

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 05 DECEMBER 2023 AT 7.00 PM IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)  
June Chapman (JC)  
Andy Sanders (AS)

Jason Bryant (JB)  
Ken Gough (KG)  
Joe Westgate (JW)

Councillors Gerrish and Stead joined the meeting during closed session

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

There was none declared.

**PUBLIC SESSION**

There were no members of the public present.

**1. APOLOGIES FOR ABSENCE**

Councillors Gerrish and Stead sent their apologies due to social commitments 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**

KG declared an interest in agenda item 12.1 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 22 in Closed Session.

**4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 07 NOVEMBER 2023**

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

**5. MATTERS ARISING FROM THE PREVIOUS MEETINGS**

**5.1. £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. Grant Brooker has retired from general duties but is still heading-up flood actions. Due to unforeseen circumstances, the concentrated days of working have not fully taken place. The Chairman has spoken with Laddingford Engineering with regard to the gates and they have sent an example photograph of a road closure in Somerset.

**5.2. ENFORCEMENT NOTICES AND THE FOLLOW THROUGH TO PROSECUTION.**

A reply has been received from David Burton, Leader of Maidstone Borough Council (MBC) but it is simply the update Yalding Parish Council (YPC) receives from the enforcement officer every few months. There has been no attempt to look at the bigger picture. The Clerk has replied, expressing Councils' disappointment in this email, no further response has been received.

### **5.3. FRUIT TREES FOR THE FEN**

MBC may have an available grant; A site meeting has been held and MBC think they will be able to provide a grant to Medway Valley Countryside Partnership (MVCP) for the work, however permission is required from the land holder. The landholder is being cautious at the moment.

### **5.4. SIGNS AT THE TOP OF THE KINTONS TRACK**

A design needs to be prepared, agreed and sent to Royal British Legion Industries (RBLI) for quote. A site meeting is required as the defibrillator is in the way, The Clerk is arranging.

### **5.5. BOLLARD AT THE LIBRARY**

The bollard has been fitted and keys given to the library and the church.

### **5.6. FOOTBALL CLUB USE OF THE LEES PICNIC AREA FOR WINTER TRAINING, FURTHER INFORMATION.**

Training has started, The Chairman is finalising an agreement with The Football Club.

### **5.7. LORRY WATCH**

More complaints have been received about lorries going through the 7.5ton weight restricted area. The Chairman has been advised to contact YPC's beat officer, who has been away for several weeks but who is back now.

### **5.8. REPLY RECEIVED FROM THE SECRETARY OF STATE FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS, WITH REGARD TO THE ENVIRONMENT AGENCY**

Rebecca Pow, Member of Parliament (MP) on behalf of Department for Environment Food & Rural Affairs (DEFRA), replied stating that the Environment Agency (EA) were aware of this but it was not at the top of their priority list. The Chairman has written via our MP to The Minister and The Prime Minister expressing YPC's disappointment at this response. The Chairman has received a call from the EA assuring her that Yalding is top priority when it comes to flooding. Helen Grant has forwarded a response, which has been circulated which has really not given any more information.

### **5.9. MOTION TO ACCEPT QUOTE FOR THE KINTONS OVERFLOW CARPARK**

The Kintons Overflow Carpark would be in the region of £10,000. Two further quotes will be obtained.

### **5.10. TO AGREE TO WRITE TO THE GOVERNMENT MINISTER REGARDING POLLUTION OF THE RIVER MEDWAY WITH FOUL WASTE AND REQUESTING SAFEGUARDING LEGISLATION.**

Councillors were shocked to discover that there was no protection on the river Medway from foul waste. The Clerk has written to Helen Grant MP and is awaiting a reply.

## **6. POLICE MATTERS**

The new beat officer has been introduced to The Chairman. Her name is Charlotte Bingham and she has been a police officer for eighteen years. PC Carl Johnson is still with Yalding Parish but PC Will Dickinson is on paternity leave and returning to Task Force.

## **7. COUNTY COUNCILLOR'S REPORT**

Councillor Webb sent his apologies and a report was circulated.

