

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 07 DECEMBER 2021 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Ken Gough (KG)
Andy Sanders (AS)
Joe Westgate (JW)

Jason Bryant (JB)
Sue Gerrish (SG)
David Law (DL)
Dee Ann Stead (DS)

JB joined the meeting at 19.20
DL joined the meeting at 19.53

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared

PUBLIC SESSION

There were five members of the public present.

One member of the public spoke about issues at The Tatt, agenda item 20.6.

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

KG declared an interest in agenda item 12.4 as he had bills for payment.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION DUE TO PRINCIPAL AUTHORITY REQUIREMENTS AND RECEIPT OF SENSITIVE INFORMATION.

It was resolved to take item 23 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 02 NOVEMBER 2021

It was proposed DS seconded JW and unanimously resolved that the minutes be signed as a correct record.

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. JUBILEE FIELD DOMESTIC GATE INTO FIELD

The Chairman will look up the original documentation and establish if a charge can be added to the land.

5.2. PARKING ON THE VILLAGE GREEN

Awaiting contractor availability to fit the bollards.

5.3. COUNCILLORS TO BE GIVEN A YALDING PARISH COUNCIL EMAIL ADDRESS

The Chairman is trying and get .gov addresses for Councillors.

5.4. NEW PARISH NOTICEBOARDS

The new noticeboards to be finalised and ordered. The Chairman has discovered that Maidstone Borough Council (MBC) has a noticeboard pot. The Clerk to investigate.

5.5. EROSION OF THE GRASS VERGES ALONG VICARAGE ROAD NEAR THE ENTRANCE TO THE NEW DEVELOPMENT

Awaiting completion of Kenward Road verges.

5.6. REPLACEMENT OF THE 5 BAR GATE IN THE LANE LEADING TO THE KINTONS WITH A CONTRIBUTION FROM THE RIFLE RANGE.

KG has ordered the gate.

5.7. POTENTIAL PLANNING BREACH WITH THE GAZEBO OUTSIDE TWO BREWERS.

The Chair will write to James Bailey.

5.8. THE PURCHASE OF A WOOD-CHIPPER

On hold at the moment.

5.9. £10,000 FLOOD PRIZE STILL TO SPEND

All agreed that flood gates is the number one requirement even though Kent County Council (KCC) Highways has suggested that they are not possible. The Chairman has spoken with Grant Booker from Kent Fire & Rescue Service (KFRS) in the first instance who has agreed to come out and take a look with a view to advising on the possibility of their support.

5.10. DEFIBRILLATOR AT THE KINTONS – TO DISCUSS POTENTIAL LOCATIONS

The cabinet has arrived and the defibrillator is set up. Ian Jeary is awaiting the backplate.

5.11. BLACK BINS REMOVED FROM SWAN PLACE BY MBC

A letter has been sent to the residents explaining the situation and to tell them Yalding Parish Council (YPC) will try to get the black bins back on the condition that they put them on The Tatt. The Chairman to write to the Chief Executive Officer of MBC to explain the background and that we had offered for the bins to go round the back to The Tatt.

5.12. LADDINGFORD, NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE

The Clerk has drafted a letter, The Chair is checking and then it will be circulated for approval.

5.13. THE POST OFFICE ROOF

The roof appears to be under repair.

The bills were not properly apportioned, YPC has written to Caxtons.

5.14. ASSISTANT CLERK

The Advert has been placed in The Parish Magazine.

6. POLICE MATTERS

PCSO Nicola Morris is now back out on the streets.

7. COUNTY COUNCILLOR'S REPORT

The County Councillor attended and gave a short report.

There is a KCC consultation running on librarys, The Clerk will look for it.

Councillor Webb left the meeting at 7.26 pm

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell sent her apologies; she had sent a report which has been circulated.

9. BIODIVERSITY AND CLIMATE CHANGE

A reminder that this should be considered in all of the items that follow on the agenda.

10. PLANNING

10.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

There was none declared.

