

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 02 MARCH 2021 AT 6.30 PM VIA ZOOM VIDEO CONFERENCE**

PRESENT

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

Sue Gerrish (SG)
June Chapman (JC)

Councillor Gerrish joined the meeting at 19.32

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

PUBLIC

There were four members of the public present.

1. APOLOGIES FOR ABSENCE

Councillors Law (DL) and Sanders (AS) sent their apologies due to work commitments which were accepted.

2. TO ACCEPT THE RESIGNATION OF COUNCILLOR ROBBINS

Cllr Patricia Robbins had tendered her resignation to the Chairman, which was accepted. The Chairman thanked PR for all her hard work, in particular with regard to the Neighbourhood Plan. PR attended the meeting as a member of the public in order to say farewell to her former colleagues.

3. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

3.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

3.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

KG and SG declared an interest in agenda item 20.1 as they had bills for payment.

3.3. REQUESTS FOR DISPENSATION

None were requested.

3.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

4. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

It was agreed to take item 28 to 31 in Closed Session.

5. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 19 JANUARY 2021

Proposed JC seconded DS and all agreed that the minutes be signed as a correct record.

6. MATTERS ARISING FROM THE PREVIOUS MEETING

6.1. 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.

6.2. PARKING ON THE VILLAGE GREEN

The quote for fitting the bollards has been received. Councillors are happy for KG to progress with this.

6.3. COUNCILLORS TO BE GIVEN A YALDING PARISH COUNCIL EMAIL ADDRESS

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

6.4. LADDINGFORD – NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE

Deferred until after lockdown.

6.5. THE REINSTATEMENT OF THE VERGE OPPOSITE BIRKBY'S

A second quote has been received, which was higher than the first. It was agreed to appoint Nepicar to carry out the work as soon as possible.

6.6. INTERNET AND FIBRE OPTIC CONNECTIVITY KENWARD ROAD

The Clerk will investigate Open Reach's plans.

6.7. NEW PARISH NOTICEBOARDS

Money has been added to the budget to progress this project.

6.8. INCREASE IN HGV'S

The 7.5 T weight pilot scheme is on the agenda for discussion at the meeting between the Kent Association of Local Councils (KALC) working group and Kent County Council (KCC) on 11 March. The ANPR Technology used to detect HGV's without Kent access permits is intended to be used in the pilot area for HGV control.

6.9. COUNTRYSIDE ACCESS TO THE KINTONS

Countryside have accepted the quote and the funds have been received. Medway Valley Countryside Partnership (MVCP) have been given instructions to undertake that work. We are awaiting the legal document. The Clerk has spoken to Countryside about the transfer of the track and the woodlands to Yalding Parish Council (YPC)

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

Money has been added to the budget to progress this project.

7. PLANNING

7.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

There was none declared.

7.2. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

7.3. YALDING ENTERPRISE PARK (YEP) - UPDATE ON PLANNING APPLICATION

The application did not go to committee in February as KCC Highways response was not received on time. KCC have raised no objection to The Transport Technical Note, therefore the application should now be decided at the March planning committee meeting.

7.4. MAIDSTONE BOROUGH COUNCIL (MBC) LOCAL PLAN REVIEW - UPDATE ON PREFERRED PROPOSAL FOR HOUSING SITES

It is expected that the results of the regulation 18b consultation will be published shortly for discussion at the SPI meeting on the 9 March.

7.5. ANY OTHER PLANNING MATTERS

There were no other planning matters.

8. POLICE MATTERS AND NEIGHBOURHOOD WATCH (NhW)

No further update.

Our PCSO is happy to join a meeting but the police system can only use Teams. It is understood that Maidstone Police are looking at a computer that is not linked to the police system and this may allow PCSO Nicola Morris to join a meeting.

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.

9. COUNTY COUNCILLOR'S REPORT

A report was not received.

10. BOROUGH COUNCILLOR'S REPORT

A report was not received.

11. VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

11.1. THE LEES

Inspection complete, no issues.

11.2. THE LEES PICNIC AREA

Inspection complete, no issues.

11.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete, no issues.

11.4. JUBILEE FIELD

Inspection complete, no issues.

11.5. LADDINGFORD VERGES

Inspection complete, no issues except with regard to the damaged verges opposite Birby's, which is being managed.

11.6. THE KINTONS

Inspection complete.

