

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 06 DECEMBER 2022 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)	June Chapman (JC)
Jason Bryant (JB)	Ken Gough (KG)
David Law (DL)	Andy Sanders (AS)
Dee Ann Stead (DS)	Joe Westgate (JW)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared.

PUBLIC SESSION

There were no members of the public present.

1. APOLOGIES FOR ABSENCE

Councillor Sue Gerrish sent her apologies due to sickness which was 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 JW declared an interest in agenda item 12.1 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. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

Due to principal authority requirements and receipt of sensitive information, it was resolved to take items 22 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 1 NOVEMBER 2022

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 write to the owner to establish why it is there.

5.2. PARKING ON THE VILLAGE GREEN

The bollards to be fitted.

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

Awaiting the outcome of the traffic calming discussion before the verges can be reinstated.

5.4. £10,000 FLOOD PRIZE STILL TO SPEND

The Chairman has met with Grant Booker from Kent Fire & Rescue Service (KFRS) to look at locations for flood gates and awaits his feedback. KFRS have asked for additional information.

5.5. REMOVE THE CHRISTMAS LIGHTS AND RE POLLARD THE PLANE TREE

Planning permission was refused and a Tree Preservation Order (TPO) put on the tree. A new planning application has been submitted and validated.

5.6. DISCUSS BOATS MOORED ON THE TOW PATH

The Chairman has received a response., the letter was circulated. A reply will be drafted and circulated.

5.7. MOTION TO REMOVE DIFFUSION TUBES BASED ON THE RESULTS

The Clerk has written to get them removed.

5.8. REMOVAL OF DEAD OAK TREE ON THE KINTONS TRACK

There is a dead oak tree on Yalding Parish Council (YPC) land; it was agreed to remove it. KG will get a quote.

5.9. NEW NOTICEBOARDS

Drawings of the new noticeboards were circulated. There is money in the budget but it is expected that the costs will be higher. Councillors agreed to go ahead. Awaiting new quotes but they have verbally suggested around, £3900, there is £3,400 in the budget. The Clerk will order, KG will fit.

5.10. KENT COUNTY COUNCIL MEMBERS' TREE SCHEME

Councillor Webb has reported that the funds were allocated elsewhere but further funding may be available in the futures.

5.11. BENCH AT JUBILEE FIELD

Friends of Laddingford School have provided third party insurance details.

6. POLICE MATTERS

The police are restructuring and PCSOs will not be in their current roles assigned to Parishes but there will be more warranted officers. The new model will be out for consultation in January 2023.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb didn't attend and did not send a report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell sent her apologies, she sent a short report which was 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 were none declared.

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

Planning application 22/505054/FULL was responded to in line with a Scheme of Delegation, the response is included at the end of the minutes of the meeting.

10.3. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP)

Maidstone Borough Council (MBC) are still trying to arrange Development Group Meetings, the proposal is to hold one on 13 December 2022.

10.5. MAIDSTONE BOROUGH LOCAL PLAN REVIEW

Stage 1 is complete; any issues will be raised before Christmas. A review of the process was circulated.

10.6. DRAFT PROPOSALS FOR DEVELOPMENT IN THE PARISH

10.6.1. TO DISCUSS LETTER RECEIVED FROM HALLAM LAND

The Chairman has received a letter from Hallam Land which was circulated. MBC has confirmed that Hallam Land is promoting its own definition of the proposal and not that put forward by MBC. MBC do not endorse Hallam's definition. The Chairman will reply as such.

10.7. ANY OTHER PLANNING MATTERS

There were no other planning matters.

11. POLICIES AND PROCEDURES

11.1. TO DISCUSS THE CIVILITY AND RESPECT PROJECT

Details of the Civility and Respect Project were circulated and discussed

11.2. MOTION TO TAKE THE PLEDGE

Councillors agreed to take the pledge in January

11.3. TO CONSIDER THE DRAFT DIGNITY AT WORK POLICY

A draft policy was circulated for consideration for adoption at the January Meeting.

11.4. TO CONSIDER THE EQUALITY AND DIVERSITY DRAFT POLICY

A draft policy was circulated for consideration for adoption at the January Meeting.

12. FINANCE

12.1. MOTION TO PAY BILLS

It was proposed JB, seconded DS and resolved by all to pay bills totalling £13181.26 exclusive of VAT as per attached list. KG and JW did not vote as they had declared an interest.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £713.98 was circulated.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted or previously approved spend.

12.4. MOTION TO ACCEPT QUOTE TO TARMAC VARIOUS LOCATIONS

KG proposed, JW seconded and it was resolved unanimously that the following costs for tarmac be approved.