## **8. BOROUGH COUNCILLOR'S REPORT**

Councillor Russell joined the meeting, she had previously sent a 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**

None were declared.

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

To confirm 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.

- 23/504856/FULL - Orchard View, Lughorse Lane

### **10.3. PLANNING APPLICATIONS**

Planning responses are recorded at the end of the minutes.

### **10.4. YALDING ENTERPRISE PARK (YEP)**

The trees were taken out by The Environment Agency.

The application to defer the construction of the turn right lane into Hampstead Lane was approved.

There have been further applications received to discharge more conditions.

### **10.5. MAIDSTONE BOROUGH LOCAL PLAN**

The Chairman has responded to the main modifications consultation with regard to Hallam Land on Kenward Road suggesting a more positive form of wording.

MBC are hoping that the Inspector will approve the responses to the major modifications and give the go ahead to adopt the plan by Easter 2024. There is more work to be done with regard to the Gypsy & Traveller plan and MBC may have to go back to government to say that are unable, even with duty to cooperate with neighbouring authorities, to find the assessed need of 564 pitches. Where possible, MBC are trying to enlarge existing sites rather than go out for new.

### **10.6. ANY OTHER PLANNING MATTERS**

#### **10.6.1. APPEAL - 23/503511/FULL - MOONRAKERS DARMAN LANE**

It was confirmed that 23/503511/FULL went to appeal on 8 November 2023.

#### **10.6.2. 23/504569/FULL BRAMLEYS BENOVER ROAD**

The EA has commented, the planning officer is recommending approval and has asked YPC to consider withdrawing the call-in. The Chairman has asked for a condition with regard to the downstairs bedroom. The planning officer has reported that they have Permitted Development Rights so permission is not needed for this so YPC has removed its call-in but not the objection.

#### **10.6.3. STREET TRADING APPLICATION FOR PIZZA VAN ON VICARAGE ROAD (received after agenda issued)**

Street Trading Application has been received for Piotr Dudkowski for a pizza van on a Saturday night by the Village Green. If he could guarantee to always park in this space where the fish and chip van used to, then there would be no objection. However, invariably on a Saturday, there have been cars parked there and he has gone down into the High Street. The Chairman has received complaints from residents about the noise of the generator and the outlook. KCC Highways have objected to the siting as too near the junction asking that it be at least 100m from junction Councillors felt that this was not a suitable place. The Chairman will reply as such.

## **11. POLICIES AND PROCEDURES**

Motion to Approve updated Policies, Procedures and Risk Assessments

- Risk Management Scheme – to include Cyber Security
- Cyber Security Training

The Chairman has still not had time to review these so their approval will be deferred to the January Meeting.

## **12. FINANCE**

### **12.1. MOTION TO PAY BILLS**

It was proposed JW, seconded JB and resolved by all to pay bills totalling £6,843.98 exclusive of VAT as per attached list. KG did not vote as he had declared an interest.

### **12.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £7,719.95 was circulated.

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

Unbudgeted or previously approved spend this month:

- Extra disc space from HCI data - £30.00

### **12.4. REPAIR/REPLACE CHURCH FLOODLIGHT BY SOUTH PORCH**

The Clerk will talk to the Church and Gilbert & Stamper with regard to repairing the church floodlight.

### **12.5. REQUEST FOR FINANCIAL SUPPORT FROM BEAMS FAMILY SUPPORT CHARITY**

The Chairman suggested this be looked at as part of budget setting for 2024/25, however Councillors need to understand more about this charity first.

## **13. OPEN SPACES**

### **13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND**

#### **13.1.1. THE LEES**

Inspection complete, no new issues.

The Forge have provided a quote for £331 for a boot scraper for the pedestrian entrance to The Lees at the village end.

#### **13.1.2. THE LEES PICNIC AREA**

Inspection complete, no new issues.

MBC has provided an outside tap at the toilets that cuts off.

#### **13.1.3. YALDING VILLAGE GREEN AND VERGES**

Inspection complete, no new issues.