10.2. PLANNING APPLICATION 21/503264/FULL, CONGELOW FARM COTTAGE, BENOVER ROAD, YALDING

To confirm that amended plans were responded to in line with a Scheme of Delegation and the response is included at the end of the minutes of this meeting.

10.3. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP) – UPDATE

YEP are working towards full planning permissions and will start with the access and road infrastructure and bus route. Each section of the site will come forward following interest for letting/purchase. The group recommended by MBC planning committee will be setup including MBC, KCC and the two parishes.

A meeting took place with Medway Valley Countryside Partnership (MVCP) and a group is to be set up to look at the future of The Fen and its management.

10.5. MAIDSTONE BOROUGH LOCAL PLAN REVIEW REGULATION 19 CONSULTATION – TO AGREE YPC RESPONSE

Steve Clarke of Graham Simpkin, our planning consultant, has drafted YPC's representations, The Chairman has checked, updated and circulated for comment. It has also been sent out on Parish News.

Minor alterations were agreed.

10.6. ANY OTHER PLANNING MATTERS

There were no other planning matters.

11. POLICIES AND PROCEDURES

There were no updates required this month.

12. FINANCE

12.1. DAMAGE TO THE 170M OF FESTOON LIGHTING AT THE TWO BREWERS

To confirm the invoice was approved as an emergency in line with a Scheme of Delegation and is included in the December bills list attached to the minutes of this meeting.

YPC has written to the company who damaged the lights, they have not responded The Clerk has written again stating that we will take more positive action.

12.2. TO AGREE TO RELEASE THE GRANTS FOR 2021/22 AS PER BUDGET

- Medway Valley Railway £500
- Village Hall £1000
- Churchyard £500

These payments were agreed.

12.3. TO AGREE TO PROVIDE A GRANT TO MEDWAY VALLEY COUNTRYSIDE PARTNERSHIP IN RESPECT OF YALDING FEN FROM THE MONEY DONATED FROM THE FASHION SHOOT

YEP has confirmed that it is in order for the £2,000 held on its behalf to be released to MVCP.

12.4. MOTION TO PAY BILLS

It was proposed DS, seconded JC and resolved by all to pay bills totalling £19,394.61 exclusive of VAT as per attached list.

12.5. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £6,886.14 was circulated.

12.6. TO ACKNOWLEDGE RECEIPT OF £3,083.07 COMMUNITY INFRASTRUCTURE LEVY (CIL) MONIES FOR PLANNING APPLICATION 20/505422/FULL) MASONS BARN. MBC WILL NEED TO BE INFORMED HOW THIS MONEY HAS BEEN SPENT

Receipt of this CIL money was confirmed

The Chairman proposed it be used towards the cost of the car park at the Kintons, for the enhancement, improvement and to create an environmental area as per MVCP management plan. AS seconded and all agreed.

12.7. MONTHLY SPEND AGAINST BUDGET REVIEW

There was unbudgeted expense of £1360 and £682 for Professional fees both of which were approved at a previous meeting and £2554.98 for damaged Christmas lights which were approved under delegated powers.

12.8. POLYHOUSES ON KENWARD ROAD - MOTION TO AGREE TO ENGAGE STEVE CLARKE (SC) TO GIVE PROFESSIONAL ADVICE TO ADDRESS THE ISSUES ARISING FROM THIS DEVELOPMENT

SC has looked at the area and taken photos. YPC needs advice as to whether the applicant's statements of "not substantial" and "insignificant" are misleading. The site needs much more landscaping.

The Chairman proposed, JW seconded and it was resolved unanimously to appoint SC to look at this.

12.9. CAR PARK/PICNIC AREA END OF SEASON REVIEW

Due to a change over with the barrier electronic payment system the figures have not been finalised, therefore this will be reviewed at the January meeting.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete

Second bollards to be erected at the entrance furthest from the village and at the pony field.

YPC are trying to find the organisers of The Marden Drive to perhaps make an agreement, as with the religious gypsies, for the use of the field as part of their fundraising activity.

13.1.2. THE LEES PICNIC AREA

Inspection complete.

13.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete.

The bollards still need to be fitted.

