

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 02 DECEMBER 2025 AT 7.00 PM IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)	Jason Buckland (JB)
Tim Chapman (TC)	Ken Gough (KG)
Pip Jamison (PJ)	Andy Sanders (AS)
Ian Simmons (IS)	Dee Ann Stead (DS)
Kelly Woods (KW)	

PJ joined the meeting at 19.18.

**CHAIRMANS WELCOME AND INTRODUCTION**

The Chairman welcomed Councillor Simmons to The Council and introduced the rest of The Councillors.

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

PJ declared that she was audio recording.

**PUBLIC SESSION**

There was three members of the public present who did not wish to speak.

**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 12.2 as he had bills for payment.

TC declared an interest in agenda item 12.2 as the Post Office rent is for payment and agenda item 12.8 as he is a member of The Film Club.

**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 to 24 in Closed Session.

**4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 05 NOVEMBER 2025**

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

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

### **5.1.REPAIR/REPLACE LITTER BIN ON THE LEES VILLAGE END**

The Chairman has reported this to Maidstone Borough Council (MBC); John Edwards has agreed to a site visit.

### **5.2.REQUEST FOR A LARGE LITTER BIN IN THE AREA OF HAMPSTEAD LOCK**

The Chairman has reported this to MBC; John Edwards has agreed to a site visit.

### **5.3.REVISED CODE OF CONDUCT**

This has currently stalled. There is currently a Code of Conduct in place so Parishes are legal.

### **5.4.BOOT SCRAPER AT KINTONS BRIDGE**

A boot scraper will be installed at The Kintons at a cost of up to £200.

### **5.5.TRANSFER EE MOBILE PHONES TO A YALDING PARISH COUNCIL (YPC) ACCOUNT AT BT**

BT has confirmed this cannot be transferred from EE to YPC's BT account. However, EE Residential may be able to move them to a business account. KG will need to do this. In the first instance the dd can transfer to Unity Trust.

### **5.6.THE KINTONS – CREATION OF AREA FOR INFORMAL FOOTBALL GOALS**

Soil is being taken to the area to get it ready to make it playable.

### **5.7.LEES PICNIC AREA ENTRY**

The barrier card-reader memory appears to have been wiped; this needs to be resolved before the start of the next season. Also, new teeth need to be installed across the exit gate.

### **5.8.POST OFFICE LEASE**

The landlord has agreed to 15 years with a 5-year break clause but has asked for a substantial rent increase. The Chairman to make enquires as to market values.

### **5.9.PAT TESTING OF PARISH COUNCIL ASSETS**

The PAT testing of The Parish Councils portable assets is out of date. A list will be prepared.

### **5.10.CHANGE THE COUNCIL'S ADDRESS FOR ALL LAND TO THE PO BOX ADDRESS**

A letter has been sent to HM Land Registry. This has raised some issues which The Clerk's are investigating.

## **6. POLICE MATTERS**

There is a vehicle parked at Laddingford with no number plates. A motorbike has been seen leaving Three Sons twice in the dark with no number plate, no lights and two boys with no crash helmets riding into Yalding village. The Clerk will inform the local police officer.

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

Councillor Ford did not attend the meeting and did not send a report however he has spoken with the clerk and offered a small grant to The Film Club and YALE.

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

Councillor Summersgill and Councillor Couch sent their apologies; they had sent a report which was circulated. Councillor Russell didn't attend the meeting and didn't send a report.

## **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**

Letters have been received from the developer and residents with regard to application 25/504687/ENVSCR.

### **10.2. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS**

- 25/504624/FULL Trumans Farm Cottages, Willow Lane - No Comment
- 25/504436/FULL Hatchgate House, Mill Lane - No Comment
- 25/504758/FULL Moonrakers, Darman Lane, Laddingford - No Comment
- 25/504742/FULL 1 Elveys Cottages, High Street, Yalding - No Comment
- 25/504689/TCA Downs Farm House, Kenward Road - No Comment
- 25/504606/FULL Land West Of Benover Road, ME18 6AS - Object
- 25/504825/LBC Mileham Farm House, Gravelly Ways - No comment

The above decisions were resolved unanimously and the representations are recorded at the end of the minutes.

