

**MINUTES OF A MEETING OF EAST MALLING AND LARKFIELD PARISH COUNCIL HELD ON  
WEDNESDAY, 8<sup>TH</sup> JANUARY 2020 AT CHURCH FARM AT 8.00P.M.**

**PRESENT:** Cllr. D. Thornewell (Chairman), Mrs. M. Moore (Vice-Chairman), Mrs. L. Cook, Mrs. L. Hogben, P. Leale, J. Luque, Mrs. J. Manser, S. Millson, R. Mitchell, R. Moore, R. Roud, Mrs. J. Sharpe and Mrs. M. Tatton  
Daniel Markham Resident of East Malling  
Mandy Harris Community Warden

**APOLOGIES FOR ABSENCE:** Cllrs. T. Bishop, Mrs. A. Oakley and Mrs. C. Woodger  
Cllr. Mrs. Trudy Dean

**APPROVAL AND SIGNING OF MINUTES AND APPENDIX OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY, 4<sup>TH</sup> DECEMBER 2019**

It was **RESOLVED** that the Minutes and Appendix of the Meeting held on Wednesday, 4<sup>th</sup> December 2019 be **APPROVED AND SIGNED** by the Chairman.

**MATTERS ARISING**

There were no Matters Arising.

**REPORT BY POLICE COMMUNITY SUPPORT OFFICERS**

PCSO Suzi Leng had provided reports on crimes for both East Malling, these are Appendixed to these Minutes.

**REPORT BY COMMUNITY WARDEN**

Mandy Harris reported on her activities during the previous month, as follows:-

Social Service Referrals with reassurance visits in East Malling, Snodland, Leybourne and West Malling.

Given scam talks to Crossroads Group – elderly people in Tonbridge.

Anti-social behaviour towards Library staff in Martin Square and asking for money.

Talk to children regarding Road Safety – job roll.

Police called to property – well known drug users who was threatened by drug dealer with firearms.

Christmas events in East Malling, West Malling, Aylesford, Snodland, Larkfield and Tonbridge.

The telephone number to report potholes is 03000 419 191).

Walked children from St. James School to church service.

Carers Café – 43 attended. £150 donated by East Malling Conservation Group. The raffle made £85. Also given a donation of £50 from the Free Masons.

## **ACCOUNTS FOR PAYMENT AND CHEQUES FOR SIGNATURE**

The List of Accounts for Payment was **CIRCULATED AND APPROVED** and it was **AGREED** that the relevant cheques be **SIGNED**. (Appendixed to these Minutes).

## **ADOPTION OF PRECEPT FOR 2020/2021**

The Chairman **PROPOSED** that the Precept for 2020/2021, as circulated, be **ADOPTED** and submitted to the Borough Council. This totalling £347,797 resulting in a Parish Rate of £69.51, **SECONDED** by Cllr. Mitchell and **CARRIED UNANIMOUSLY**.

## **REPORTS ON MINUTES OF STANDING COMMITTEES HELD DURING DECEMBER 2019**

(i) **Planning and Development**, Wednesday, 4<sup>TH</sup> December 2019

Cllr. Thornewell presented these Minutes which he felt were self-explanatory and it was **AGREED** they be **ADOPTED** as a true record of the Meeting.

(ii) **Finance and General Purposes**, 16<sup>th</sup> December 2019

Cllr. Mrs. Moore presented these Minutes and mentioned an error, it should read "CQC" not "CQ3", this should be corrected at the next meeting of the Finance and General Purposes Committee.

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

## **CHAIRMAN'S REPORT**

The Chairman's Report was **CIRCULATED**, as follows:-

### **Former Kia garage, London Road, Ditton. TM/19/02841/FL.**

Following the Christmas/New Year break the parish council has received the planning application for this site off the London Road, Ditton. It proposes a Class A1 foodstore with 79 parking spaces using the existing access off the A20 upgraded to meet highway standards. The one on the corner with Bradbourne Lane is shown blocked off. As I write this the KCC comments as Highway Authority have not yet been made and will in my view be crucial. We have asked that our period for responding be extended and the application will be reported to our January Planning meeting.

### **Forty Acres Development.**

I am pleased to say that the developers have now lodged an amendment deleting the through road to the Winterfield Lane/Chapman Way junction as the parish council has sought. The new plans just show a footpath/cycleway access with an emergency access if needed. Again, the plans will be reported to Planning Committee.