The Chairman will send a Parish News asking residents to only leave rubbish next to the bin.

13.1.4. JUBILEE FIELD

Inspection complete.

The goal posts are complete

13.1.5. LADDINGFORD VERGES

Inspection complete.

13.1.6. THE KINTONS

Inspection complete.

There was damage caused by an East Malling football player, the football club are trying to find a name, East Malling are not welcome back until the issue is resolved. The football club still haven't provided a name.

William Bird has agreed to do a regular mole patrol, he has asked to do some work at The Kintons, KG will meet with him to discuss.

13.1.7. FOWLE HALL GREEN

Inspection complete.

13.1.8. THE TATT

Inspection complete.

The rubber matting needs to be removed.

Medway Valley Countryside Partnership (MVCP) has prepared a report on the use of this area, which has been circulated to all Councillors. A site meeting is to be arranged to discuss this plan along with the condition of the road surface, the cutting back the vegetation and to agree to pass area to KG for the administration of works.

13.2. WEEKLY INSPECTIONS OF PLAY-AREAS

13.2.1. JUBILEE FIELD

Inspections complete.

The issue with the toddler slide still needs to be resolved. The manufactures have sent a quote to turn it around.

The manufacturers completed a full inspection and have agreed to replace the split wood.

13.2.2. THE KINTONS

Inspections complete.

MBC have repaired the pedestrian gate but it is still not closing properly.

There is some graffiti that needs removing.

Sovereign's after sales' service has been appalling, It has been suggested we look at Playdale. DS is making enquiries as to the type of equipment on offer from other suppliers.

13.3. THE KINTONS

13.3.1. TO DISCUSS ANY UPDATE ON THE TRANSFER OF WOODS AND TRACK FROM COUNTRYSIDE

The Clerk has chased YPC's solicitor for the documentation but has not yet received a reply.

13.3.2. TO ARRANGE A SITE MEETING

It was agreed to meet on 19 December at 10.30 am

13.4. THE TATT - TO ARRANGE A SITE MEETING

It was agreed to meet straight after the meeting at the Kintons.

13.5. THE FEN – TO DISCUSS THE CREATION OF A WORKING PARTY

A group is to be set up to look at the future of The Fen and its management. It was agreed that the YPC representatives would initially be GB/KG/AS/AG

13.6. REQUEST TO USE PARISH LAND

There were no requests this month.

The donation for the use of The Kintons was received.

The Football club has reported that 13 out of 25 adult members and 51 out of 80 youth members are from The Parish at total of 61%. The best estimate The Cricket club can give is that out of 92 individual players across the various sides, 48 live in the Parish currently, 20 are former residents of the parish who continue to play at Yalding and 24 live outside the parish.

14. HIGHWAYS – UPDATE

It has been agreed with Adrian Berendt that he will attend the January meeting to talk about Twenty's Plenty.

The potential volunteer for the Speedwatch co-ordinator is not able to do it, this needs to go back onto the agenda in January.

14.1. REVIEW THE HIGHWAYS LIST

The list has been updated and circulated. Councillors to advise any additions.

14.2. REVIEW THE HIGHWAYS IMPROVEMENT PLAN

This will be prepared by The Chairman and The Clerk. It was agreed to include the following in the first draft:

- Return Town Bridge to a toll bridge
- Interactive signs at entrances to Yalding Village, unfortunately Laddingford has too much on street parking.
- ANPR Speed Signs
- Double yellow lines outside Blumer Lock
- Move the 30mph out further along Benover Road
- Parking on Vicarage Road
- Hampstead Lane Junction

Parking on Vicarage Road needs to be moved to the top of the list. We have received a letter from a resident of The Glebe; apparently there are covenants in their deeds forbidding kerbside parking on the development and the residents have all had letters from the managing agent to say that this is going to be enforced and the residents will need to move to Vicarage Road. A meeting to be arranged with Jenny Watson of KCC and we will write to Countryside.

KCC Highways have objected to the removal of the Countryside Traffic calming on Vicarage Road, having removed it after pressure from the village. A meeting will be set up with Jenny Watson to see how this can be resolved.