- 25/504687/ENVSCR Land at Manor Farm, Laddingford - No comment required the application is a request as to whether an Environmental Impact Assessment (EIA) is required to be submitted with the planning application. The Clerk has replied to residents explaining this. It was agreed that YPC would prefer to see the full application before they comment on the developers consultation, The Clerk will write to inform them.

### **10.3. MAJOR DEVELOPMENTS UPDATE**

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

The office building nearing completion and Quest plan to take occupation in March 2026 to fit out.

YEP are appealing a condition with regard to the number of Solar Panels on all buildings. MBC previously agreed not to do this and that each unit would be assessed according to its use.

An application will soon be submitted for the paddle court now that they have permission to raise the height.

Lots of interest in the remaining units has been expressed.

#### **10.3.2. FERNHAM HOMES – LAND NORTH OF KENWARD ROAD**

YPC are waiting to meet the construction managers to assess the water going onto Kenward Road and to discuss development traffic movements.

### **10.3.3. FERNHAM HOMES – LAND SOUTH OF KENWARD ROAD**

The Chairman and The Clerk have now met with Fernham Homes and MBC planning and agreed the conditions of the open spaces strategy. There is further opportunity to comment on the discharge of play equipment and drainage condition.

Fernham Homes are going to prepare information with regard to the BNG liabilities. A copy of the proposed Heads of Terms of the potential transfer of land to YPC is awaited.

### **10.4. ANY OTHER PLANNING MATTERS**

- 25/502993/FULL Land West Of The Watermill, West Street has gone to appeal.

## **11. POLICIES AND PROCEDURES**

There were none.

## **12. FINANCE**

### **12.1. SCHEME OF DELEGATION**

To confirm £353.50 excluding VAT was paid to Lumisphere for the modules for the Christmas lights 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 AS, seconded KW and resolved by all to make payment of bills totalling £9,425.45 exclusive of VAT as per attached list. KG declared an interest as he had bills for payment and did not vote. TC declared an interest in agenda item 12.2 as the Post Office rent is for payment and did not vote.

AS and DS will authorise them electronically.

### **12.3. CONFIRM RECEIPTS**

A list of receipts, as attached, totalling £427.62 was circulated.

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

There was no unbudgeted or previously approved spend.

### **12.5. BANK BALANCES AS AT THE END OF OCTOBER 2025**

The cleared bank balance for the end of October 2025 was confirmed:

- NatWest £42,079.06
- Unity Trust £47,618.99

### **12.6. BANK RECONCILIATIONS FOR OCTOBER 2025**

It was confirmed that these have been signed as correct.

### **12.7. MOTION TO APPROVE RESIDUAL PAYMENT TO THE CAR PARK MANAGER FOR THE 2025 SEASON**

It was proposed by the Chairman, seconded KW and resolved unanimously to approve £2,291.60 as the residual payment to the car park managed for the 2025 season. This payment has been added to the bills which will be attached to these minutes.

## **12.8. MOTION TO APPROVE A GRANT TO YALDING FILM CLUB**

It was proposed by the AS, seconded PJ and resolved unanimously to grant the film club £240. TC had declared an interest as he is a member of the film club and did not vote.

## **12.9. MOTION TO APPROVE THE PURCHASE OF MATURE TREES FOR THE TATT**

A member of the public has donated trees; it was agreed that if need the project can fund the hire of a digger.

## **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**

Inspection complete, no new issues.

#### **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.

### **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. DEFIBRILLATORS**

Inspection complete, no new issues.

### **13.3. OTHER ISSUES**

There were no other issues.

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

There have been no requests 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. The bell bollard has been returned.

- **HIGHWAYS IMPROVEMENT PLAN (HIP) PROGRESS**

- The consultation with regard to the double yellow lines outside Lyngs Farmhouse is complete, 16 houses were consulted, only six replied, the HIP officer will review, if approved they do not have funds for it this financial year.
- The footpath across the green at Laddingford to the bus stop. The HIP officer is doing a C2 utilities check.
- The bend and the slow signage on Lees Road is going to be installed at KCC's expense this year.

Once the HIP has been reviewed The Clerk will look to add items from the reserve list and circulate for comment.

