together with the buses from West Malling to Wrotham School and Express service from Kings Hill to Maidstone schools were all recommended to have their KCC subsidy entirely removed at the Environment and Transport Cabinet Committee on Tuesday 6th July. Conservative Cllrs voted in favour of an overall package of around 30 bus routes losing their subsidy. Lib Dem, Labour and Green Party voted against. Councillors not members of the Committee were not allowed to discuss specific routes, and were limited to 2 minute speeches only. The operators of the affected services will now have to decide whether to continue to run the bus services affected. At the same time KCC have been allocated £35 million Government grant for improved bus services. This cannot be used to replace the cuts, but can establish new routes to fill the gaps left in the network. However, the responsible councillor stated the importance of dealing with larger numbers of passengers, suggesting rural services may not get priority.

3. West Malling Toilets. Still waiting for TMBC to confirm that a new toilet can be relocated into the car park. Subject to the terms of sale, WMPC has agreed to take responsibility for the toilets meantime.
4. Next tranche of waiting restrictions to be pursued by TMBC have none in West Malling. Mill Street and Upper Mill in East Malling and a number of changes in Larkfield are proposed.
5. KCC has published proposals for disposal of its assets, establishing a policy of disposal at maximum market value. Community value is said to be going to be taken into account where a community bid is submitted, but no detailed policy is yet available. I have called in the policy for Scrutiny for that reason.
6. I am supporting East Malling Community Centre in a bid for new accommodation for youth provision in East Malling from the £1 million grant given to TMBC by Government as part of the levelling up agenda for projects over the next three years. The plan is that Grow 19 would be using two new classrooms during the day, for which planning permission exists, allowing local youth work to take place during the evening.
7. KCC Education Service has been given an "Outstanding" rating by OFSTED following its latest Inspection.
8. You Are Not Alone (YANA) programme will be working County wide with adults and young people with well-being and mental health problems. They will receive 6 weekly online workshops, followed by 1:1 work with the children. Admission to the scheme is by Referrals and around 36 children per District are expected.
9. At last week's LGA Conference Michael Gove advised delegates that he intended to bring forward proposals for selling off social housing of Housing Associations. However, he advised that HA were to be compensated so that each sale would finance another property being built. This promise was also made by Mrs. Thatcher, but never delivered.

EVENTS

1. This weekend there are the following events . a) Kent County Show at Detling (watch out for traffic management) , b) Saturday 50th Anniversary concert by East Malling Singers at St James the Great and c) Saturday 7pm 50th Anniversary concert at Pamoja Hall Sevenoaks by Eynsford Concert Band at Pamoja Hall Sevenoaks. ECB will be performing the premiere of a new piece of music written for them by well known US composer Jack Stamp who will be present. Tickets available on the door.
2. Dementia information day 15th Aug 11-3pm at Spadework, Teston Road, Offham.

Cllr. Mrs. Dean added that West Malling are experiencing problems with possible claims for Section 106 payments.

Cllr. Luque expressed his concern that have been disparaging comments on social media about certain councillors, particularly on the Larkfield Community Group.

Apparently the refurbished Monks Head PH has closed.

Cllr. Thornewell said that the café on the corner of Mill Street and Church Walk is now open but closes at 2.30p.m. everyday.

Cllr. Roud has not attended any meetings.

Cllr. Mrs. Tatton reported the Area 3 Planning Committee are not prepared to call in the Reserved Matters for Forty Acres as requested.

Cllr. Mrs. Tatton reported that she has contacted the Borough Council regarding the possibility of a Tree Preservation Order on trees in Clare Lane where Gladman propose having the access to their proposed development.

Cllr. Mrs. Tatton reported that between the East Malling and Larkfield Litter Picks, 120 kilograms of litter has been collected.

Cllr. Roud reported that he visited the archaeological dig at Village Field and was very impressed with the clearance work that has taken place at the far end.

PUBLIC QUESTION TIME

There were no Members of the Public present.

DATE OF NEXT MEETING: Wednesday, 3rd August 2022

CLOSURE

The Chairman declared the Meeting closed at 9.05p.m.

Chairman
3rd August 2022