- Path from The High Street to The Kintons (High Street end) - £400
- Entrance to The Lees Picnic Area - £1550
- Entrance to The Tatt at The Bull - £1150
- Windmill Path - £400

It was noted that the path from The High Street to The Kintons is not owned by YPC, is unregistered and not the Council's responsibility. However, Councillors have agreed to fund repairing the path on this one occasion as it is dangerous but accept no liability for future deterioration.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

Second bollards to be erected at the entrance furthest from the village and increase the height of the one at the pony field.

The Bridge between the Picnic Area and The Pony Field has been repaired, KG is replacing the netting.

13.1.2. THE LEES PICNIC AREA

Inspection complete, no new issues.

13.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete, no new issues.

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, no new issues.

13.1.5. LADDINGFORD VERGES

Inspection complete, no new issues.

13.1.6. THE KINTONS

Inspection complete, no new issues.

The Assistant Clerk was only able to get one mole control company interested, The Clerk will circulate their quote.

13.1.7. FOWLE HALL GREEN

Inspection complete

The hedge needs cutting back. KG/AS will meet to discuss and KG will obtain a quote to cut it.

13.1.8. THE TATT

Inspection complete, no new issues

A site meeting was held and plans agreed, KG will implement.

Medway Valley Countryside Partnership (MVCP) has been asked to update its management plan.

A quote has been accepted to repair the wall at The Tatt. The contractor will advise a start date.

13.2. PLAY AREA INSPECTIONS

KG is waiting for a tool to try and fix the gate at the Kintons

13.2.1. WEEKLY

13.2.1.1. JUBILEE FIELD

Inspection complete, no new issues.

Playdale have looked at the Inga, they suggested it could be turned by 90 degrees in-house which would give some improvement. They have quoted £4078.50 to fit a sun shade, half of this is installation costs. They have suggested that it would be cheaper if they won The Kintons project and fitted at the same time. Sovereign have reported that their sun shade wouldn't work even though it is almost identical to Play Dales.

13.2.1.2. THE KINTONS

Inspections complete, no new issues.

Still Awaiting the outcome of the grant application for the new play equipment at The Kintons.

Yalding Beavers have been fundraising and have passed on £380.65.

DS has now received four other quotes; and a supplier who declined to quote. she has found no other companies that can get close to our specification.

13.3. REQUEST TO USE PARISH LAND

There have been no requests this month.

14. HIGHWAYS

14.1. REVIEW THE HIGHWAYS LIST

The list has been updated and circulated. Councillors to advise any additions. Some items have been on the list for a while; a meeting with Highways is needed to move things forward.

14.2. TO DISCUSS FLOODING AT SALTERS CROSS

Kent County Council (KCC) has agreed to replace the culvert

14.3. TO DISCUSS FLOODING AT HAMPSTEAD LANE

The road has been closed for over three weeks, The Chairman has been chasing KCC to clear the road and investigate and fix the cause of the problem. KCC have identified an issue with the culvert following cleansing works, they will replace when possible.

14.4. TO DISCUSS ANY OTHER HIGHWAY ISSUES

Water is back on Vicarage Road.

The Chairman will write a letter to be sent to KCC following the appalling congestion during the closure of the crossroads at Wateringbury. A draft will be circulated.

The roots are damaging the path across The Village Green. KG has asked for a quote.

The Clerk has chased Countryside (CS) who have reported that they have discussed with their senior management the possibility of providing parking on the landscaped entrance to the development. A decision on whether or not they will include this in their traffic calming proposals has been put on hold until the Stage 1 Road Safety Audit is complete. If there is no progress The Chairman will follow up with the Managing Director.

15. FLOODING

15.1. GENERAL UPDATE

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

15.1.1. REPORT ON THE LEHES

The Leigh Expansion and Hildenborough Embankment Scheme newsletter and update was circulated.

15.2. SUBSTATION UPDATE

No further update however, UK Power Network have advised that flooded properties can be diverted to the Burgess Bank substation if necessary.

16. NEIGHBOURHOOD PLAN (Nhp)

Feedback has been received from MBC; the group are working on the actions raised.

17. EVENTS

17.1. REMEMBRANCE DAY – DEBRIEF

Another very good turnout and event. The Scouts looked very smart in their new hats. The timings were perfect.

17.2. YULETIDE – DEBRIEF

An excellent event, thanks to all involved. JB circulated a debrief document.

17.3. TO DISCUSS CORONATION CELEBRATIONS

The poll on Parish News was in favour of a Street Party.

Plans are underway, any other ideas should be forwarded on.

18. CONSULTATIONS

18.1. FINDINGS OF THE BOUNDARY COMMISSIONS WARD BOUNDARY REVIEW

The findings are for 22 Wards, 49 Councillors, with all MBC & Parish Councillors to be re-elected in May 2024. Marden & Yalding will have 3 ward members but with the addition of Hunton Parish.

Four consultations were received this month.

