

**MINUTES OF A PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL
HELD ON TUESDAY 6 AUGUST 2024 AT 7.00 P.M. IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Tim Chapman (TC)
Pip Jamieson(PJ)
Dee Ann Stead (DS)
Kelly Woods (KW)

Leila Bates (LB)
Ken Gough (KG)
Andy Sanders (AS)
Joe Westgate (JW)

DECLARATION OF INTENSION TO RECORD PROCEEDINGS

There were none declared.

PUBLIC SESSION

There were no members of the public present.

1. APOLOGIES FOR ABSENCE

All Councillors were present.

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

There was none declared.

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

It was confirmed that 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:

- 24/502713/FULL New Barn Farm, Yalding Hill
- 24/502256/FULL The Stables, Willow Lane

3.3. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

3.4. ANY OTHER URGENT PLANNING MATTERS

3.4.1. Appeal - 23/501498/Full High Lees Farmhouse, Wagon Lane

This appeal was noted.

3.4.2. LAND NORTH AND SOUTH OF KENWARD ROAD – APPEAL UPDATE

The Appeal will be heard on 17 September 2024 at Maidstone Town Hall. The Chairman gave a verbal report on the current situation, Yalding Parish Council (YPC) will appear at the Appeal as an objector. Local residents would be encouraged to participate.

4. FINANCE

4.1. MOTION TO PAY BILLS

A list of bills (as attached) totalling £10,720.43 exclusive of VAT, was circulated: proposed TC, seconded PJ and all agreed that they be paid. The Chairman and KG did not vote as they had bills for payment.

4.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £4,731.48 was circulated.

4.3. MONTHLY SPEND AGAINST BUDGET REVIEW

The only unbudgeted spend this month was for a new parish council phone of £58.25 Net.

4.4. TO CONFIRM BANK BALANCE AS AT THE END OF JUNE 2024

It was confirmed at £145,096.95

4.5. TO CONFIRM THAT BANK RECONCILIATIONS FOR JUNE 2024 HAVE BEEN SIGNED AS CORRECT

This was confirmed.

4.6. MOTION TO APPROVE THE TRANSFER OF UP TO £60,000 TO UNITY TRUST BANK

The motion was proposed KW, Seconded LB and unanimously resolved.

5. MOTION TO APPROVE UPDATED POLICIES, PROCEDURES AND RISK ASSESSMENTS

Policies and Procedures

- Health and Safety Policy
- Scheme of Delegation
- Steering Group (NP) Governance
- Training statement of Intent

Risk Assessments

- AED Risk Assessment
- Flood Warden Risk Assessment
- Litter picking Risk Assessment
- Open Spaces Risk Assessment
- Play Area Risk Assessment
- River/Open Spaces Warden Risk Assessment
- The Lees Picnic Area/ Car Park Risk Assessment

All the above documents had been previously circulated and reviewed by all Councillors, a vote was taken and it was resolved unanimously that they be approved.

6. ANY URGENT BUSINESS

6.1. WATER ON VICARAGE ROAD – ACTION REQUIRED FOR KCC CABINET MEMBERS COMMUNICATION

A reply to YPC's letter was received from the Kent County Council (KCC) Cabinet Member for Highways. It was unanimously agreed that the matter had not been addressed and it was therefore agreed to write to the Leader of the Council to express YPC's concerns and to demand that the matter be addressed.

6.2. REQUEST FROM TROOLI TO PUT A TELEGRAPH POLE ON THE LEES CORNER

Trooli has served a statutory notice for the erection of an additional telegraph pole on The Lees at the Hampstead Lane/Lees Road junction. British Telecom (BT) has refused permission at this time to allow connection to the existing pole, which has been condemned and is due for replacement later this year. The site is within the Yalding Conservation Area and thus requires planning permission. The Chairman has written to Trooli to advise of this and, following a conversation with Tony Ryan, Maidstone Borough Council (MBC) planning officer, that there must be an agreement that once the BT pole is replaced, the Trooli pole will be removed. Comments will be made on receipt of the planning application.

COMMENTS ON PLANNING APPLICATIONS

- 24/502713/FULL New Barn Farm, Yalding Hill
Erection of single storey side extension and replacement porch.
NO COMMENT
- 24/502256/FULL The Stables, Willow Lane
Installation of a heat exchanger and hot water tank storage.
NO COMMENT
- 24/502741/FULL Land At Manor Farm, Laddingford
Retrospective application for the change of use of 0.87 hectare (2.15 acres) of agricultural land for a dog walking paddock together with 1.8metre height fencing, an area of hardstanding for car parking and permeable access track.
NO COMMENT
- 24/502677/FULL Riverloft, Benover Road
Erection of a raised balcony to the rear.
NO COMMENT
- 24/502742/LAW Flambards, Laddingford
Lawful Development Certificate for proposed outbuilding for use as garage in rear garden.
NO COMMENT

MBC PLANNING DECISIONS SINCE THE LAST MEETING

- 24/501903/FULL Spindlebush Farm, Yalding Hill
Erection of a log storage barn.
GRANTED
- 24/501935/FULL 9 Oast Court, Yalding
Erection of a single storey side extension to dwelling and erection of a side/rear extension to existing detached garage.
GRANTED
- 24/502081/FULL 4 Medway Avenue, Yalding
Erection of an annexe.
GRANTED
- 24/501327/FULL Great Fowle Hall Oast House, Darman Lane

Conversion and extension of existing building to create holiday let, with associated access, parking and amenity area.

GRANTED

24/502058/PNEXT 33 Cleavesland, Laddingford

Prior notification for a proposed single storey rear extension which: A) Extends by 4.50 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.50 metres from the natural ground level. C) Has a height of 2.40 metres at the eaves from the natural ground level.

PRIOR NOTIFICATION NOT REQUIRED

There being no further business the meeting closed at 20.35.

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