

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 19 JANUARY 2021 AT 6.30 PM VIA ZOOM VIDEO CONFERENCE**

**PRESENT**

Geraldine Brown (Chairman)  
Jason Bryant (JB)  
Ken Gough (KG)  
Patricia Robbins (PR)  
Dee Ann Stead (DS)

Sue Gerrish (SG)  
June Chapman (JC)  
David Law (DL)  
Andy Sanders (AS)

**This meeting was held virtually via Zoom Video Conferencing allowing The Chairman to record the meeting.**

**PUBLIC**

There was one members of the public present.

**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**

The Chairman and KG declared an interest in agenda item 16.1 as they had bills for payment.

AS and PR declared an interest in agenda item 16.6. AS has agreed to take the hay from The Lees on the same terms as the previous contractor i.e.. no cost to Yalding Parish Council (YPC). PR has an interest in one of the contractor's companies.

**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**

It was agreed to take item 22 and 23 in Closed Session.

**4. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 1 DECEMBER 2020**

Proposed SG seconded AS and all agreed that the minutes be signed as a correct record.

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

**5.1. CATTLE ON THE FEN**

Work is ongoing with Community Payback to install new fence posts.

**5.2. THE TATT - PUBLIC ACCESS**

Access will be closed-off for at least 24 hours to confirm rights of access. Only Tatt Cottage and Bramling House have official access. KG to agree with the permitted users a convenient time, maybe during holiday time. **Deferred.**

Southern Water to be asked to contribute towards the cost of the repair to the track. **Deferred.**

**5.3. JUBILEE FIELD DOMESTIC GATE INTO FIELD**

A site meeting was held, The Chairman will look up the original documentation and establish if a charge can be added to the land.

#### **5.4. PARKING ON THE VILLAGE GREEN**

KG to obtain quotes for fitting the bollards.

#### **5.5. COUNCILLORS TO BE GIVEN A YALDING PARISH COUNCIL EMAIL ADDRESS**

The Chairman is going to try and get .gov addresses for Councillors.

#### **5.6. LADDINGFORD - NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE**

**Deferred** until after lockdown.

#### **5.7. TREE PLANTING PLAN**

Contained within the neighbourhood plan (NhP) is referenced to maintaining and enhancing our trees and hedgerows. It was agreed to produce a 5-year planting plan to be included in the NhP which should include sites and species. Even though YPC do not own The Fen it needs to be included in this plan in conjunction with Medway Valley Countryside Partnership (MVCP). It was agreed that some members of NhP group could start to prepare a plan; they can be joined by JC and other tree wardens as required. PR will find out who from the group is interested.

#### **5.8. THE REINSTATEMENT OF THE VERGE OPPOSITE BIRKBY'S**

Nepicar, YPC's grounds maintenance contractor have prepared a quote; as it is over £5000 it was agreed to get another quote.

#### **5.9. FINGER POSTS AND VILLAGE NAMEPLATES - CUTTING BACK VEGETATION**

The vegetation will be cut away from Claygate Road and also from the finger post opposite Jubilee Field.

#### **5.10. PLANTING A TREE TO COMMEMORATE EITHER KEY WORKERS DURING 2020 OR IN MEMORY OF PEOPLE WHO HAVE LOST THEIR LIVES DURING 2020 DUE TO THE COVID-19 PANDEMIC**

The Chairman felt that this should be taken in conjunction with the Tree Management Plan. AS pointed out that there should be no further trees on The Lees due to the canopies reducing meadowland and hunting ground for birds, in particular owls and kestrels. He is also keen that a Tree Management Plan should include the reduction the self-sown oaks and the small copse beside the CALPAC land. As we are currently back in lock-down it seems inappropriate to progress this at this time.

#### **5.11. INTERNET AND FIBRE OPTIC CONNECTIVITY KENWARD ROAD**

The Clerk will investigate Open Reach's plans.

#### **5.12. YALDING WOMEN'S INSTITUTE (WI)**

It seems Yalding WI is to close and convert to a ladies social group, this is because national WI have suspended them due to them not having any officers. It was felt that the opportunity should be given to residents to save it before a final decision is made. The Chairman will put an article in the Parish Magazine and send out on Parish News at an appropriate time post Covid-19 restrictions.

#### **5.13. NEW PARISH NOTICEBOARDS**

All noticeboards are in a poor state of repair and need replacing.