Water is running off of the green and freezing on the footway. KG to obtain a quote for a French drain and a new pipe.

It was agreed to purchase a salt bin.

KG to look at the verges as the wood supports have come away.

#### **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.

#### **13.1.7. FOWLE HALL GREEN**

Inspection complete, no new issues.

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 and the Clerk will meet to look at what still needs doing and then ask Medway Valley Countryside Partnership (MVCP) to update its management plan accordingly. A meeting has been held with Community Payback who have reported that they will be available to restart work in The Parish soon, types of work and work areas need to be supplied.

### **13.2. PLAY AREA INSPECTIONS**

#### **13.2.1. JUBILEE FIELD**

Inspection complete, no new issues.

#### **13.2.2. THE KINTONS**

Inspections complete, no new issues.

### **13.3. JUBILEE FIELD**

#### **13.3.1. FOOTBALL PITCHES AND GOAL MOUTH REPAIRS – UPDATE**

One goal has been repaired. The Clerk will check with the club chairman if they have applied to the KCC for a grant.

### **13.4. LEES PICNIC AREA**

#### **13.4.1. WINTER FOOTBALL TRAINING - UPDATE**

All seems to be going well and the adult teams are now training. There is a query as to whether they are training or playing inter-club games. One junior team is swapping from a Wednesday to Thursday. A donation to the Parish will be made at the end of the season.

#### **13.4.2. TO DISCUSS THE MANAGEMENT OF THE AREA IN 2024**

This has been added to the contractors advert for 2024, initially advertised locally for the position of a car park manager, individual or a company. Review in January.

### **13.5. YALDING FEN**

#### **13.5.1. GRAZIER OPPORTUNITIES - 2024**

There is a possible new cattle grazier but he does not have Sussex just Dexter. The Clerk will write to the grazier to ask him to view the land to see if it is suitable.

### **13.6. REQUEST TO USE PARISH LAND**

There have been no requests to use Parish Land this month.

## **14. HIGHWAYS**

### **14.1. KENT COUNTY COUNCIL**

#### **14.1.1. REVIEW THE HIGHWAYS LIST**

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

#### **14.1.2. TO DISCUSS ANY OTHER HIGHWAY ISSUES**

- Countryside Properties have confirmed that they are not considering any additional onsite parking; The Chairman has written to their Managing Director who has responded requesting a plan of any proposals YPC may have. The Clerk will produce the large-scale plan of the area.

- Damage to Town Bridge – The wall will be rebuilt in the new year. The Chairman wrote to KCC as the bridge closure was for five days with no buses and they actually only worked for a couple of hours on each of two days.

#### **14.1.3. DRAINAGE -TO DISCUSS RESPONSE FROM KCC HIGHWAYS AND TRANSPORT CABINET MEMBER**

All the following actions require the input of a drainage engineer but we no longer have an allocated engineer.

- Drainage system at Hampstead Lane needs further work to deal with the water coming down from beside Diamond Works.
- The Clerk has written to the KCC Cabinet Member asking for a drainage contact and a meeting, He has replied stating a new drainage engineer has been appointed and some dates have been proposed for a meeting.

#### **14.2. OTHER HIGHWAY ISSUES**

##### **14.2.1. PARKING IN YALDING VILLAGE**

It would appear that Golding Homes are selling the garages in Yalding and Laddingford. It was agreed to contact Golding Homes to investigate possible uses of the land.

##### **14.2.2. SOUTH EAST WATER (SEW) (received after agenda issued)**

Parishes and bus companies have complained of road closures without notice. Last week SEW turned up at the same time as the bridge was closed. This is the second time in as many months that SEW have had to abort a job on Lees Road (not the same one) due to traffic problems. The Chairman will write to SEW, KCC and KALC.

#### **15. FLOODING**

##### **15.1. GENERAL UPDATE**

The Chairman is still awaiting a meeting with Henry Bethell, Flood Resilience Team Leader.

A complete review of flood actions in Yalding and Laddingford to include flood wardens, flood gates and road closures has commenced.