- MBC Community Governance Review Parishes (2022) – The Chairman proposed we lobby to change the boundary between Yalding & Nettlestead to run along railway line.
- Boundary Commission for England 2023 Boundary Review- noted
- KFRS Safety and Wellbeing plan 2023 – noted
- Maidstone Borough design and sustainability development plan document regulation 18 consultation – noted

19. CORRESPONDENCE

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

- NALC Chief Executive's bulletin – 04 November 2022
- NALC Chief Executive's bulletin – 11 November 2022
- NALC Chief Executive's bulletin – 18 November 2022
- NALC Chief Executive's bulletin – 25 November 2022
- NALC Chief Executive's bulletin – 02 December 2022
- KALC News – October 2022
- KALC News – November 2022
- Civility and Respect Newsletter – 18 November 2022
- NALCs response to the Autumn Statement

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Kent's Plan Bee Newsletter - October 2022
- Kent's Plan Bee summit 2022 – Land management for pollinators - video and slide pack
- MBC Parish Council News - 18 November 2022

19.3. REQUEST FROM THE RIVERS TRUST FOR HELP TO IDENTIFY UNCLASSIFIED CHALK STREAMS

AS has looked at this. Geologically, we would not have any.

19.4. REQUEST FROM KENT POLICE TO SET UP A NEW NEIGHBOURHOOD WATCH

The Chairman questioned if this was necessary as Parish News, My Community Voice and e-watch serves well without trying to find another volunteer. The current forms of keeping residents appraised will be advertised via Parish News and in the Parish Magazine.

19.5. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was no other correspondence received.

20. OTHER PARISH BUSINESS

20.1. TO REVIEW WHERE WE ARE WITH SPEEDWATCH

A leader is still needed, it will be advertised again in The Parish Magazine and on Parish News.

20.2. IMPORTANT DATES FOR 2023

The following dates were confirmed and agreed.

- | | |
|---------------------------|-----------------|
| •Christmas Lights down | 08 January 2023 |
| •January/February meeting | 17 January 2023 |
| •Parish Elections | 04 May 2023 |
| •Coronation Celebration | 07 May 2023 |
| •Annual Parish Meeting | 16 May 2023 |

- Parish Picnic 10 September 2023
- Remembrance Day Parade 12 November 2023
- Christmas Lights up 19 November 2023
- Yuletide Market 02 December 2023

21. PARISH MATTERS

There were no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

- 22/505054/FULL The Stables Willow Lane, Paddock Wood
Erection of a detached garage
NO COMMENT
- 22/505350/FULL Elmfield Lodge Lees Road Laddingford
Erection of single storey detached building (home office/gym) (Revision to Planning Application ref: 22/503554/FULL)
NO COMMENT
Councillors request that The Planning Officer ensures that the building will not exacerbate any flood flow.
- 22/504992/FULL Willow Grove, Lees Road, Yalding
Erection of a garage side extension including installation of solar panels and changes to fenestration.
NO COMMENT
Councillors request that The Planning Officer ensures that the building will not exacerbate any flood flow.
- 22/505531/FULL Still Waters Farm, Emmet Hill Lane
Removal of large existing hard standing and creation of new smaller hard standing and parking area; soft landscaping and change of use of Agricultural land to residential curtilage
NO COMMENT
- 22/505377/LDCEX The Hop Farm, Maidstone Road, Paddock Wood
Lawful Development Certificate of the existing mixed use of land for holding of events, caravan and camp site.
NO COMMENT
- 22/505573/TPOA The Green, Vicarage Road
TPO application to crown reduce one Plane Tree to height of 22m, width of 18m, and raise crown to 4m above ground level.
STRONGLY SUPPORT
- MBC PLANNING DECISIONS SINCE LAST MEETING**
- 22/501854/FULL Coach House, Kenward Road
Erection of a two-storey side and rear extension with associated patio and steps (revised scheme to 21/502383/FULL).
WITHDRAWN
- 22/503557/PNG Yalding Village Club, High Street
Prior notification for the change of use from commercial, business and service (Use Class E) to mixed use to include 1 no. residential flat. For its

prior approval to: contamination risks in relation to the building; flooding risks in relation to the building; impacts of noise from commercial premises on the intended occupiers of the development; the provision of adequate natural light in all habitable rooms of the dwellinghouses; arrangements required for the storage and management of domestic waste.

WITHDRAWN

22/504098/FULL

5 Vicarage Road, Yalding

Creation of a driveway with a dropped kerb and retaining walls (resubmission of 21/503663/FULL

GRANTED

22/504290/FULL

Moonrakers, Darman Lane, Laddingford

Demolition of existing conservatory, and erection of part two storey side/rear extension and part single storey rear extension with roof terrace above, and insertion of French doors on first floor.

GRANTED

22/502992/FULL

4 Shingle Barn Farm Cottages Smiths Hill

Erection of a part single front/side extension and part two storey side extension, and part single/part two storey rear extension, incorporating loft space to create additional bedrooms and conversion of cellar to study.

GRANTED

There being no further business the meeting closed at 20.44

Signed.....

Date.....