It was agreed to have separate noticeboards for Parish Council notices and general notices so that members of the public do not have access to the legal notices. A recommendation along with costs is being put together for discussion. This will form part of the budget and the details will come to a future meeting.

#### **5.14. INCREASE IN HGV'S**

There is a Kent Association of Local Councils (KALC) initiative for a proposal for a pilot banning HGVs (except for true access or dispensation) from Yalding to Langley, this southern route already having a number of 7.5 ton restrictions. Kent County Council (KCC) has agreed to support this and it has been confirmed by the Police Crime Commissioner and Assistant Chief Constable (PCC and ACC) that Kent police will also support the project. This will mean active lorry watch sessions and enforcement. The next step is to seek approval from the Department of Transport; application has been made but Brexit is stalling it moving forward at the moment but this is being chased. At a meeting with the PCC and ACC it was confirmed that this would be a subject for the agenda for the next meeting. No further update.

#### **5.15. SPEEDING**

It was agreed that it was sensible if Collier Street PC joined forces with YPC to carry out Speedwatch sessions at the same times as this would carry more weight in seeking follow-up/prosecution by the police if vehicles appear on both watch's records. Lockdown would be a good time to get this set-up, get more recruits, find a new co-ordinator and apply for another check point. The Chairman will talk to Collier Street PC. Insp Steve Kent is keen to support Speedwatch groups.

#### **5.16. KENWARD ROAD VERGES**

A quote has been received and will be discussed as part of the budget process.

#### **5.17. FLOODING AND MUD ON THE HIGHWAY AT KENWARD ROAD**

KG has been to the site. The major problem is run-off from the polytunnels. Earl Bourner, KCC head of drainage will be contacted, as his engineer seems not to be responding.

#### **5.18. COUNTRYSIDE ACCESS TO THE KINTONS**

The Chairman and The Clerk met with the managing director it was agreed to obtain a quote for a bridge from MVCP, which has been received. Awaiting Countryside's response.

#### **5.19. EROSION OF THE GRASS VERGES ALONG VICARAGE ROAD NEAR THE ENTRANCE TO THE NEW DEVELOPMENT**

A letter has been received from a resident with regards to the erosion of the grass verges along Vicarage Road near the entrance to the new development. Dukes have been asked to provide a quote.

### **6. PLANNING**

#### **6.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION**

There was none declared.

#### **6.2. PLANNING APPLICATIONS**

Planning decisions are recorded at the end of the minutes.

#### **6.3. YALDING ENTERPRISE PARK (YEP) - UPDATE**

See planning application amendment.

YEP have introduced a turn right lane into Hampstead Lane; all land required for widening the carriageway is in KCC ownership.

#### **6.4. MAIDSTONE BOROUGH COUNCIL (MBC) LOCAL PLAN REVIEW**

MBC have been inundated with responses, mainly with regard to the proposed Garden Villages at Lydsing and Heathlands, and the preferred option choices will be deferred to the SPI meeting on 9 March 2021. KALC has written to Councillor David Burton, Chairman of the SPI Committee, suggesting that the Lydsing and Heathlands responses be extracted from the rest and looked at separately for the March meeting but that responses relating to the other sites as well as over arching comments are reported to the February meeting.

## **6.5. ANY OTHER PLANNING MATTERS**

There were no other planning matters.

## **7. POLICE MATTERS AND NEIGHBOURHOOD WATCH (NhW)**

No further update.

The Chairman will write to Helen Grant, the Chief Constable and The Police Commissioner for support with anti-social behaviour and look again at a private security firm.

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

A report was not received.

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

A report was not received.

## **10. VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND**

### **10.1. THE LEES**

Inspection complete, no issues.

### **10.2. THE LEES PICNIC AREA**

Inspection complete, no issues.

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

Inspection complete, no issues.

### **10.4. JUBILEE FIELD**

Inspection complete, no issues.

### **10.5. LADDINGFORD VERGES**

Inspection complete, no issues except with regard to the damaged verges opposite Birby's, where quotes are being obtained for the repair.

### **10.6. THE KINTONS**

Inspection complete.

The dog poo situation is getting worse; The Chairman has put a piece in The Parish Magazine.

The kissing gate on the public footpath that leads to Cheveney land needs replacing. The Clerk will report it to the Rights of way Officer.

### **10.7. FOWLE HALL GREEN**

Inspection complete, no issues.

