

**MINUTES OF A PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL  
HELD ON TUESDAY 1 AUGUST 2023 AT 7.00 P.M. IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)  
Jason Bryant (JB)  
Ken Gough (KG)  
Joe Westgate (JW)

June Chapman (JC)  
Sue Gerrish (SG)  
Andy Sanders (AS)

**DECLARATION OF INTENSION TO RECORD PROCEEDINGS**

There were none declared.

**PUBLIC SESSION**

There were no members of the public present.

**1. APOLOGIES FOR ABSENCE**

Councillor Stead sent her apologies due to holidays which 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**

The Chairman and KG declared an interest in agenda item 4.1 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. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION**

The was none declared.

**3.2. PLANNING APPLICATIONS RESPONDED TO IN LINE WITH A SCHEME OF DELEGATION**

It was confirmed the following planning applications were responded to in line with a Scheme of Delegation and the response is included at the end of the minutes of this meeting:

- 23/503027/TPOA - The Coach House, Lees Road, Laddingford
- 23/503073/FULL - Bramleys, Benover Road, Yalding
- 23/502785/FULL - Orchard House, Laddingford

**3.3. PLANNING APPLICATIONS**

Planning decisions are recorded at the end of the minutes.

**3.4. ANY OTHER URGENT PLANNING MATTERS**

There were no other planning matters.

**4. FINANCE**

**4.1. MOTION TO PAY BILLS**

A list of bills (as attached) totalling £9,082.46 exclusive of VAT, was circulated; proposed JC seconded SG and all agreed that they be paid.

#### **4.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £4747.18 was circulated.

#### **4.3. MONTHLY SPEND AGAINST BUDGET REVIEW**

The only unbudgeted spend this month was for the extra disc space from HCI data of £25.80

#### **4.4. MOTION TO APPROVE THE PURCHASE OF A MOBILE CCTV**

It was agreed in principle to purchase another CCTV camera subject to the specification. The Chairman will send a specification around for comments.

### **5. ANY URGENT BUSINESS**

#### **5.1. BOATS MOORED ON THE TO W PATH – TO ARRANGE THE MEETING DATE WITH THE ENVIRONMENT AGENCY**

It was agreed that The Chairman would organise a meeting in August and as many Councillors as possible would attend.

#### **5.2. TO AGREE IF SECURITY IS NEEDED FOR THE FOLLOWING:**

- **RELIGIOUS GYPSIES - SUNDAY 6TH AUGUST (SUBJECT TO WEATHER)**

It was agreed not to employ security but to ask the organisers to provide help on the gate.

- **MARDEN DRIVE - SUNDAY 3RD SEPTEMBER**

It was agreed to look at concrete slabs to protect the gates and determine from the police how they are going to police the event.

- **PARISH PICNIC**

It was agreed to employ the usual security.

#### **COMMENTS ON PLANNING APPLICATIONS**

23/503027/TPOA

The Coach House, Lees Road, Laddingford

TPO Application: To cut back one yew tree (T2) back to the boundary reducing the tree by 4ft, also to reduce the height by 20ft due to cutting light and heat from our house.

#### **NO COMMENT**

**Yalding Parish Council (YPC) takes tree management very seriously with regard to their contribution to the environment and the character and appearance of The Parish.**

**YPC does not have sufficient expertise to understand the impact of what appears to be drastic cutting back could have on the health of this yew tree and its surround and we therefore are making no comment but are confident that the Landscape Officer will make a considered decision.**

23/503073/FULL

Bramleys, Benover Road, Yalding

Removal of existing rear conservatory. Erection of a single storey rear extension with 2no. rooflights, conversion of the existing garage into a habitable room and erection of a detached double garage.

#### **OBJECT**

**Yalding Parish Council does not agree with that applicant that a Flood risk Assessment is not needed.**

**Flood Risk Assessments are not only designed to look at past flooding issues but to also take into account possible impact due**

to climate change. Bramleys sits in a flood zone 3 with no access or egress to a flood zone 1 during times of serious flooding and is mainly a single-story dwelling. The introduction of a further building into a flood zone could result in water being dispersed into neighbouring properties that currently don't flood. For this reason, Yalding Parish Council strongly object to this planning application until such time that an acceptable Flood Risk Assessment has been submitted and the Environment Agency has been consulted. Should the planning officer disagree with these comments Councillors ask that the application be put before MBC planning committee.