14.3. FEEDBACK ON THE USE OF THE 20 MPH SIGNS OUTSIDE YALDING SCHOOL

The lights are not working. Jenny Watson has confirmed that the school is not responsible for operating them and is investigating the problem.

14.4. TO DISCUSS ANY OTHER HIGHWAY ISSUES

The Chairman has chased The Highway Engineer about the cobbles at Kingsland Cottages and the water on Vicarage Road that is running onto the track.

The Chairman has spoken to the engineer about the sequencing of the traffic lights on Twyford Bridge. The sensor on the car park side had come loose and was tracking the path of every aircraft rather than cars. They are back to simultaneous red in both directions when nothing is coming. He has raised the sensor slightly on that side to try to pick up vehicles that stop short but the white line needs to be moved back, It will be added to the portal and sent to Jenny Watson.

15. FLOODING

15.1. GENERAL UPDATE

The Chairman and The Clerk attended a general meeting with regard to Little Venice. The site owner confirmed that with at least four hours' notice they can evacuate everyone from the site. They have five flood wardens on site and two rescue boats.

The Chairman has spoken with KFRS and KCC with respect to flood gates.

There is a reduction in sandbag quantities given due to Property Flood Resilience (PFR) it was made clear that until the substation problem is resolved the PFR might also need some sandbagging. The Environment Agency (EA) have agreed to help with the redundant UK Power Networks (UKPN) land at Burgess Bank so that sandbags can be stored there permanently. Dr Fincham (landowner) has approved but Southern Water's agreement is needed as they hold the head lease.

The Chairman is updating the Emergency Plan but not just for fluvial flooding.

A flood warden meeting is needed.

15.2. SUBSTATIONS

YPC met with Helen Grant. She has received a reply from UKPN but she is not satisfied and has written again. EA continue to pursue this also.

16. NEIGHBOURHOOD PLAN (NhP)

Ongoing

17. WELCOME PACK – TO REPORT ANYONE WHO NEEDS A WELCOME LETTER.

The Clerk has delivered welcome letters to all addresses that were sent to her last month. Please let her know of any new residents so that she can deliver them a letter.

18. EVENTS

18.1. REMEMBRANCE DAY – DEBRIEF

Everything went according to plan.

18.2. YULETIDE MARKET

18.2.1. DEBRIEF

There were a few problems, a full debrief with the Committee and marshals will be held with a report made to the January meeting.

18.2.2. PROCEEDS OF MARKET

This will form part of the debrief.

18.3. PLAYScheme – MOTION TO MOVE TO THE VILLAGE HALL IN 2022

Play Place has looked at Yalding school, Laddingford school/hall and Yalding Village Hall. They are recommending that we move to Yalding Village Hall, due to the indoor space at the other venues being too small.

The Chairman proposed, JW seconded and it was resolved to change location.

19. CONSULTATIONS

No consultations have been received this month.

Replies to previously received consultations:

- Kent Bus Service Improvement Plan Engagement – April 2022 This will be sent out on Parish News.

20. CORRESPONDENCE

20.1. KENT ASSOCIATION OF LOCAL COUNCILS (KALC) AND NATIONAL ASSOCIATION OF LOCAL COUNCIL (NALC) CORRESPONDENCE RECEIVED AND CIRCULATED

- NALC Chief Executive's bulletin – 05 November 2021
- NALC Chief Executive's bulletin – 12 November 2021
- NALC Chief Executive's bulletin – 19 November 2021

- NALC Chief Executive's bulletin – 26 November 2021
- NALC Chief Executive's bulletin – 03 December 2021
- KALC CEO Bulletin – November 2021
- KALC News – November 2021
- Counter Terrorism Policing UK Protect Bulletin – 15 November 2021
- Civility and Respect Newsletter – 19 November 2021

20.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED AS NOTED IN MINUTES

- Kent Police Rural Task Force report and Summer Edition of Rural Matters Newsletter
- Stakeholder Update - National Bus Strategy
- Parish Newsletter for November

20.3. LETTER FROM A RESIDENT REQUESTING ANOTHER STREETLIGHT NEAR TO NUMBER 59 LYNGS CLOSE

All agreed that a streetlight is not needed in this location.