### **10.8. THE TATT**

Inspection complete. The Chairman will check whether the swing is of any use otherwise it will be removed.

## **11. WEEKLY INSPECTIONS OF PLAY-AREAS**

### **11.1. JUBILEE FIELD**

Inspections complete. There is a problem with moles, The Clerk will contact a local contractor.

### **11.2. THE KINTONS**

Inspections complete. There is some graffiti that needs removing and there is a crack in the spiral slide.

## **12. YALDING'S RESPONSE TO COVID-19 - ANY UPDATE**

All the volunteers “thank yous ” have been given out. An update and details of the vaccine process will be in the Parish Magazine and sent out on Parish News.

### **13. FLOODING**

#### **13.1. GENERAL UPDATE**

The Chairman gave an update on the recent flood alerts and warnings.

#### **13.2. FLOOD WARDENS**

Nothing to update.

#### **13.3. PROPERTY FLOOD RESISTANCE UPDATE (PFR)**

All installations are being checked by Watertight to ensure fit for purpose and that residents are aware of how to deploy. Residents being reminded that they need to service the equipment annually.

#### **13.4. SUBSTATION UPDATE**

No update on the Lyngs Close location, The Chairman is chasing.

### **14. NEIGHBOURHOOD PLAN - TO REVIEW**

Membership of the steering group is being reviewed as we move into the writing up phase. JB is replacing SG as a YPC representative on the group.

### **15. HIGHWAYS – UPDATE**

#### **15.1. HIGHWAYS LIST**

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

#### **15.2. OTHER HIGHWAY ISSUES**

Zig zags are now in place outside Laddingford School, work complete.

A request for double yellow lines outside Blumer Lock has been made to KCC via Jenny Watson who reported that the only way to move this forward is to put it on the Highway improvement plan. JW has visited but found no cars parking, she will revisit when it gets busy again.

### **16. FINANCE**

#### **16.1. PAY BILLS**

It was agreed, proposed JB seconded DL to pay bills totalling £6230.89 exclusive of VAT as per attached list.

#### **16.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £2368.34 was circulated.

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

The deposit for the finger post on Yalding Green is not in the current budget, however the cost of this is covered by a KCC grant.. The gifts for Covid-19 volunteers were unbudgeted but were approved in a previous meeting. The sweets and thank you for the Santa drive through were not specifically budgeted but there has been no spend on parish events this year.

#### **16.4. TO AGREE TO SPEND UP TO £600 ON THE ROOF OF THE EDUCATIONAL HUT AT THE FEN**

KG had previously discussed extra work required to the educational hut at The Fen, It was proposed KG that up to £600 be allowed for this work, SG seconded and all agreed.

## **16.5. TO APPROVE 2021/22 INTERNAL AUDIT FEES AND PROPOSED PLAN**

KCC's 2021/22 internal audit fees and proposed plan was circulated. It was proposed KG, seconded, SG and all agreed that it be accepted.

## **16.6. TO AGREE APPROVED CONTRACTORS 2021/22**

A request for tenders was advertised on The Parish Council Website and on The Parish noticeboards in December 2020.

The following recommendations are made for approval:

### **ROUTINE CONTRACTS**

Quotes were received from three contractors unless otherwise stated.

### **GROUNDS MAINTENANCE**

#### **PLAYING FIELDS/PLAY AREAS:**

**The Kintons** - Landscape services (KCC) to be reappointed; they are not the cheapest quote but they have kept the costs the same as last year and they have the equipment and expertise to cut the playing field.

**Jubilee Field, Laddingford** - This continues to be cut by KCC at no charge to the Parish in return for its use by Laddingford School.

#### **OPEN SPACES**

##### **The Lees –**

Hay – Andy Sanders to take the hay at no cost to the Parish (this has been the agreement with all previous contractors), nobody else has come forward and Mr Sanders has the equipment needed.

MBC to be reappointed to mow the area, as required, at no increase cost; they have the machinery and experience to cut the land in accordance with YPC required protocol.

**Other Areas** (Yalding and Laddingford Verges, Yalding Village Green, Jubilee Field playing area and borders, The Tatt, Fowle Hall Green) - Nepicar has a 3-year contract until end of 2023.

**Dog and play Area Litter Bins** - Quotes were only sought from MBC; there is a slight increase but the service provided is substantially below market value.

**Gatekeeper** - Mr and Mrs Birch were the only ones to quote for the daily opening and closing of The Kintons' gate at £150 per month, with no increase on last year.

