

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 03 DECEMBER 2024 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Andy Sanders (AS)

Tim Chapman (TC)
Pip Jamieson(PJ)
Dee Ann Stead (DS)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There were none declared.

PUBLIC SESSION

There were two members of the public present who did not wish to speak.

1. APOLOGIES FOR ABSENCE

Councillor Woods sent her apologies due to social commitments; Councillor Westgate sent his apologies due to work commitments; Councillor Bates sent her apologies due to family commitments; these 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 12.2 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 05 NOVEMBER 2024

It was proposed DS seconded PJ 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. KG has contacted Laddingford Engineering and is going to supply some measurements following which site meetings will be held and quotes prepared. Peter Waring Environment Agency (EA) has suggested that Yalding Parish Council (YPC) purchase heavy duty plastic sheets to be used with sand bags, The Chairman will investigate.

5.2. FRUIT TREES FOR THE FEN

A site meeting has been held and Maidstone Borough Council (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. As the management at MVCP is changing in

October The Chairman and The Clerk feel that the back end of the year would be a good time have a meeting with all interested parties and look at the whole plan for The Fen.

5.3. TREE SAFETY INSPECTION REPORT

Work is almost complete.

5.4. POSSIBILITY OF DOUBLE YELLOW LINES OUTSIDE LYNGS FARM HOUSE

The Chairman will ask the new Highways Engineer for support.

5.5. REPAIR/REPLACE LITTER BIN ON THE LEES VILLAGE END

The Chairman is going to report that it was MBC operatives that damaged it.

5.6. REQUEST FOR A LARGE LITTER BIN IN THE AREA OF HAMPSTEAD LOCK

The Chair will ask John Edwards if he will support a bin in this location. **CHAIR/CLK**

5.7. THE FEN GRAZING

The Clerk has asked MVCP to organise grazing agreements.

6. POLICE MATTERS

No update.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb did not send his apologies but did send a report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Summersgill attended the meeting and sent a Green Party report which was circulated.

Councillor Russell attended the meeting and 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

There was none declared.

10.2. SCHEME OF DELEGATION SCHEME OF DELEGATION.

To confirm the following planning application was responded to in line with a Scheme of Delegation and the response is included at the end of the minutes of this meeting.

- 24/504670/FULL - The George. Benover Road.

10.3. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP)

The blue fencing is starting to be removed and proper perimeter fencing erected.

10.5. APPEALS

10.5.1. 24/501439/FULL - LAND AT VICARAGE ROAD - INFORMAL HEARING

The appeal was noted, previous representation will be given to the inspector.

10.5.2. 24/500393/FULL - ORCHARD PLACE BENOVER ROAD- WRITTEN REPRESENTATIONS

The appeal was noted.

10.5.3. 24/502003/FULL - THE GEORGE - WRITTEN REPRESENTATIONS

Section 73 application appeal against non-determination. YPC have written to the Inspector to request a hearing rather than written representation. MBC has asked for an extension of time to process their response as papers need to be with the Inspectorate by 11th December and the MBC planning meeting is not until 12th. This has currently been refused.

YPC's further responses to MBC on all four current applications was requested by head of planning and was circulated to Councillors. This will form the basis of YPC'S response to the Planning Inspectorate.

10.6. ANY OTHER PLANNING MATTER

- 20/505751 – Reed Court Farm Chicken Farm – YPC has already responded to this application however further information has been supplied and due to the possible contamination of land and pollution of the river, The EA have responded with conditions and informative and have no objection provided these form the basis of any approval. Natural England who originally objected have not yet commented. Councillors agreed to respond that they fully support The EA's comments and conditions but reserve the right to respond further once Natural England response has been received.

11. POLICIES AND PROCEDURES

No changes or additions this month.

12. FINANCE

12.1. SCHEME OF DELEGATION

To confirm £1679.17 excluding VAT was paid to Apache Group Ltd for the new trailer which was approved in line with the Scheme of Delegation and is included in the bills list attached to the minutes of this meeting.

12.2. MOTION TO PAY BILLS

It was proposed TC, seconded PJ and resolved by all to pay bills totalling £12,542.19 exclusive of VAT as per attached list. KG declared an interest as he had bills for payment.

12.3. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £3014.01 was circulated.

12.4. MONTHLY SPEND AGAINST BUDGET REVIEW

£340 for consultancy to help prepare representations for The George Yalding planning application was not in the budget.

