

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON
WEDNESDAY, 18TH MAY 2022 IN THE COMMITTEE ROOM, PARISH COUNCIL OFFICE, CHURCH FARM
AT 8.00P.M.**

PRESENT: Cllrs. D. Thornewell (Chairman), T. Bishop, R. Mitchell, R. Roud, Mrs. M. Tatton and Mrs. C. Woodger
Under Standing Order 48(a): Cllr. R. Haffenden

APOLOGIES FOR ABSENCE: Cllrs. Sharon Honess and S. Millson

APPROVAL AND SIGNING OF MINUTES OF MEETING HELD ON WEDNESDAY, 23RD MARCH 2022

It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 23rd March 2022 be **APPROVED AND SIGNED** by the Chairman.

MATTERS ARISING

- (i) **Mill Hall Pond** – Report back from Site Meeting – 11th May 2022

The Chairman reported on the site meeting with Barton Willmore in respect of the Mill Hall Pond.

They provided a set of plans which were circulated, a set have also been provided to Ditton Parish Council. These show the proposal to replace the existing mill pond north of the M20 motorway.

At the meeting it was stated the applicant's accept the boundary of the land now owned by S E Water does not include the route of the public footpath MR493 and the small area of pond between the footbridge and the M20 fence. This means the footbridge is not within the site and its repair is a matter for KCC to address separately from the planning application.

They did, however, say monies are being paid under a Legal Agreement relating to footpath MR493 (and also MR474 which is the riverside path from Millhall to Aylesford Village). The Parish Councils should pursue this matter with KCC.

As to the pond, this issue is to be reported to the Area 3 Planning Committee. In this connection the applicant's indicated a willingness to place an interpretation board about the historic and amenity nature of the old mill pond.

A representative of the Environment Agency attended and took the view removal of the pond would support their long term aim of removing obstructions along the Ditton Stream so that fish could have greater access. At present fish present are confined to lengths of the stream between obstructions.

Before the pond is drained they would stun and remove the fish with native species being returned but carp present would not be.

Apart from this the Agency it transpired had sought the removal of the pond as they feel this would reduce the possibility of flooding downstream from it and to the river. It was said

historically there had been some flooding near the railway line when a high tide coincided with high flows in the stream.

Members present thanked the Agents for arranging the site meeting and the Agents indicated they would be lodging a plan with the Borough Council excluding the strip of land where the footbridge and path exist and final plans.

Considerable discussion took place and it was **AGREED** that we take the matter up with the Environment Agency direct.

(ii) **Highway Improvements for East Malling – Possible Traffic Surveys**

Cllr. Mrs. Tatton reported that she has now re-formatted the Highway Improvements for East Malling at the request of KCC and a meeting is to take place with the KCC officer to discuss further.

Cllr. Mrs. Tatton mentioned the Public Exhibition regarding Ivy Farm, Wateringbury Road which was held in the Institute and well attended, one of the main concerns seemed to be the traffic issue. Esquire Homes said they have carried out traffic surveys between 8-9am but she feels the key period is from 7.30-8.30am or perhaps even slightly earlier.

She is wondering whether the Parish Council could obtain their own surveys and perhaps find out from them when they are doing further surveys, where they are putting the strips and then get our own for a different period and slightly different locations.

The cost of such strips with Trafficwatch are £265 plus VAT for one strip and a discount for 2 strips of £400 plus VAT, this company have been used by Teston Parish Council.

After discussion it was **AGREED** that Cllr. Mrs. Tatton make further enquiries of Trafficwatch maybe for 3 strips and the likely cost, locations to be decided and it was **FURTHER AGREED** that a recommendation be made to the Finance and General Purposes Committee that the costs be funded from the Legal Fees budget as this Committee does not have a budget.

Also Esquire Homes be asked if they intend carrying out further surveys, if so, when and the locations of the proposed strips. We would request data showing the outcome of the surveys.

(iii) **Any Other Matters Arising**

The Chairman reported that following enquiries about the owner of the property on the corner of Partridge Avenue/Lunsford Lane having extended the garden out onto the verge, a Land Registry search had been carried out and in fact they do own the area concerned.

BOROUGH COUNCIL'S NEW PROCEDURES FOR SECTION 106 AGREEMENTS

The Chairman had prepared a report on above matter which had been circulated to Members, as follows:-

As previously mentioned the good news is that the Borough have employed Chelsea Honey-Bradfield to the post of Senior Development Obligations officer to deal with this matter although the actual legal agreements will still be drafted by legal officers. She is obviously concerned with legal agreements where money is paid to the Borough Council and there are separate officers at KCC.

For the future she advises when a planning application is made the Parish Council should include in its comments where it considers, if approved, the application will possibly give rise to consideration being given to monies that could come to the Parish Council for the facilities it provides which could be affected. This is primarily open space and sports provision including play areas on land it owns and potentially village halls. It is unclear where this leaves halls not run or on land owned by the Parish Council such as the Institute or East Malling Centre and Chelsea is looking into this issue.