**Litter Picking** - No quotes were received but Volunteers are coping very well.

#### **THE LEES PICNIC AREA AND CAR PARK:**

**Grounds Maintenance** - Nepicar has a 3-year contract until end of 2023.

**Gatekeeper** - Mr Biggs was the only one to quote at a cost of £25 per day for opening and closing and collecting takings.

**Litter Picking** - Mr Biggs was the only one to quote at a cost of £13 per hour for litter picking and emptying the bins.

##### **The Lees' Toilets**

**Cleaning** – Element Cleaning to be reappointed at no increase in costs. They proved themselves at short notice in 2020, now have the experience and will require no supervision. No other quote was obtained.

**Cesspit** - Kent Waste to be reappointed as they again provided the cheapest quote with no increase on last year, they also have the experience and are very flexible in terms of frequency of emptying.

#### **STREET LIGHTING MAINTENANCE:**

Streetlights Limited to be re-appointed for a 1 year contract at no increase. No other quote was obtained.

### **NON-ROUTINE WORK**

**Odd Jobs** - Mr Gudgeon was the only contractor to quote at £100 per day for heavy, non-routine work.

**Parish Maintenance** - This contract is still available as no quotes were received.

**Approved Parish Electrician** - Conshae Construction was the only contractor to quote at £180 per day and £80 per day for an electrical mate. This has not increased from last year.

## **VOLUNTEERS**

River bailiff  
Litter pickers

Propose SG, seconded JC, all Councillors agreed, AS and PR did not vote as they had declared an interest in this item.

### **16.7. BUDGET - REVIEW 2020/21 WITH A VIEW TO SETTING 2021/22 AND THE PRECEPT TAKING INTO ACCOUNT ANY UNDERSPEND DUE TO COVID-19**

A discussion took place as to what items should be added/deleted to the budget. The Chairman will prepare a list of items that, due to Covid-19, were not fulfilled in 2020/21 but which need to be progressed in 2021/22. These funds to be ringfenced and a final budget will be circulated. It will be approved at the next meeting.

### **16.8. PRECEPT – TO SET AND AGREE FOR 2021/22**

The tax base for this year has decreased slightly from £988.70 to £1,031.20, this implies that more people are paying council tax, therefore slightly more money is raised if the precept remains the same.

It was proposed by The Chairman that the precept be set at £69,562 the same as last year, in order to achieve the budget aspirations. This would decrease the charge to each band D taxpayer in 2021/22 by £2.90.

DS seconded a vote was taken, and it was agreed unanimously.

It was noted that the tax base has not yet been approved by MBC Policy & Resources Committee and, if the approved figure is significantly different, this decision would need to be reviewed.

### **16.9. SANTA'S DRIVE-THROUGH – TO AGREE A THANK YOU TO GREENWAYS NURSERY**

It was agreed to send the owners of Greenways Nursery, Benover Road, a voucher and a thank you card for the loan of the truck for Santa's drive through.

### **16.10. REQUEST FROM YALDING AND LADDINGFORD SPORTS ASSOCIATION (YALSA) FOR A GRANT TOWARDS NEW GOAL POSTS AT JUBILEE FIELD**

YALSA believe they can get a quick win for the Football club in that if we were to replace the goals with slightly larger ones, 12 x 6, then the facility could be used by more age groups (Up to U10). This would then alleviate some of the overcrowding at the Kintons. The football club are eligible to a discount through the Football League. A grant of £200 has been requested, all agreed.

## **17. CONSULTATIONS**

One consultation has been received this month.

- The Sewage (Inland Waters) Bill - 2nd Reading House of Commons - 22nd January 2021. Councillor were supportive of the bill and there was no need to comment.

Two consultation were received last month.

- Maidstone Borough Council Local Plan Review: Regulation 18b. YPC response submitted.
- Street trading application to sell hot and cold foods and soft drinks from a trailer in Orchard View Garage car park, Hampstead Lane, Yalding. YPC response submitted.

Previous Consultations

The National Highways & Transport Network - Public Satisfaction Surveys – 21 February 2021 The Chairman will send this out on Parish News.

## **18. THE LEES PICNIC AREA – TO CONFIRM YPC'S CONTINUED MANAGEMENT**

It was proposed KG, seconded AS and all agreed that after another successful year. despite the Covid-19 restrictions, that YPC should continue the manage The Lees Picnic Area.