**Additional comments:**

During a severe flood it is impossible to access Benover Road to assess levels of flooding and we are dependent on witness statements to confirm the severity of flooding and the impact on properties. Since its initial representations on this planning application, Yalding Parish Council has received additional information regarding the impact of flooding on Bramleys during the Christmas Day flood of 2013. This flood was higher than The Parish has experienced before in the modern day and we are told by witnesses that the flood water, whilst not entering into houses in this location, came very close and the area where the new garage is proposed was actually under water. Neighbouring properties had water lapping at the front door. Councillors, therefore, emphasise the need for a Flood Risk Assessment, especially as there are ground floor bedrooms, and a proposed access and egress route to a Flood Zone 1.

23/502785/FULL

Orchard House, Laddingford

Erection of a single storey rear extension, front porch, and conversion of garage to habitable space.

**OBJECT**

**There is no Design and Access Statement so it is very difficult to fully understand what the proposal for the ground floor layout is.**

**The Flood Risk Assessment confirms that the property is situated in Flood Zone 3, within an area identified as being at a high risk of flooding which is inaccessible during a flood event. It has not been demonstrated that there is safe access and escape routes, the application also fails to demonstrate that the proposal would not have a detrimental impact in terms of the flood water displacement.**

**It appears a bedroom is being introduced on the ground floor, together with a bathroom. Is it intended to provide annexe type, ground floor accommodation? Increasing the occupancy will expose occupants and members of the emergency services to serious risk in times of flood as such no bedrooms should be introduced into the ground floor in a property in flood zone 3.**

**To permit the proposal would therefore be contrary to Policy DM1 of the Maidstone Borough Plan 2017, and the central government planning policy set out in section 14 of The National Planning Policy Framework (2021).**

**Due to these flooding concerns Councillors ask that The environment agency be consulted.**

**If the planning officer is of a mind to approve this application before these concerns are satisfactorily addressed Councillors ask that it be put before MBC planning committee.**

23/503136/FULL

Great Fowle Hall Oast House, Darman Lane

Erection of barn for the purposes of agriculture use.

**OBJECT**

**This application needs to be taken in conjunction with planning application 23/503128.**

**The application has not demonstrated that this business will be viable and as such can not justify the need for a new barn at this time. The existing stable building could be used until such time as the business is established. A business plan needs to be provided to show how this proposal is viable.**

**The application is adjacent to a listed building.**

**The proposed agricultural barn has not been adequately justified in relation to being necessary for the purposes of agriculture and it has not been demonstrated that the location of the structures in this isolated location is essential for the needs of this holding. The application would, by virtue of its scale and location cause unacceptable harm to the character and appearance of the countryside hereabouts contrary to policies SP17, DM30, DM36 of the Maidstone Borough Local Plan 2017.**

**Should the planning officer be of a mind to approve the application Councillors ask that it be called into MBC Planning Committee.**

23/503128/FULL

Great Fowle Hall Oast House, Darman Lane

Conversion of existing stable building to create three-bedroom holiday let, together with associated car parking and amenity space

**OBJECT**

**This application needs to be taken in conjunction with planning application 23/503136.**

**The applicant has applied for a new barn for a business that is not established. As such the proposed agricultural barn has not been adequately justified. This existing stable building could be used until such time as the business is established. However, Councillors do not fill if a new business is to be established then this location is suitable for holiday accommodation.**

**The application is adjacent to a listed building.**

**Should the planning officer be of a mind to approve the application Councillors ask that it be called into MBC Planning Committee.**

23/502911/FULL

Thatchers, Benover Road

Erection wooden automatic driveway gates to the driveway entrance.

**NO COMMENT**

23/503095/FULL

Great Fowle Hall Oast House, Darman Lane

Refurbishment and extension of existing building to create ancillary domestic annex, for the use and enjoyment of the main dwellinghouse.

**NO COMMENT**

**Yalding Parish Council request that there is a legal agreement/planning condition tying this development to the main dwelling.**

23/503255/LDCEX

Wych Waye Farm, Claygate Road, Laddingford

Lawful Development Certificate for the existing change of use of part of former agricultural barn to a two-bedroom residential dwelling including outdoor garden space

**NO COMMENT**

**A previous application - 23/501550/LDCEX was refused on the following grounds:**

**Insufficient information has been submitted to demonstrate that in accordance with Section 171(B) of the Act, on the balance of probability the area within the submitted red line plan has been used continuously for residential purposes for more than 4 years (the building) and 10 years (the garden), or that in accordance with Section 191(2) of the Act, the use does not constitute a contravention of the requirements of the enforcement notice. Councillors ask that this been rectified to the planning officer's satisfaction.**

23/503343/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**

23/503344/LBC

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**

23/503166/FULL

Heritage House, Yalding Hill

Erection of a temporary modular show home.