A report has been received and circulated following flash floods two years ago, YPC have commented.

##### **15.2. SUBSTATION UPDATE**

The matter is still ongoing.

YPC will write to Golding Homes and MBC. The Chairman may have another contact at UKPower.

The Chairman and The Clerk will set aside two days to completely review and update all flooding actions. This has been delayed due to unforeseen circumstances.

#### **16. NEIGHBOURHOOD PLAN (NhP)**

DH has now identified the latest version of the plan and is working on this to update.

#### **17. EVENTS**

##### **17.1. YULETIDE – DEBRIEF**

Another successful event.

There were a few issues which were discussed, JB will make sure learnings are built into the event plan for next year.

##### **17.2. CHRISTMAS LIGHTS**

Due to moves and age, a few volunteers have been lost, it was agreed to advertise for more.

The damaged set of lights needs an over-ride on the post, KG will arrange with Streetlights.

## **18. CONSULTATIONS**

Three consultation was received this month:

- Kent Fire and Rescue- Creating a safer future – together
- MBC - Climate Change Survey 2023 – 01 January 2024
- Government Policy on Resource and Waste Strategy – 12 January 2024

The Chairman will send the consultations out on Parish News.

Last Month:

- Maidstone Local Plan Review - Main Modifications Consultation – 13 November – The Chairman has responded.

## **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 – 09 November 2023
- NALC Chief Executive's bulletin – 16 November 2023
- NALC Chief Executive's bulletin – 23 November 2023
- NALC Chief Executive's bulletin – 30 November 2023
- KALC Chief Executive's bulletin – 07 November 2023
- KALC Chief Executive's bulletin – 14 November 2023
- KALC Chief Executive's bulletin – 16 November 2023
- KALC News – December 2023
- KALC Training 23/24 – December 2023

### **19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED**

- Twyford Marina Footbridge Replacement - Letter to Community
- Storm Ciaran: GET Response Update
- Paddock Wood Community Advice Centre newsletter - Winter 2023

### **19.3. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING**

- MVCP INNS Project update and circulated.
- A letter has been received with regard to the removal of hedgerow by the polyhouses on Kenward Road assume by Hallam Land. Reinstatement could form part of any planning application conditions.

## **20. OTHER PARISH BUSINESS**

### **20.1. TO AGREE ANY WELCOME LETTERS THAT NEED TO BE SENT**

No welcome letters were needed this month.

### **20.2. REQUEST FROM THE CRICKET CLUB TO CARRY OUT AN IRRIGATION PROJECT AT THE KINTONS**

As the cricket club have confirmed all the required permissions have been obtained or are in progress, Councillors have no issue with the cricket club using parish land.

## **21. PARISH MATTERS**

- Parking on grass verge opposite The Chequers, KG has spoken to them about it.
- The George is to open at the end February. They will be in touch in the New Year as they would like to put on a village event on opening day

## **COMMENTS ON PLANNING APPLICATIONS**

23/504856/FULL

Orchard View, Lughorse Lane, Yalding  
Erection of a garden room.

### **NO COMMENT**

23/505082/FULL

Elmfield Lodge, Lees Road, Laddingford

Erection of a single storey detached building to accommodate ancillary facilities for a Guest Bedroom and gym.

### **OBJECT**

**The site is situated within an area identified as being at a risk of flooding and may not be accessible during a flood event.**

**As such flood risk assessment must be requested.**

**The introduction of an additional bedroom in an area at risk of flooding is unacceptable on public safety grounds. It has also not been demonstrated that there is safe access and egress to a flood zone one.**

**Councillors ask that due to these concerns The Environment Agency be consulted.**

**Should the planning officer be of a mind to approve this application Councillors ask that it be referred to the planning committee.**

23/505083/FULL

Orchard View Park Shingle Barn Lane

Erection of a single storey building to provide an office, reception area and meeting room, ancillary to the existing tourist camping and caravan site.