**19. KENT COMMUNITY RAIL PARTNERSHIP ACTION PLAN FOR THE 2021/22 YEAR – ANY IDEAS FOR INCLUSION**

Kent Community Rail Partnership are preparing an action plan for the 21/22 year and are keen to hear YPC's ideas for projects, events or activities connected to Yalding station. Councillors agreed that the priorities should be CCTV and disabled/access for all.

**20. CORRESPONDENCE**

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

- NALC Chief Executive's bulletin – 04 December 2020
- NALC Chief Executive's bulletin – 11 December 2020
- NALC Chief Executive's bulletin – 18 December 2020
- NALC Chief Executive's bulletin – 08 January 2021
- NALC Chief Executive's bulletin – 15 January 2021
- NALC Chairman - Open Letter To All Councillors – 13 January 2021
- KALC CEO Bulletin – December 2020
- KALC Newsletter – November 2020
- KALC Newsletter – December 2020

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

- Kent Police - latest Rural Task Force Report – 04 January 2021
- Helen Grant MP e-communiqué – 05 January 2021
- Kent Prepared newsletter Issue Two – 16 December 2021

**20.3. LETTER FROM A RESIDENT REQUESTING IMPROVED STREET LIGHTING AT LYNGS CLOSE**

A resident of Lyngs Close has requested more street lights stating security and safety reasons. Councillors agreed that Yalding are a rural and therefore a dark village. The cost and engineering works required would be substantial and might include digging up one or more of the greens and people's gardens.

**20.4. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING**

There was no other correspondence.

**20.5. PARISH MATTERS**

There was no Parish Matters.

**COMMENTS ON PLANNING APPLICATIONS**

20/505351/FULL

Kenward Farm, Kenward Road

Replacement of the existing polytunnels with new style polyhouses, construction of a range of new polyhouses, construction of drainage attenuation pond, including the provision of all associated engineering operations to level out the land as well as landscaping.

**OBJECT**

**Yalding Parish Council object to this planning application due to the loss of floodplain storage of 17,197m<sup>3</sup>. Although the FRA claims that this has been offset. The Environment Agency have objected to the application.**

20/505422/FULL

Masons Barn. Queen Street

Change of use of existing building to a holiday let with erection of detached garage (part retrospective).

**OBJECT**

**Yalding Parish Council objects to this planning application. This property has been illegally occupied as a full time residence for some considerable time, Councillors question how the use as a holiday let would be enforced. The development lies within a floodplain and any holiday let would require seasonal occupancy as any potential holidaymakers could not be guaranteed safe access and egress at times of flooding. Increasing the number of building in a flood plain should not be permitted, Councillors do not support any building, even a garage, located within a Flood Zone. If the planning officer is of a mind to approve this application Councillors would like to put it to the planning committee.**

20/505847/AGRIC

Kenward Farm, Kenward Road, Yalding

Prior notification for the provision of a building and shipping container to house water source heat pump equipment and for general storage as well as a carbon dioxide storage tank and a transformer.

**OBJECT**

**Yalding Parish Council objects to the location and size of the container and request that the Environment Agency be consulted urgently before any approval is given.**

20/505959/PN

Still Waters Farm, Emmet Hill Lane, Laddingford

Prior Notification for change of use of agricultural buildings to 2no. dwellings and associated operational development. For it's prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses)

**OBJECT**

**The barns in question are only redundant as the site is currently not farmed to its full potential, conversion of the barns may lead to a situation where a new barn is required in the future if and when a new occupant or tenant operates it to full capacity. Prior Approval requires consideration of the flood risk of the development. The proposed development is in a flood zone 2 and 3a, where new dwellings should not be permitted, there is no overriding justification to allow this development in this location. During the floods of Christmas 2013 the drive to the development was flooded, negatively impacting safe access and egress. At 14.4.2 the FRA states that safe egress to flood zone 1 is available approximately 800m away on Pikefish Lane. Yalding Parish Council do not consider this a suitable route, this would require passage via unlit country roads towards the river at times of flooding. Pikefish lane itself is an isolated location and would only provide a dry island. The nearest area of Flood Zone 1 is Yalding High Street, all surrounding roads are flooded and there is no safe access and egress from the site; travelling through flood water can exacerbate flooding to surrounding properties and can be a danger to life. The applicant has not demonstrated that the proposal would not pose a risk to life.**