It is of course open to the Parish Council to also make other comments such as on public paths, highways, and so on which can give rise to other bodies potentially seeking a payment. We already do this I think.

The Borough have produced a Planning Obligations Protocol setting out good practice which is on their website and we have been supplied with copies. We can lodge with Borough details of schemes where we are seeking future monies and Hildenborough have lodged one which includes potential projects such as a recreation ground perimeter path; tree planting; seating, a skate board park and so on. The forms ask for priorities and estimated costs. This is clearly something we can consider but I think the immediate priority is to follow up where the borough is already holding funds.

The two sites I am aware of are:

1 The Old Coal Yard, New Hythe. The Borough hold £23,366 specifically for “Outdoor Sports Facilities” at Larkfield playing Fields towards “the enhancement, provision or maintenance” of such facilities. The view is this can cover the Ball Park, the Outside gym equipment (where an item does need repair) and the Skate Board Park. Not the play area. It could cover the provision of a board at the Ball park about its use and contact numbers etc which the regular inspections advise is desirable, This is of course allotments and open spaces business and we are awaiting an up to date inspection report on the facilities.

2. Former Mill Stream Site, now Vigor Close, East Malling. Borough advise they hold £41,078 here under a Legal Agreement dated 2009 with Hillreed Homes “towards the provision of children’s play space within the vicinity of the development”. Further clarification is being sought but it would seem we could expand/renew the play areas on East Malling Playing Fields. This will need to be considered by Allotments and Open Sapces.

3 Aylesford Newsprint site. By an email of 22nd May Chelsea advises TMBC have also received monies for a “Bike Scheme” which will be passed to KCC for the provision of 36 new bicycles and 6 Bike Stations.

4. She also advises that there are funds for public path improvements to paths MR 493, where the footbridge is located, and MR474 running along the river from Millhall to Aylesford Bridge. I have asked Trudy to investigate if some monies could be spent on repairing the footbridge!

5. At the recent site meeting the developers reps also advised monies are being paid to KCC for improved bus services and for the railway stations. I ask that we take steps to investigate this all further and obtain copies of the Legal Agreements.

As to the footpaths further reports be made to Amenities Committee when info is to hand.

Considerable discussion took place and Cllr. Roud, as Chairman of the Allotments and Open Spaces Committee, agreed that invoices already paid in respect of the new playground equipment provided

at Larkfield Recreation Ground and maintenance items be submitted to the Borough Council, being claimed against the funds for the Coal Yard site.

Cllr. Mrs. Woodger commented that it would be good to have some outdoor gym equipment provided at South Ward Playing Field as we have at Larkfield.

The Chairman commented that Aylesford Newsprint have already paid money, under Section 106 to the Borough Council for the Bike Scheme which will be passed to KCC to ensure the bike scheme is provided and maintained. The scheme includes the provision of 36 new bicycles and 6 bike stations.

Also the Borough Council have received funds for the improvements to both MR474 and MR493 which they have contacted KCC to request a project for them to carry out the improvements.

It was **AGREED** to ask KCC and the Borough Council for copies of the legal agreements for these and bus services, etc.

Cllr. Bishop will be asking at the next meeting of the Audit Committee at the Borough Council that the figures should be made available.

UPDATE ON AREA PLANNING COMMITTEES/SPEAKERS AT PLANNING MEETINGS

The Chairman reported that an email had been sent to Eleanor Hoyle at the Borough Council saying it is understood that there are proposals being considered to reduce the number of speakers at the Area Planning Meetings on a particular application.

A reply had been received saying that at the Planning and Transportation Advisory Board Members agreed that the proposal be deferred for further consideration. This additional work is underway and proposals will be discussed again with Members in due course under the new governance arrangements at the Council. At this point there are no firm revised proposals.

ITEMS CONTRIBUTED BY MEMBERS

Cllr. Haffenden expressed his concern about Leybourne Park as all traffic going to the Panattoni site is entering via Bellingham Way. It was agreed that when completing the forms for Section 106 Agreements this be mentioned.

The Chairman reported that in respect of the planning application TM/2200457, site adjacent to 262 Wateringbury Road, East Malling there was no Transport Statement shown on the Borough Council's website but it has now appeared.

Cllr. Mitchell asked what is happening with the Larkfield Hotel and it was agreed to ask Julie Beilby at the Borough Council if she has any information.

Cllr. Roud mentioned the large letter that have appeared at the entrance to the Parkside site and the close boarded fence, should these have received planning permission.

Cllr. Roud asked if we could request a larger layout plan for the proposals at Forty Acres. The Clerk was asked to request this from Vistry Homes.

The Chairman reported that the 330 houses for Croudace on Hermitage Lane have been approved on Appeal.

Cllr. Roud expressed concern that the proposals for Ivy Farm shows no emergency access and Esquire Homes have been informed by KCC Highways that the proposals are acceptable.

Cllr. Mrs. Wooder made comment that apparently the length of time to consider planning applications is to be extended.

DATE OF NEXT MEETING: Wednesday, 15th June 2022

CLOSURE

The Chairman declared the Meeting closed at 9.20p.m.

Chairman
15th June 2022