

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON
WEDNESDAY, 17TH AUGUST 2022 AT CHURCH FARM AT 7.30P.M.**

PRESENT: Cllrs. D. Thornewell (Chairman), T.. Bishop, Sharon Honess, R. Mitchell, Mrs. M. Moore, R. Roud, Mrs. M. Tatton and Mrs. C. Woodger

APOLOGIES FOR ABSENCE: Cllrs. R. Haffenden and S. Millson

APPROVAL AND SIGNING OF MINUTES OF MEETING HELD ON WEDNESDAY, 18TH MAY 2022

It was **RESOLVED** that the Minutes of the Meeting held on Wednesday, 18th May 2022 be **APPROVED AND SIGNED** by the Chairman.

MATTERS ARISING

There were no Matters Arising.

TM/22/01570 - IVY FARM DEVELOPMENT

The Chairman commented on the Residents Meeting which took place at East Malling Institute on Saturday 13th August 2022. 37 people attended and the main purpose was advising people how to object to the proposal.

The Chairman reported on the objections raised to the application by CPRE Kent being the Site is not allocated for development; Loss of Best and Most Versatile agricultural land; Impact on ecology – survey work has not been completed and Lack of affordable housing. They have significant concerns over the applicant’s Ecological Appraisal and feel the application should be withdrawn until all such survey work has been completed. The Chairman was given authority to raise this issue with Borough Council.

Cllrs. Roger Roud and Michelle Tatton have asked that the application be called-in but they have been offered a meeting with the planning officer on 9th September 2022.

Although Borough Officers are recommending refusal we still want the application called-in.

Cllr. Roud said that a resident is making enquiries into this site in respect of the orchard being of historic interest.

Cllr. Mrs. Tatton outlined her analysis of the Traffic Survey Reports carried out on behalf of the Parish Council by Traffic Watch and she has furnished Teston Parish Council with a copy. This action was **RATIFIED**.

FOUR ACRES

The Chairman reported that he met with residents at Four Acres who are expressing concerns at various issues. There are cabins on the green which is designated as a Village Green and they have been informed that these will not be removed until September when work has been completed on properties. It was **AGREED** that we obtain copies of the Village Green designation.

There is a dispute between the Housing Association and Kent County Council as to who is responsible for the roads, drains, etc. It was **AGREED** we take this matter further with Kent County Council to establish what is adopted and what is not.

GLADMAN'S DEVELOPMENT – CLARE LANE

(i) **Report Back on Exhibition**

The Public Exhibition was well attended but was rather disorganised by Gladman's.

(ii) **Status of Darcy Court**

It has been established that Darcy Court is unadopted but Gladman's are working with 3 landowners one of whom say they retain rights over access through Darcy Court that is greater than just agricultural access, plus utility rights. They are confident of this from a legal perspective and have correspondence to support this. Residents of Darcy Court have been advised to seek legal advice.

(iii) **Ownership of Public Footpath**

The Chairman reported that the Public Footpath is unadopted and was in 1965.

Cllr. Roud added that in 1946 it was an "unclassified road".

FORTY ACRES

Cllr. Mrs. Tatton has asked that the detailed application be called-in but this has not been permitted.

Cllr. Roud is compiling a list of possible street names for the development.

REPAIR OF RAGSTONE WALL, NEW ROAD, EAST MALLING

The Chairman reported that an email has been sent to Robert Styles at the Borough Council questioning the work to the wall is now complete as concern has been expressed that it is only ragstone on the wall facing New Road but blocks to the rear. A reply is awaited.

CPRE CAMPAIGN – LOSS OF AGRICULTURAL LAND

CPRE are running a Campaign in respect of the loss of Agricultural land and there research has found that 14,500 hectares of England's best agricultural land has been lost since 2010 – that's enough land to grow 250,tonnes of vegetables a year. It was **AGREED** to follow this up to obtain actual figures.