**OBJECT**

**The application has not demonstrated that this development is justified to assist the business; the business Web Site is silent on this diversification into the sale of modular housing. In any event, CGI could generate a very effective experience of the proposed product with no impact whatsoever on the physical site as is the case with other modular-building suppliers. The proposed materials of timber cladding for walls, single layer sheet roof covering systems and aluminium coping for the roof are not in keeping with the surrounding area nor with local plan policy DM30. Whilst it is stated that this building will replace a shed, the application states that the building needs electricity and this**

could give rise to the use of lighting in a dark area, visible across the Medway Valley especially during winter months. The planning statement is prepared as if this were an application for a dwelling, which it is not; it is an application to extend the commercial use of the site by the erection of another commercial building. It is noted that there is a proposal for a further application for a second show home. If further space is required for the diversification of the business, then an extension to the existing building should be considered. Should the planning officer see fit to recommend that planning permission be granted, Yalding Parish Council ask that it be called into MBC planning committee.

23/503259/FULL

Little Benover Farm, Benover Road

Demolition of existing swimming pool, pool hall and terrace, and loft conversion with 2no. box dormers to front and 2no. box dormers and a balcony to rear.

**NO COMMENT**

23/503385/LDCEX

Orchard Cottages, Lughorse Lane

Lawful Development Certificate for existing use as an unrestricted residential dwelling in non-compliance with condition (ii) of planning permission MK/3/63/488 and Condition 1 of appeal decision

**OBJECT**

**If we are reading this application correctly, Yalding Parish Council is appalled that planning permissions and conditions can be ignored to the extent that planning permission can subsequently be obtained by way of an LDC. This causes extreme concern as this is the second one of its kind that has crossed our path recently.**

23/503420/AGRIC

Willow Farm, Lughorse Lane

Prior notification for the erection of a hay barn with extension to existing tract and proposed track. For its prior approval to: - Siting, design and external appearance.

**STRONGLY OBJECT**

**In the permitted Prior Notification for an agricultural building 18/503344/AGRIC, the applicant stated that the open barn area had capacity and ventilation to store around 2300 bales and would be adequate to store all hay made on the farm and that the barn storage would house everything else, including machinery for every possible occurrence. The farm is small, the applicant states it to be approximately 27 acres with only 20.5 acres of pasture equating to 1700 to 1800 small square bales. This current barn is enormous and the applicants themselves have reported that the reason they live on site is that the barn has only just been completed, 5 years from permission. The applicant now states that they have increased yields and need to store straw and therefore the current new barn is no longer big enough or adequately ventilated. Yalding Parish Council contend that the current barn is more than adequate for a holding of this size and having just been completed should have more than adequate ventilation. Despite the original confirmation that it would not have a visual impact, it is actually extremely intrusive in the open countryside. The applicant has not demonstrated the need for an additional barn which would, by a cumulative effect with**

**the recent development, cause unacceptable harm to the character and appearance of the countryside hereabouts contrary to policies SP17, DM30, DM36 of the Maidstone Borough Local Plan 2017.**

TM/21/1007/R

East Peckham Rail Depot, Hale Street, East Peckham

Non-material amendment to planning application TM/21/1007 for the reconfiguration of the asphalt plant to increase the number of hot storage bins from 2 to 4; to increase the number of aggregate cold feeds from 4 to 8; to relocate the bitumen tanks and position the tanks horizontally rather than vertically; addition of an imported filler silo; and the addition of a Stone Mastic Asphalt Additive System

**NO COMMENT**

**Yalding Parish Council continue to have a concern about the smell that this plant may generate and trust the planning officer is satisfied that actions are in place to control this.**

**MBC PLANNING DECISIONS SINCE THE LAST MEETING**

23/501866/FULL

Orchard View Park, Shingle Barn Lane, West Farleigh

Change of use of land and erection of a single storey building to provide a reception and managers residential accommodation, ancillary to the existing tourist camping and caravan site

**REFUSED**

23/501963/FULL

The Byre House, Great Fowle Hall, Darman Lane

Change of use of agricultural land to garden land (retrospective). Erection of detached garage.

**GRANTED**

23/502342/FULL

Cherry Tree Barn, Lees Road, Yalding

Erection of a detached timber framed double garage.

**GRANTED**

22/505670/FULL

Land at Maidstone Road, Paddock Wood

Change of use of stable yard and paddock to (commercial) operate a Dog Day Care facility including the erection of fencing/gate, siting of additional shed and associated parking.

**GRANTED**

There being no further business the meeting closed at 20.45.

Signed..... Date.....