- **WATER ON VICARAGE ROAD** – Councillor Ford was asked to talk to the new cabinet member about the issue, The Clerk will bring him up to speed.

### **14.2. TOWN BRIDGE**

#### **14.2.1. GENERAL**

The stonework has been repaired, but the trees have not been removed. KCC have reported that the trees will be removed in the near future. No serious defects were found at Yalding bridge.

#### **14.2.2. TOLL BRIDGE INITIATIVE**

The Chairman has written to Katie Lam, MP, to establish the protocol for lobbying Ministers. A reply has been received stating she willing to support but YPC need to address everything to the Minister via her.

The Clerk has asked to establish whom the Deputy Cabinet Member for Highways presented our case to.

Letter of objection has been received from the Chair of Governors of Yalding School. It was agreed to reply advising that people needing to legitimately use the bridge will be exempt.

It is sad that there is no support from school when part of the exercise is to safeguard the children walking across the bridge

The Clerk has sent PJ the previous emissions results.

### **14.3. OTHER HIGHWAY ISSUES**

There were no other issues.

## **15. FLOODING**

The flood warden list is almost complete.

The Chairman will review the of Property Flood Resilience measures report.

### **STORAGE OF SAND BAGS**

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. Still need to ascertain sites, The Tatt is agreed but The Chairman has asked the EA to revisit Burgess Bank as the village hall is as inaccessible as this site when there's severe flooding. The Chair has asked for emergency deliveries to the properties that require more, this is proving more difficult than envisaged as The EA no longer have the bulk storage at Rye or any other depot. The Chairman is trying to get JA from the EA to look at the area. The village hall do not want them dumped on the car park.

### **15.1. ROAD CLOSURE UPDATE**

A meeting took place on 26 November. KCC are looking to take away the devolved power with promises that YPC can authorise the road closures and put out advisory signs and then their contractor would officially close within the hour.

For YPC to close the road officially training is required and it is a 5 day course. KCC are talking to their provider to see whether a specific 1 day course can be arranged.

The Highways Manager has agreed to replace damaged signs if necessary.

#### **£10,000 FLOOD PRIZE STILL TO SPEND**

KCC don't believe flood gates can be properly controlled. If necessary, the contractor could supply water/sand filled plastic barriers.

### **15.2. SUBSTATION UPDATE**

UKPower are planning to install a Pole Mounted Transformer on The Lees feeding back towards the Lyngs Farmhouse substation to try to prevent outages at times of severe flooding. 25/504080/FULL. The application has been approved.

This proposal will bring the electricity supply to the properties on Lees/Benover Roads and part of Lyngs Close from the opposite direction into the village to initially support the Lyngs Farmhouse substation, but it is hoped that it may be possible to remove this altogether at a future date if there is no voltage drop during heavy use.

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

Awaiting DH to prepare the final draft for approval by YPC, The Steering Committee and MBC. DH is hoping to get back to this very shortly.

## **17. EVENTS**

### **17.1. REMEMBRANCE SUNDAY PARADE - DEBRIEF**

All went to plan.

### **17.2. YALDING YULETIDE MARKET**

Everything is on track.

KW proposed, TG seconded and it was resolved unanimously that the Parish Council would sell them their new gazebo with a grant for a 50% reduction to support the market.

### **17.3. YALDING ENTERTAINERS**

Everything is on track and sales are coming through which is helping with cash flow.

## **18. CONSULTATIONS**

Two new consultation has been received this month.

- Violence Against Women & Girls Survey - The Chairman will send out on Parish News.
- Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document -Preferred policies and Potential sites (Regulation 18c) Consultation - The Chairman will prepare a response.

Previous

- South Eastern Railway Stakeholder Feedback 2025 - AS reviewed and felt that a response was not needed.
- National Highways & Transport Network - Public Satisfaction Surveys - February 2026. The Chairman will circulate on Parish News

## **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 – 06,13, 20, 27 November 2025
- KALC News – November 2025

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

- MBC Parish Newsletter November 2025
- Paddock Wood Community Advice Centre News Summary
- CPRE Kent - November 2025 newsletter
- OSS November updates

### **19.3. REQUEST FROM A RESIDENT TO EXTEND THE CHRISTMAS LIGHTS ALONG VICARAGE ROAD**

YPC have been asked for lights in other areas and they have to stop somewhere; it was felt by some Councillors that Vicarage Road have a case as a major road.