12.5. BANK BALANCES AS AT THE END OF OCTOBER 2024

The cleared bank balance for the end of October 2024 was confirmed

- Nat west £35,018.59
- Unity Trust £63,684.60

12.6. BANK RECONCILIATIONS FOR OCTOBER 2024 HAVE BEEN SIGNED

It was confirmed that the bank reconciliations for October 2024 have been signed as correct.

12.7. TO ACCEPT THE KCC INTERNAL AUDIT PROGRAMME FOR 2025

KCC internal audit programme for 2025 had been circulated, it was proposed DS, seconded TC and agreed unanimously that it was accepted.

12.8. TO APPOINT KCC AS THE INTERNAL AUDITOR FOR 2025

It was proposed KG, seconded PJ and agreed unanimously to appoint KCC as the internal auditor for 2025.

12.9. TO DISCUSS THE STREET LIGHT ELECTRICITY SUPPLY

The Clerk had circulated details of the substantial increase in street lighting electricity costs imposed by NPower and the fact that she had only been able to get Tomato (an alternative electricity) to quote for the unmetered supply.

It was agreed to investigate Tomato further and ask for contract details. The Clerk will also ask YPC's maintenance contractor about the implications of having a metered supply.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

13.1.2. THE LEES PICNIC AREA

Inspection complete, no new issues.

13.1.3. YALDING VILLAGE GREEN AND VERGES

No new issues.

Water continues to run off of the green and freezing on the footway. A quote for the repair of £3230 has been accepted. KG has written a specification for the contractor.

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.

13.1.8. THE TATT

Inspection complete, no new issues.

MVCP management plan needs to be updated.

13.2. EQUIPMENT INSPECTIONS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

13.2.2. THE KINTONS

Inspection complete, no new issues.

13.2.3. DIFIBRILLATORS

Inspection complete, no new issues.

13.3. OTHER ISSUES

13.3.1. TO AGREE TO CONTINUE THE MOLE CONTROL AT THE KINTONS

Councillors agreed to reappoint mole control for a further 13 weeks.

13.3.2. CRICKET CLUB IRRIGATION PROJECT

A site meeting was held on 1 December. Councillors agreed to give permission for the proposed works providing all the work is complete by March 2025. KG will then reinstate the ditch by the new overflow car park.

13.4. REQUEST TO USE PARISH LAND

There have been no requests to use parish land this month.

14. HIGHWAYS

14.1. KENT COUNTY COUNCIL (KCC)

- **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions.
- **WATER ON VICARAGE ROAD** - A letter has been written to the Leader of the Council to express YPC's concerns and to demand that the matter be addressed. A reply has now been received and circulated. The Chairman was impressed with the Highways safety officers' comments at the Highways seminar on road safety and suggests that we approach her from a safety point of view.

14.2. OUTSTANDING ISSUES FROM THE GLEBE DEVELOPMENT

The Vistry Group Operations Director has now replied and has reported on outstanding issues as follows:

14.2.1. TRAFFIC CALMING ON VICARAGE ROAD

KCC have accepted that the proposed traffic calming measures such as the raised tables and other items are now not required. The amendments to the kerbs and edging to make them more pedestrian friendly and useable have been instructed and will be completed by the end of the year.

The KCC Development Manager has not yet confirmed this to YPC directly or confirmed that the condition has been discharged.

14.2.2. TRANSFER OF THE FOOTPATH BEHIND VICARAGE ROAD PROPERTIES

All relevant land transfers and rights of way required under the legal and planning agreements have been completed. They have no instruction for any additional associated transfers or grant of rights to individual homeowners. Rather than amending any formal rights to include new rights of access and expensive legal exposure for the Parish Council a letter to the homeowners setting out a suitable arrangement should suffice.

The Clerk will write to VR Glebe Path Ltd (the residents management company) to inform them a gate will be erected and members of the associate will be given a key upon signing up to the conditions previously drawn up.

14.2.3. PARKING ON THE SITE

Adaptations to the green space at the front of the site to introduce additional parking will not be possible. The green space was a key planning requirement and any changes to park vehicles on this area will likely be refused by the Borough Council. The green space is owned by the resident's management company and would need all relevant residents voting in favour of any changes of use and works.