### **OBJECT**

**Planning application number 23/501866 for a reception and manager's residential accommodation was refused partly due to the development representing a significant and unjustified encroachment of built development into the open countryside that would result in harm to the intrinsic character, appearance and openness of the area, with a failure to contribute positively to the conservation and enhancement of that landscape. The current application whilst having had the residential occupancy removed retains the same size, bulk and sighting as the previous application and therefore we consider the above comment is still valid.**

**The applicant states that the site has been very successful and therefore this development is needed. However, the site is very small relative to many other similar facilities the applicant has not proven its usage. Councillors contend that larger camping and caravan facilities do not have or need these facilities, indeed many of them use the internet for booking, payment and notification of arrival times. Councillors see no need for a meeting room or a reception on the site. Councillors feel that insufficient evidence has been provided in order to demonstrate there is a need for this building that would override the harm caused.**

**Should the planning officer be of a mind to approve this application Councillors ask that it be referred to the planning committee.**

23/505153/FULL

Larkspur Cottage, Wagon Lane, Paddock Wood

Change of use of agricultural land and parking area to residential garden.  
Erection of a single storey granny annexe, ancillary to main dwelling.

**OBJECT**

**The site is situated within an area identified as being at a risk of flooding and may not be accessible during a flood event. As such flood risk assessment must be requested.**

**The introduction of an additional bedroom accommodation in an area at risk of flooding is unacceptable on public safety grounds. It has also not been demonstrated that there is safe access and egress to a flood zone. Councillors ask that due to these concerns The Environment Agency be consulted.**

**Should the planning officer be of a mind to approve this application Councillors ask that it be referred to the planning committee.**

23/505034/FULL

The Stables, Willow Lane, Paddock Wood

Erection of a detached pitched roof double garage. Change of access and installation of a wooden gate.

**OBJECT**

**The site is situated within an area identified as being at a risk of flooding.**

**The Flood Risk Assessment does not address the displacement of water; it mainly concentrates on the flooding of the building. Councillors are extremely concerned that the application site is situated in an area with numerous land drainage ditches and culverts that are not being maintained as they should be. They believe a full assessment needs to be undertaken of the area to understand the impact of flood water, not only to the application site but other properties in the surrounding area. Councillors believe that Kent County Council as the lead flood authority, The Environment Agency and the Upper Medway Internal Drainage Board should be consulted.**

**Should the planning officer be of a mind to approve this application Councillors ask that it be referred to the planning committee.**

23/504831/FULL

Still Waters Farm, Emmet Hill Lane

Creation of a parking area for the existing chartered accountants offices and dwelling, including removal of hard standing, alterations to driveway, and associated landscaping. Change of use of agricultural land to residential garden, including erection of a greenhouse, and landscaping to existing residential garden (retrospective).

**NO COMMENT**

**Due to the various planning applications that have been submitted for this property Councillors are currently unaware of the overall status of the site or any discussions that may have been held with any planning officers previously.**

23/505333/FULL

Caravan 2, Highlands Farm. Yalding Hill

Change of use of agricultural land for storage of materials and erection of storage barn and dog kennels/runs with associated hardstanding road (ancillary to residential occupation of site for Gypsy/Traveller use) (resubmission: 23/500748/FULL) (part retrospective).

**OBJECT**

**A previous application 23/500748 was refused and we would refer you to The Planning Officers comments as follows:**

*The development by reason of its scale, location and visual separation from the approved gypsy traveller site, would not satisfactorily perform a function ancillary to the residential occupation of the caravans. It would thus be contrary to the objectives of safeguarding the open, rural character of the countryside advocated in Policy SP17, and DM33 of the Adopted Maidstone Borough Local Plan (2017), and policy LPRENV 2 of the Emerging Maidstone Draft Local Plan. These objectives are consistent with the core principles of the NPPF (2021) seeking protection of the rural character of the countryside.*

*The development would intensify the concentration of built development in this part of the countryside, which would be distinctly at odds with the distinctive landscape character and appearance of the area. It would stand in conflict with policy policies SP17 and DM30 of the Adopted Local Plan, the Maidstone Landscape Character Assessment, and the NPPF (2021) which jointly advocate protection of valued landscapes.*