### **The Hermitage, West Malling.**

You will have possibly read of the Catholic Churches possible intention to sell this site for housing due to the cost of repairing the Grade 2 listed Hermitage building. The site is within West Malling parish but if developed for housing would, like the refused Bellway application, erode the green gap between us and West Malling. Any proposals would be affected by the fact the Hermitage, lastly the residence of Col Luck, is listed and the effect on it and its setting. My personal view is that an application to convert it to apartments might be possible and also the same (or replacing?) the church and nursery school. It also occurs to me a carefully sited and designed replacement house for the priest might be possible in planning terms.

There are also significant trees on site.

There are of course no planning applications as yet and we shall just have to monitor the position although West Malling parish council would be the "lead" in this case.

### **Proposed car parking charges.**

At a Cabinet meeting on Monday evening, delayed due to the General Election, they are due to authorize a consultation on increasing car parking charges across the borough where they apply including Leybourne Lakes Country Park and to extend car parking charges to the car parks TMBC own at Martin Square, Snodland, and the two in Aylesford. The consultation will be reported when received.

### **Rubbish, Rocks Road.**

The rubbish dumped opposite Sweets Pond in Rocks Road has been reported to TMBC.

### **Stickens Lane Rubbish Dumping**

The rubbish dumping that is taking place, apparently by the landowner, in the field to the South of the railway bridge and West of Stickens Lane has been reported to TMBC planning enforcement.

### **White Post Field, Aylesford.**

At the request of the two now re-elected MPs for Chatham and Aylesford and Maidstone the Government have directed TMBC not to issue the planning consent for this site for 800 houses on the corner of the A20 and Hermitage Lane.

This is to give time for it to be considered if the application should be called in for a public inquiry. With both KCC and TMBC supporting the site and it being in the draft submitted Local Plan I find it hard to see how a public inquiry would work effectively as someone would have to put the case against with evidence. They would need to call experts to show the KCC highway case was wrong apart from anything else and the site is not in the Green Belt and has no other aspects affecting it like the Bellway case where there was the listed Abbey and West Malling Conservation area. The prime candidate would be Aylesford Parish Council to lead the objections but as you will have realized it is very expensive to properly fight public inquiries

With Solicitors, Barrister and one's own experts as we did on narrow grounds in the Bellway case. So, I have not thought we should have supported any call in and that we should await to see what the Government now does.

In respect of the Forty Acres application, it is felt that the community hall has insufficient parking spaces for the anticipated use, if approved.

The consultation in respect of the proposed Car Parking Charges commences on 17<sup>th</sup> January 2020. The Chairman reported that he has sent an email asking whether the three Parishes of Aylesford, Snodland and East Malling and Larkfield will be notified. This action was **RATIFIED**. He has also asked the businesses in Martin Square be consulted.

It was **AGREED** that it be suggested to the Borough Council that they carry out a survey as to who is using the Martin Square car park.

#### **REPORT BY BOROUGH COUNCILLORS**

Cllr. Mrs. Tatton reported that there have not been meetings that she has attended, the main issue has been the refuse bin collections.

Cllr. Roud reported that the main issue with the new refuse collection contract is the completion of rounds, the number of vehicles is to be increased from 4 to 7. On the first day of the contract 16 tons of food waste was collected, an average of 2.5 kilos per household. In November there were approximately 810 tons of recycling collected.

The Contractors now have access to North Farm at Tunbridge Wells. Considerable discussion took place on this matter.

#### **REPORT BY COUNTY COUNCILLOR MRS. TRUDY DEAN**

Cllr. Mrs. Dean, having given apologies, there was no report.

#### **PUBLIC QUESTION TIME**

Daniel Markham having read the notes following the Parish Council meeting with Wates, the applicants for the development at Forty Acres, asked the question whether the Parish Council and local organisations are being manipulated by Wates.

The Chairman replied that we had met Wates so that the application details were as best as we thought it could be particularly as we do not make the decision and it was up to the Borough Council to decide if the principle of the application should be approved or rejected.

It was a "twin-track" approach, bearing in mind that the Parish Council does not decide planning applications.

Daniel Markham said that where he lives in East Malling the bin collections have been late every week since the contract commenced.

**DATE OF NEXT MEETING:**            Wednesday, 5<sup>th</sup> February 2020

**CLOSURE**

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

Chairman  
5<sup>th</sup> February 2020