Cllr. Mrs. Tatton reported that she has been carrying out some work involving major development sites in the area, Kings Hill, Hermitage Lane, Bunyards Farm, Broadwater Farm, etc. and her calculations adds up to 774 acres approximately.

NEW ROAD – 30MPH LIMIT

It was **NOTED** that 30mph signs have appeared in New Road. Cllr. Mrs. Tatton said that the road signs at Beech Road/New Road are in need of cleaning.

A20/NEW ROAD JUNCTION CHANGES

Cllr. Roud produced the original plan showing the changes to the above junction which it was thought were to be funded by the Parkside development. This needs to be looked into.

Cllr. Roud commented that a resident of Bradbourne Fields had mentioned that a yellow box had been proposed for the Bradbourne Park Road/New Road junction. The Clerk was asked to obtain a copy of the Section 278 agreement from KCC.

CORRESPONDENCE

Teston Parish Council:

Knole Farm, Malling Road, Teston

It was **NOTED** that an email had been received from Peter Coulling, Chairman of Teston Parish Council reporting that they are engaged with the Environment Agency and with Maidstone Borough Council with regard to Green Box company who operate from Knole Farm.

They understand there are a small handful of companies operating from the site and Green Box, an Ashford based company have taken over Haffenden Skip Hire.

They have already engaged successfully with a scaffolding company when its licence came up for renewal, limiting time and volume of vehicle movements.

The number of Green Box vehicle movements is very substantial, some through Teston and, they assume some through East Malling and Wateringbury – that is, all narrow roads. They are challenging the Green Box licence situation and also any necessary planning permissions.

They would welcome our support to achieve cessation of Green Box activities at the site.

It was **AGREED** to refer this matter to next meeting of this Committee.

ITEMS CONTRIBUTED BY MEMBERS

Although not really an item for this Committee, the Chairman reported on an update from Maidstone Archaeological Group, as follows:-

The dig has continued to provide more information regarding the possibilities for the Roman buildings. We have targeted the east end of the site where the robbed-out foundations of the large square building have been revealed. To the south of this building an additional wall has been located which may be a "lean-to" to the main building. The lengthy north-south wall through the centre of the building continues to puzzle us, however, a similar arrangement has been found to exist at a site in Bliquesy in Belgium. We have still been unable to locate the link between the roadway to the west and the square building. There is a possible area of hard standing to the east of the building. In this general area we have located a number of tesserae indicating a possible mosaic floor and also a

broach, which we believe to be a votive offering. With your agreement we plan to continue extending the trenches until we can establish a clearer view of the probable purpose of this site. Our current thinking is that the designation of the scheduled area to the north as a minor Roman villa may be incorrect and that this is in fact a site which would have served a religious, rather than domestic, purpose.

We have been considering having an Open Day on Sunday 25th September to present our progress to interested parties. Could you please let us know if the Parish Council would give their approval and support of such an event.

It was **AGREED** that we support the Open Day on 25th September and the production of a flyer for the event.

Cllr. Roud reported that he was invited to view the wood in Kilbarn Road, in Ditton, part of East Malling Research, Natural England have stated that it needs to be completely burnt as the trees are suffering with a disease that particularly affects Sweet Chestnut trees – the area is three and a half acres. The wood will replant the wood eventually.

The Chairman commented that a complaint had been received regarding cars parked outside the cottages at the southern end of New Hythe at times when parking is not normally permitted. This is due to the road markings being covered up when the road was resurfaced and they have not yet been repainted so the parking is not enforceable. An email has been sent to KCC asking when this will be done.

The Chairman commented that the planning application for Park House in Mill Street has now been granted permission with numerous conditions.

Cllr. Bishop said that Kent County Council are looking to dispose of the Health Centre in Martin Square.

DATE OF NEXT MEETING: Wednesday, 21st September 2022

CLOSURE

The Chairman declared the Meeting closed at 8.50p.m.

Chairman
21st September 2022