The Clerk will write back asking them to reconsider as Councillors believe that MBC and residents would be sympathetic, but also would they consider removing the parking restrictions and or provide four to six spaces for small commercial vehicles.

14.3. TOWN BRIDGE

14.3.1. TO REVIEW THE IDEA PRESENTED TO THE NOVEMBER MEETING

Edward Raikes presented as part of the public session at the November Parish Council meeting an idea to improve traffic flows. Several Councillors met with Mr Raikes on site to discuss. Due to sight lines, restriction on parking and the fact that it is not the south travelling traffic that is currently stacking, as well as the current strategy of reducing traffic coming into the village as opposed to making the flow easier, Councillors felt that this was not an option that they could support. The Clerk will write to Mr Raikes and thank him for his interest and explain why Councillors cannot support the suggestion.

14.3.2. UPDATE ON THE TOLL BRIDGE INITIATIVE

Investigations are continuing on the possibility of a toll.

The traffic count strips have been installed across the bridge; the results are awaited.

14.4. OTHER HIGHWAY ISSUES

There were no other highways issues

15. FLOODING

15.1. GENERAL UPDATE

YPC and Collier Street Parish Council have asked for replacement road closed signs as many have been damaged especially as Hampstead Lane and Maidstone Road have been regularly closed. This has caused an argument between KCC departments as to whose budget this is coming from. This has not been resolved and a letter will be sent to-Simon Jones KCC Corporate Director for Growth, Environment and Transport.

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

15.1.1. MEDWAY CONFLUENCE OPERATIONAL FRAMEWORK UPDATE

The Chairman has suggested to The EA that the meeting needs to be held by September each year. Sandbags are about to be delivered.

15.1.2. PURCHASE OF BOXES FOR SAND BAGS

The Chairman has asked to The EA that they deliver in bags this year as the boxes are £235 each and then YPC will look for more suitable sites, these should be nearer to where they are needed and kept locked away so the boxes are not susceptible to theft.

15.1.3. SITING OF SAND BAGS

They will be on the village hall car park again for this winter.

15.2. SUBSTATION UPDATE

The matter is still ongoing.

YPC will write to Golding Homes and MBC. The Chairman will also chase UKPower.

16. NEIGHBOURHOOD PLAN (NhP)

DH has asked for background information. A meeting was held on the 27 November. The Clerk and The Chairman will supply the information required and a further meeting will take place in January.

17. EVENTS

17.1. REMEMBRANCE SUNDAY PARADE DEBRIEF

Another successful event that was very well attended.

17.2. YULETIDE MARKET – 07 DECEMBER 2024

Everything is on track.

17.3. VE DAY 80TH ANNIVERSARY CELEBRATIONS

17.3.1. STREET PARTY POSSIBLE CHANGE OF DATE

Yalding will hold their 80th Anniversary VE Day Street Party date may change as it has been announced on The BBC News that there may be an additional bank holiday and the Monday bank holiday moved as happened for the late Queen's 70th Jubilee. There has been no confirmation as yet but it could work if the 8th (Thursday) is the extra bank holiday and the Monday the 5th bank holiday is moved to Friday 9th.

The King's Pageantmaster would like a theatre show and fish and chips to be involved. KW agreed to take the lead on the theatre show and perhaps some street artists. The Clerk will book the fish and chip van.

The Clerk and The Chairman will work up further plans as appropriate.

17.3.2. NATIONAL CELEBRATIONS THURSDAY 8 MAY 2025

The national celebrations that have also been suggested on the 8 May 2025 are:

- 9.00am fly VE Day Flag – this can be purchased.
- VE Day 80 Proclamation (no time given)
- Pipes (no time given)
- 6.30pm – bell ringing
- 9.30pm - light Beacons, play and sing 'I Vow To Thee My Country'. Lamp Light of Peace (these can be purchased), read The Tribute

The Clerk and The Chairman will work up plans.

18. CONSULTATIONS

No consultations have been received this month.

Last month:

- Maidstone Borough Gypsy, Traveller and Traveling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation – 12 December 2024. The Chairman will circulate a proposed response.

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 – 14, 21, 28 November 2024
- KALC bulletin – 06,13,19 November 2024

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Parish Council's Update from Your Hospice, Heart of Kent Hospice
- MBC Parish Liaison

19.3. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

No further correspondence has been received.

20. OTHER PARISH BUSINESS

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

There were none

20.2. TO REVIEW THE MONITOR LIST

The Monitor List was reviewed and updated.