20.4. LETTER FROM MAIDSTONE LIONS CLUB REQUESTING POINTS TO COLLECT ITEMS FOR RECYCLING

No where can be found to store this.

20.5. REQUEST FROM A RESIDENT FOR D OF E VOLUNTEERING

The Chairman has suggested they might like to complete our WW1 project.

20.6. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- Another letter has been received about The Tatt regarding the state of track, the bins, flood protection, tree damage to wall.
- Our Planning Consultant has written to say that he has a potential client in Yalding and does he have a conflict of interest, it was agreed that he didn't.

21. OTHER PARISH BUSINESS

21.1. TO AGREE THE FOLLOWING IMPORTANT DATES FOR 2022

The following dates were confirmed

- | | |
|---------------------------------------|-----------------------|
| •Christmas Lights down | 09 January 2022 (TBC) |
| •January/February meeting | 18 January 2022 |
| •Annual Parish Meeting | 17 May 2022 |
| •Queens Platinum Jubilee Celebrations | 02 to 04 June 2022 |
| •Parish Picnic | 11 September 2022 |
| •Remembrance Day Parade | 13 November 2022 |
| •Christmas Lights up | 20 November 2022 |
| •Yuletide Market | 03 December 2022 |

22. PARISH MATTERS

- The verges at Laddingford need to be looked at with a view to fit bollards
- The pre-school has closed

COMMENTS ON PLANNING APPLICATIONS

21/506016/FULL

Manor Cottage, Manor Farm, Laddingford

Erection of front porch, removal of damaged orangery pitched roof and insertion of replacement flat roof, with light lantern.

NO COMMENT

21/506139/FULL

1 Cleavesland, Laddingford

Demolition of the conservatory. Erection of a single storey rear extension.

NO COMMENT

- 21/505160/FULL Land At Highlands Farm. Yalding Hill Change of use of the land for the stationing of 2no. static homes, 2no. touring caravans and 4no. parking spaces for a gypsy/traveller family (part retrospective). **AMENDED PLANS**
OBJECTION STANDS
- 21/503264/FULL Congelow Farm Cottage, Benover Road
Further to the Environment Agency's response of 26 October, Yalding Parish Council withdraws its objection.
OBJECTION WITHDRAWN
- MBC PLANNING DECISIONS SINCE LAST MEETING**
- 21/503225/OUT The Packhouse, Queen Street, Paddock Wood
Outline application for proposed development of site with light industrial/storage business units and associated facilities (Access being Sought).
GRANTED
- 21/503403/FULL Laddingford Orchard, Claygate Road, Laddingford
Loft conversion to form two bedrooms with front and rear dormers and internal alterations. Erection of a porch to side and a detached 4 bay timber garage with an office and two bedrooms above.
GRANTED
- 21/504881/LAWPRO Manor Cottage Manor Farm Laddingford
Lawful development certificate for proposed extension to side porch, removal of existing damaged orangery pitched roof and insertion of replacement flat roof, with light lantern.
REFUSED
- 21/505039/LAWPRO Rainbows, Blunden Lane, Yalding
Lawful Development Certificate for a proposed partial conversion of the double garage to a habitable space.
GRANTED
- 21/505050/LAWPRO Green Acres, Lees Road, Laddingford
Lawful Development Certificate for a proposed single storey side extension.
GRANTED
- 21/505316/FULL Orchard View, Land South Of Vicarage Road, Yalding
Section 73 - Application for minor material amendment to amend condition 13 (Highways Works) being the omission of traffic calming measures for 16/508660/FULL (Erection of 65 residential dwellings, together with access, parking, drainage)
WITHDRAWN
- KCC/TM/0057/2021 East Peckham Rail Depot, Hale Street, East Peckham
Erection of an asphalt plant
GRANTED

There being no further business the meeting closed at 20.42.

Signed.....

Date.....