**Prior Approval requires that the location or siting of the building is not impractical or undesirable for the building to change from agricultural use to a dwellinghouse. Councillors believe that this development is impracticable as it is in an isolated location with no access to public transport, remote from local services and facilities, resulting in future occupants being reliant on the private motor vehicle to travel for access to day to day needs. Prior Approval requires consideration for design and external appearance impacts on the building. The proposed building design is not sympathetic to the surroundings and would be harmful to the character and appearance of the rural location.**

20/505751/FULL

Reed Court Farm, Hunton Road Erection of a new free-range egg farm consisting of 3no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

**It is noted that there are currently no comments on this application from The Environment Agency. Due to the environmental implications concerning contamination of land and river pollution it is imperative that all relevant departments of The Environment Agency are fully consulted. Yalding Parish Council fully support any recommendations made by The Environment Agency.**

20/505698/FULL

Downs Farmhouse, Yalding Hill

Demolition of existing single storey rear and side extension and erection of two storey side and rear extension with solar panels. Erection of a summer house.

**NO COMMENT**

20/506010/FULL

Willow Tree Farm, Claygate Road, Laddingford

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow amendments to window and door positions and sizes, and increase in height of western single storey element to match eaves height of remainder of the house) pursuant to 18/500245/FULL for - Demolition of part of existing dwelling, two storey extension, alterations to roof to include first floor accommodation, dormer windows and insertion of Velux rooflights.

**NO COMMENT**

20/505434/FULL

Old Stables Cottage, Queen Street

Erection of a front porch and a single storey front extension to create a reception drawing room.

**NO COMMENT**

20/505911/FULL

Conifer Farm, Emmet Hill Lane

Erection of a two storey side/rear extension.

**OBJECT**

**As the property is situated in a Flood Zone 3 and the proposal is to introduce additional bedrooms the Environment Agency must be consulted. The flood risk assessment proposes an**

**emergency access to Zone 1 which at time of flooding it is likely that this whole route will be flooded and even closed.**

**If the planning officer is of a mind to approve this application Councillors would like to put it to the planning committee.**

20/506105/FUL

Orchard House, Benover Road

Erection of a single storey rear extension with roof lantern and changes to fenestration.

**OBJECT**

**Whilst the property is situated in a Flood Zone 2 Councillors request that the Environment Agency be consulted with particular reference to the displacement of water at times of flood exasperating flooding to other properties. Yalding Parish Council fully support the recommendations of the EA but would also point out that the emergency access to Zone 1 at time of flooding is likely that this whole route will be flooded and even closed.**

19/504910/OUT

Former Syngenta Works Hampstead Lane

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). **Amended plans.**

**NO COMMENT**

**Yalding Parish Council has no further comments to make with regard to this application, except to ascertain whether there is room for a footway/cycleway with regard to the proposed introduction of the right turn into Hampstead Lane.**

**Councillors are extremely concerned that after some 15 months of consultation this application is still not determined and ought to be as a matter of urgency.**

21/500114/LAW

Dwelling Beech Farm, Shingle Barn Lane

Lawful Development Certificate for the proposed siting of a mobile home to be used as additional accommodation in association with the main dwelling.

**NO COMMENT**

21/500124/FULL

Lower Barn, Fowle Hall, Pike Fish Lane

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow external changes to the windows sizes, added rooflights and added dormer) pursuant to 20/502642/FULL for - Erection of 1no. dwelling with associated access, parking and landscaping (revision to previously approved: 15/504671/FULL) (part retrospective).

**NO COMMENT**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

20/503118/FULL

Shingle Barn Orchard, Shingle Barn Lane, West Farleigh

Erection of 1no. agricultural barn.

**REFUSED**

20/502534/FULL

The Hopsheds, Upper Fowle Hall, Queen Street

Change of use from ancillary annexe to 1no residential dwelling with alterations to windows, doors and roof, including the insertion of rooflights. Erection of a single storey front extension and creation of decking area to front.

**REFUSED**

20/505347/AGRIC

Downs Farm, Yalding Hill.

Prior notification for proposed steel portal framed agricultural building. For its prior approval: - Siting, design and external alterations.

**PRIOR APPROVAL NOT REQUIRED**

There being no further business the meeting closed at 20.48.

These following items are suspended until Lockdown is released:

- Welcome pack
- Parish Councillors' Reports

Signed.....

Date.....