20.3. TO DISCUSS A REVISED CODE OF CONDUCT

The draft code of conduct was circulated. It will be on the January agenda to give everyone time to read it.

20.4. TO CONFIRM A CHANGE TO THE YALDING CONSERVATION AREA

It was confirmed that The Yalding Conservation Area will be changed as per the MBC Conservation area appraisal to include Yalding School.

20.5. COMMUNITY WARDEN UPDATE

The Community Warden has confirmed that she no longer covers this area and has not been replaced. This has not been formally communicated to us by KCC.

20.6. TO CONFIRM AND AGREE THE FOLLOWING IMPORTANT DATES

- Christmas Lights down 12 January 2025
- January/February meeting 21 January 2025
- VE DAY 80th Anniversary Street Party Sunday TBC
- VE DAY 80th Anniversary National celebrations 08 May 2025
- Annual Parish Council Meeting 20 May 2025
- Parish Picnic 14 September 2025
- Remembrance Sunday Parade 09 November 2025
- Christmas Lights Up 23 November 2025
- Yuletide Market 06 December 2025

21. PARISH MATTERS

- TC reported that he is concerned about the trees growing from the base of Town Bridge, The Clerk will report.
- The Chairman asked that residents be written to about removing ivy on the bridge.

COMMENTS ON PLANNING APPLICATIONS

24/504670/FULL

The George, Benover Road

Installation of Inpost Locker to south side elevation (retrospective).

STRONGLY OBJECT

This Inpost locker is located in a completely unsuitable location in the Yalding Conservation Area. Whilst it is on private land, it can be clearly seen from the highway as shown in the attached photograph.

It is also in a dangerous location blocking the access to the car park and has already been hit by a vehicle and damaged, again see the attached photograph.

If the planning officer is of a mind to approve Councillors ask that it be called in to the MBC planning committee.

24/504784/TCA

The Great Barn, Oast Court

Conservation area notification: T4 Silver Birch - Fell.

NO COMMENT

24/504804/FULL

Upper Fowle Hall, Queen Street

Erection of a replacement site gate, front porch with new steps and installation of an air source heat pump to The Hoppers Hut ancillary accommodation (Retrospective).

NO COMMENT

24/504846/FULL

Hatchgate House Mill Lane

Erection of a detached garage.

OBJECT

Yalding Parish Council objects to this application in its current guise. The proposed building is in a Flood Zone 3 and the development could cause displacement of water elsewhere. Councillors ask that a condition be applied that the garage be left open to allow free flow of water. Due to the height of the possible water level in the case of a severe flood, the garage should be allowed and designed to flood. Planning application MA/13/0575 was conditioned and designed to flood as per its detailed Flood Risk Assessment.

- 24/504972/TCAMP The Gardens, Benover Road
 Creation of a temporary, small Glamping site consisting of 5 shepherd's huts.
The Planning officer has confirmed the introduction of shepherds' huts is permitted development for this location therefore no response is required
- 24/504968/FULL April Cottage, Bow Hill
 Demolition of the conservatory and erection of a single storey side extension.
NO COMMENT
MBC PLANNING DECISIONS SINCE LAST MEETING
- 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.
GRANTED
- 24/503193/FULL The Hopsheds, Upper Fowle Hall, Queen Street
 Section 73 - Application for variation of condition 3 (to change approved cladding to vertical Siberian Larch cladding) and minor material amendment to approved plans condition 4 (to allow replacement of steps with a ramp, reduction in width of the decking, addition of a porch, installation of wood burner flue, air source heat pump, 1no. new skylight, alterations to fenestration, and addition of low level border to herb garden) pursuant to 21/506121/FULL for - Alterations to windows, doors and roof of existing ancillary accommodation, to make fit for purpose with improved flood resilience, including the insertion of a rooflight and the addition of flood protection decking to the front.
GRANTED
- 24/503744/FULL Alanfred, Vicarage Road
 Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to roof layout and fenestration) pursuant to 23/503840/FULL for - Erection of rear single storey extension, and changes to fenestration.
GRANTED
- 24/504267/TCA The Little Barn, Oast Court
 Conservation area notification to reduce one Magnolia to the cut lines indicated on submitted photos.
NO OBJECTION RAISED

There being no further business the meeting closed at 22.07.

Signed.....

Date.....