KG has an idea to use old lights which maybe able to put up this year. For anything different it would need to be budgeted and the logistics resolved. To be discussed as part of the budgeting process.

### **19.4. A LETTER FROM NETTLESTEAD PC THANKING KG FOR HIS HELP WITH THE FLOODING ON MAIDSTONE ROAD**

The letter of thanks was noted.

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

- Correspondence has been received with regards to activities on land at Claygate Road. The Clerk has responded.

## **20. PARISH BUSINESS**

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

A list was prepared; The Clerk's will deliver.

### **20.2. UPDATE ON THE SPEED INDICATOR DEVICE**

The Clerk has investigated with The HIP Officer and circulated the rules around the installation of speed indicator devices.

These rules seem to be very difficult to comply with.

Councillors agreed to ask Toby Butler, KCC, to carry out a survey so there is a definitive answer.

### **20.3. MOTION TO ACCEPT THE PLAYScheme REPORT**

The Clerk had previously circulated the playscheme report which was accepted.

It was proposed JB, seconded KG and it was agreed unanimously to pay the invoice and add to the bills list attached to the minutes of this meeting.

### **20.4. STREETLIGHT ELECTRICITY SUPPLY**

Tomato have gone into liquidation, their contracts have been moved to British Gas, when the transfer is complete YPC will be able to move to another supplier if necessary.

### **20.5. VILLAGE NAME PLATES**

Fingerpost Signs have had some problems and have moved from Surrey, they have reported they still have the signs. The Clerk has suggested that he return them and YPC fit them, he seems to have agreed to this.

## **21. OTHER PARISH MATTERS (Not for resolution)**

- PJ talked about the Pub is The Hub grant announced in the budget and agreed to check if Stonegate is eligible and pass on the information.

### **COMMENTS ON PLANNING APPLICATIONS**

25/504624/FULL	4 Trumans Farm Cottages, Willow Lane Removal of 2no. shipping containers and erection of double garage with storage above. <b>NO COMMENT</b>
25/504436/FULL	Hatchgate House, Mill Lane Installation of entrance gates and boundary fencing. (Retrospective) Hatchgate House Mill Lane. <b>NO COMMENT</b>
25/504758/FULL	Moonrakers, Darman Lane, Laddingford Section 73 Application for Minor Material Amendment to approved plans condition 2 and Variation of condition 3 (to allow for changes in external materials - cream painted render finish with cladding return quoin stones, window head lintels and slip window cills) pursuant 25/501805/FULL for Demolition of existing conservatory and erection of two storey side extension and part single part two storey rear extension and widening of existing access. <b>NO COMMENT</b>
25/504742/FULL	1 Elveys Cottages, High Street, Yalding Erection of a single storey and a first floor front extension. Erection of a front porch, insertion of 2no. front dormer windows, 2no. rear roof lights, changes to fenestration and widening of existing parking area. <b>NO COMMENT</b>
25/504687/ENVSCR	Land At Manor Farm, Laddingford

EIA Screening Opinion - Installation of a ground mounted solar pv farm plus ancillary infrastructure and equipment, landscaping and access.

**NO COMMENT REQUIRED, A FULL PLANNING APPLICATION SHOULD FOLLOW**

25/504689/TCA

Downs Farm House, Kenward Road

Conservation area notification to fell one dead Cedar and to ground the stump to 8inches below ground level.

**NO COMMENT**

25/504606/FULL

Land West Of Benover Road, Yalding

Use of land for the stationing of a 1no. static caravan for residential purposes, construction of utility building and stable building, parking for 2no. cars and 1no. touring caravan, and associated landscape works.

