

**MINUTES OF A VIRTUAL PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL
TUESDAY 21 APRIL 2020 AT 6.00 PM**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Ken Gough (KG)
Patricia Robbins (PR)
Dee Ann Stead (DS)

Jason Bryant (JB)
Sue Gerrish (SG)
David Law (DL)
Andy Sanders (AS)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

This meeting was held virtually via Zoom Video Conferencing allowing The Chairman to record the meeting.

ACTIONS

1. APOLOGIES FOR ABSENCE

Councillor Sue Gerrish sent her apologies due to illness; they were accepted.

2. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

2.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

KG and JC declared an interest in agenda item 2.2 as they had bills for payment.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. PLANNING

3.1. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

3.2. ANY OTHER PLANNING MATTERS

20/501117/LDCEX - Willow Farm Lughorse, Lane Yalding Kent

A twin unit caravan, arrived on site shortly after permitted development was given in July 2018, this is clearly being used as a very comfortable home. The applicants Claim they need to stay on site solely for the purpose of building a barn and they are aware that the barn must be completed within 5 years from the date of the validation of the Notification of the permitted development. Yet, 20 months later the barn has not been started apart from a base level. Legislation does indeed allow caravans to be stationed temporarily to accommodate workers on a site, however as there is no ongoing work to build the barn there is currently no need for workers accommodation. The accommodation will only need if and when work commences.

4. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 3 MARCH 2020

Proposed JC seconded DS and all agreed that the minutes be signed as a correct record.

5. FINANCE

5.1. PAY BILLS

It was agreed, proposed PR seconded DS to pay bills totalling £18,110.80 exclusive of VAT as per attached list.

5.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £35,638.33 was circulated.

5.3. MONTHLY SPEND AGAINST BUDGET REVIEW

Unbudgeted spend was:

£500 donation to South East 4 x 4 Response for their help with flooding, this was approved at the meeting 3 March, agenda item 15.3.

£300 for Hi-Viz jackets for Yalding Aide Volunteers, this is covered by a Maidstone Borough Council grant.

6. UPDATE ON CURRENT SITUATION

Yalding's Aid to Residents during the Coronavirus was discussed.

- volunteer shopping Continues
- volunteer medication deliveries continue
- the food bank hasn't been used as much as we thought but good supplies in hand.
- donations coming into both Yalding Parish Council (YPC) and Yalding church. The Relief in Need charity could not be used as it had been allowed to only have one signatory, and no access to internet banking. This would have meant problems accessing the money. This is being addressed.
- a joint YPC and Yalding church newsletter will be delivered to every house in the parish, volunteers are in place to do this.

7. ANY URGENT BUSINESS

7.1. TO AGREE TO PURCHASE ZOOM CONFERENCE

This meeting was run on the free platform which only gives us 40 minutes per meeting and one meeting per day. The National Association of Local Councils negotiated a discount with Zoom from £11.99 pcm down to £7.99 pcm however there has to be a minimum of 10 contracts from the same payor. It was therefore agreed to purchase Zoom at £11.99 pcm.

7.2. TO AGREE TO ORDER THE NEW PLAY EQUIPMENT FOR JUBILEE FIELD

The costs had been previously agreed, it was agreed to place the order and pay a deposit.

COMMENTS ON PLANNING APPLICATIONS

- | | |
|----------------|--|
| 20/501501/FULL | Youngs Barn, Adjacent To The Coach House, High Street.

Listed Building Consent for conversion of barn into annexe to The Coach House

NO COMMENT

Provided there is a legal agreement to tie the barn as ancillary to the main house. |
| 20/501502/LBC | Youngs Barn, Adjacent To The Coach House, High Street.

Conversion of Youngs Barn into annexe to The Coach House.

NO COMMENT

Provided there is a legal agreement to tie the barn as ancillary to the main house. |
| 20/501095/FULL | The Woolpack Inn, Benover Road

Demolition of existing lean-to extension and erection of a single storey rear extension to existing trade kitchen and installation of new extraction system and external flue.

NO COMMENT |
| 20/501072/FULL | Cleaves House, The Green, Yalding

Demolition of existing garage and erection of a replacement garage and 1 no. summer house. Amended Plan. |

NO COMMENT

The following applications were all discussed on a telephone conference on 1 April 2020. The responses we confirmed.

20/501096/LBC The Woolpack Inn, Benover Road
Listed building Consent for the demolition of existing lean-to extension and erection of a single storey rear extension to existing trade kitchen and installation of new extraction system and external flue.

NO COMMENT

20/501100/FULL The Red House, High Street
Erection of a single storey rear extension to dwelling.

NO COMMENT

20/500935/LBC The Stores "Adjoining The Coach House", High Street.
Listed Building Consent for the proposed return of the stores (part of The Coach House) to a separate dwelling with associated works including partitions and stairs (works partially completed).

NO COMMENT

20/501227/FULL 1 Revellers Corner, Cottages Queen Street
Erection of a single storey rear extension.

NO COMMENT

20/501091/FULL 3 Bow Hill Cottages Bow Hill
Demolition of existing side extension, erection of two story side extension with insertion of dormer and rooflight, Juliet balcony to side and erection of front porch.

NO COMMENT

20/501334/LBC Oast Cottage, Laddingford
Listed Building Consent to amend the layout of approved drawing 1774.P.01 under 18/504656/LBC to relocate kitchen and study, install extract fans grilles to cooker and ensuite bathrooms on south elevation, extract fan grilles to north elevation, soil and vent pipe to south and west elevation, and extract fan grille to second floor ensuite.

NO COMMENT

20/501072/FULL Cleaves House, The Green, Yalding
Demolition of existing garage and erection of a replacement garage and 1no. summer house. Amended Plan.

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

19/504783/FULL Former Syngenta Works, Hampstead Lane
Renovations and upgrade of the former Syngenta Office building to provide additional floor space, refurbished flexible office and ancillary accommodation with associated access and parking.

GRANTED

19/505710/LBC Cleaves House, The Green, Yalding
Listed Building Consent for demolition of existing garage and erection of a replacement garage and 1 no. summer house.

GRANTED

19/505809/FULL Congelow Farm Cottage, Benover Road

Erection of a stable block including hay store, tack room with office and domestic storage above.

GRANTED

20/500049/FULL Pear Tree Cottage, Benover Road.

Subdivision of plot and conversion of existing detached annex building into a separate residential dwelling.

REFUSED

There being no further business the meeting closed at 18.55

Signed.....

Date.....