**Councillors consider these comments are relevant and the application should be refused.**

**Should the planning officer be of a mind to approve this application Councillors ask that it be referred to the planning committee.**

23/505192/FULL

The Three Sons. Hampstead Lane

Retrospective change of use of the land for the accommodation of one Gypsy and Traveller pitch for personal, temporary occupation for a period of 5 years only. Siting of two Mobile homes, two touring caravans and two-day rooms with 2no. ancillary outbuildings. Associated hard and soft landscaping

#### **OBJECT**

**Councillors consider that the Inspector, at appeal, considered there to be opportunities within the then emerging local plan for the applicant to find an alternative pitch within a five-year period. Indeed, we are all aware of pitches that have been granted permission during that period. It does not appear that the applicant has made any endeavours to find an alternative site.**

**The Inspector concluded that the considerations in support of the appeal, taken together, outweighed the harm that would result to the Green Belt by reason of inappropriate development and other harm so as to justify the grant of a temporary planning permission for this part of the appeal site for the period of 5 years on the basis of very special circumstances.**

**The Inspector, however, imposed a condition requiring the use of the application site to cease and for the site to be restored at the end of the temporary permission period as necessary in the interest of the long-term protection of the Green Belt. The applicant has had five years in which to find an alternative pitch, suitable for any special needs of his family, in order for the application site to be returned to Green Belt.**

**The conditions for rest of the then appeal site at Three Sons were ignored and this land is now the subject of a High Court Order for vacation.**

**In order for the entire site to be returned to its Green Belt status, this application must be refused.**

23/505199/NMA

Orchard View Garage Benover Road

Non material amendment to 22/501055/FULL : (Retrospective) Demolition of existing workshop. Erection of single storey side extension for uses falling within uses falling within Class E: (a) display or retail sale of goods, other than hot food, principally to visiting members of the public, or (b) sale of food and drink principally to visiting members of the public where consumption of hot food and drink is mostly undertaken on the premises, or (c) provision of the following kinds of services principally to visiting members of the public - (i) financial services, (ii) professional services (other than health or medical services), (iii) any other services which it is appropriate to provide in a commercial, business or service locality, or g (i) an office to carry out any operational or administrative functions.

**NO COMMENT**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

23/502119/OUT

Former Syngenta Works, Hampstead Lane

Section 73 - Application for variation of condition 21 to allow 14,000m<sup>2</sup> of floorspace to be occupied prior to the provision of the capacity improvements to the Maidstone Road/Hampstead Lane junction pursuant to 19/504910/OUT - Outline application for the redevelopment of the former Syngenta works site to provide a new business park of up to 46,447 sqm of B1(c), B2 and B8 accommodation with associated access, parking and infrastructure works.

**GRANTED**

23/501498/FULL

High Lees Farmhouse Wagon Lane

Change of use from agricultural barn to C2 training centre with construction of first floor and creation of associated bedroom accommodation and ancillary services. Construction of a new road with access to Wagon Lane and car parking for 13 no. cars (resubmission of 22/504082/FULL).

**REFUSED**

23/502785/FULL

Orchard House, Laddingford

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

**GRANTED**

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

**GRANTED**

23/503840/FUL

Alanfred, Vicarage Road

Erection of rear single storey extension, and changes to fenestration.

**GRANTED**

23/504146/FULL

Upper Fowle Hall Farm, Willow Lane

Change of use of existing barn to 4no. Dwellinghouses with associated demolition, landscaping and formation of domestic curtilage (Revised scheme to 23/501621/PNQCLA).

**GRANTED**

23/504345/FULL

4 Meadow View Cottages, Laddingford

Erection of part single, part two storey front and side extension. New external insulation with render finish.

**GRANTED**

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.

**Part A REFUSED Part B GRANTED - Works to cut back Yew tree (by 4ft) to boundary only are approved.**

There being no further business the meeting closed at 20:45

Signed.....

Date.....