**STRONGLY OBJECT**

**The site lies within flood a zone 2 but is accessed through flood zone 3 therefore during a severe flood event safe access/egress is not possible. Development in this location is unsuitable as it would cause an unacceptable risk to both residents and emergency services. Mobile homes intended for permanent residential use are classified as highly Vulnerable. Councils should not allocate in Flood Zone 3 and should ideally not allocate in Flood Zone 2 if there are alternative sites. It is the local authority's responsibility to ensure that safe access and egress to and from the dwelling during a flood event is achievable, The Environment Agency makes clear is not within their direct remit or expertise. Experience tells us that in such vulnerable locations The Flood Warning Service or allowing occupants to 'sit-out' any flood event is not sufficient to ensure safety due to the likelihood of loss of power.**

**The proposal would have a detrimental impact on the intrinsic rural character of the site and the wider area resulting in the urbanising and domestication of the current rural landscape. The Site adjoins the grade II listed properties of Little Benover Cottage and Well Cottage the close proximity of the development would result in harm to the setting and heritage importance of the listed building.**

25/504825/LBC

Mileham Farm House, Gravelly Ways

Internal and external alterations including replacement joinery and 2no. windows and 1no. door to the rear with new slimline glazed units, existing WC removed and area made good and new stud wall and sliding pocket door to new WC with erection of an extension to the existing pool house; demolition of existing stable block and erection of a replacement stable block in a different position. New solar panels are also proposed on the new stable, existing garage and pool house, this will help mitigate/reduce the Impacts of climate change.

## **NO COMMENT**

### **MBC PLANNING DECISIONS SINCE LAST MEETING**

- 25/502615/FULL      The George Benover Road
- Section 73 Application for Minor Material Amendment to approved plans condition 2 and 6 (to allow for the removal of stairs, existing front doors to be retained and layout amendment) (Retrospective), pursuant to 23/502781/FULL for Change of Use from ground floor Sui Generis (Public House) to Class E restaurant part retail facilities with ancillary Sui Generis use (Takeaway).
- GRANTED**
- 25/503042/FULL      Former Syngenta Works, Hampstead Lane
- Section 73 - Application for Variation of condition 1 (to allow height increase of eave and ridge heights to Units 1A & 1B) pursuant to application 23/502118/REM for Approval of Reserved Matters (scale, layout, appearance and landscaping sought) for Phase B of the development, comprising erection of 20no. commercial units with associated parking, access and landscaping, 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. (Access only being sought).
- GRANTED**
- 25/503295/FULL      High Lees Oast Wagon Lane Paddock Wood
- Demolition of the existing stable building and erection of a single-storey outbuilding for use as a private gym ancillary to the main dwelling, including change of use of land from agricultural to residential.
- GRANTED**
- 25/503275/FULL      2 Revellers Corner Cottages, Queen Street
- Demolition of existing side and rear extension, erection of proposed two storey side extension and single-storey rear extension and hard standing with cross over/bridge onto public highway. Alterations to fenestration, addition of 1no. roof light to existing front elevation, addition of EV charging point and solar panels.
- GRANTED**
- 25/503738/FULL      Tatt Cottage, High Street, Yalding
- Erection of a single storey side extension and changes to fenestration.
- GRANTED**
- 25/504031/FULL      The Boathouse

Installation of palisade security gates and fencing to bridge along with the installation of new signage panels to bridge railings.

**REFUSED**

25/504032/LBC

The Boathouse

Listed Building Consent for installation of palisade security gates and fencing to bridge along with the installation of new signage panels to bridge railings.

**REFUSED**

25/504106/AGRIC

Downs Farm, Yalding Hill

Prior notification for erection of 4no. barns for agricultural use to the existing established farm.

**PRIOR NOTIFICATION NOT REQUIRED**

25/504193/PIP

Land At Vicarage Road, Yalding

Permission in Principle for the erection of 3no. self-build or custom housebuilding dwellings in a phased manner.

**REFUSED**

24/503344/FULL

The George, Benover Road

Change of use of the existing residential accommodation on the upper floors of the building to a 7-bedroom HMO (Sui Generis) for 10 occupants.

**GRANTED**

25/504186/ELEC

South Of Willow Grove, Lees Road, Yalding

Section 37 of Electricity Act 1989 consultation for the installation of a new pole mounted transformer on HV pole 721259

**RAISED NO OBJECTION**

There being no further business the meeting closed at 22.24

Signed.....

Date.....