The kissing gate on the public footpath that leads to Cheveney land needs replacing. The Clerk has reported it to the Public Rights of way Officer who has advised that the landowner has to pay half of the cost of the replacement gate; they have a metal one or a wooden one (with the kissing bits missing) KG suggested Community Payback will be able to fit it. Someone would need to make the fence. KG/Clk are investigating.

11.7. FOWLE HALL GREEN

Inspection complete, no issues.

11.8. THE TATT

Inspection complete, no issues.

The swing frame has been removed.

12. WEEKLY INSPECTIONS OF PLAY-AREAS

12.1. JUBILEE FIELD

Inspections complete.

The moles have been removed

A member of the public has reported that the toddler slide cannot be used during hot weather as it gets dangerously hot. DS has spoken to the supplier but there is no resolution so we need to check if we can change its position.

12.2. THE KINTONS

Inspections complete. There is some graffiti that needs removing. KG is taking the cracked section of the Helter-Skelter for repair.

13. YALDING'S RESPONSE TO COVID-19

Sadly, we have had three deaths in the parish. Most people seem to be coping with shopping etc. Yalding Taxis have set-up Cabs for Jobs, a great help with getting people to the vaccination centres. We will need to keep up to date with government guidelines as we exit of lockdown.

14. MEETINGS – TO DISCUSS THE CONTINUATION OF REMOTE MEETINGS

The law was amended to allow virtual meetings until 6th May 2021. The National Association of Local Councils (NALC) are pushing for an extension otherwise if parishes hold actual meetings after that date they will be holding an unlawful gathering. If we are still having virtual meetings, we must hold an Annual Parish and an Annual Parish Council meeting virtually this year.

15. FLOODING

The Chairman has had dialogue with the Environment Agency (EA) regarding the number of flood alerts that are being issued; a meeting is to be set up with the EA, The Chairman and The Chairman of Collier Street to look at this.

Several new flood wardens have come forward following the adverts in the Parish Magazine.

The Chairman had noted that some residents had not removed their PFR which could damage the seals. The chairman will send a note to remind them to at least loosen the fixings.

Lyngs Farmhouse Substation - The Chairman and the EA are chasing UK Power Networks (UKPN) to move the substation to Lyngs Close as originally agreed. UKPN are in dialogue with the owner of the former Curley site who is in agreement to including the sub-station in a proposal for development of the site. The EA have written to UKPN stating that they would not be in a position to support any development on that site and this would also be the case with YPC's flood policy.

Burgess Bank Substation - The Chairman has been in dialogue with UKPN regarding tidying up the site and UKPN have said that this will be undertaken and have asked if there is any community use for the old site. KG has suggested moving the event road closure equipment from Chris Morris' field and also use it for the storage of the winter salt. This would give The Clerk access at all times as needed. KG is keen to landscape the site. All agreed.

16. NEIGHBOURHOOD PLAN (NhP)

Membership of the steering group has been reviewed and a sub-group set up responsible for the detail of writing the Policies. The Sub-group includes DL, JB, Paul Mahoney, and Derek Hudson. The next meeting will be week commencing 8th March.

17. YALDING AND LADDINGFORD SPORTS ASSOCIATION (YALSA)

The first meeting of the Executive Committee was held last week. The main topic of conversation was restarting at the Kintons when lockdown restrictions permit. This is due to be the first weekend in April, but awaiting guidance from the governing bodies. Unfortunately, this is when the Cricket starts as well so planning is in place to avoid clashes on the first Saturday. One thing that may alleviate this slightly are the new goals at the Jubilee field. A grant has been received from the Football Foundation and hopefully these will be installed before that weekend. The Clerk has asked KCC to cut the grass at The Kintons prior to the start date. SG has sorted out the Bank and Utilities for the pavilion and NatWest has given £100 compensation for misadministration. The individual clubs have agreed to set up direct debits to YALSA from April for the utilities.

18. LEES PICNIC AREA

18.1. REVIEW 2020 INCOME AND EXPENDITURE

Despite not opening until August the car park still made a profit of £16,681 as well as a new barrier installation. A small business Covid-19 Grant of £10,000 was claimed.

18.2. REVIEW 2021 OPENING AND ANY EXCEPTIONAL COSTS

If weather continues to be fairly dry, the car park will open on 1st April for the Easter weekend. If not, it will be hard stand only for permit holders.

The cesspit will need to be emptied and the toilets deep cleaned before it opens.

The area is being prepared for electricity connection, a trench is to be dug.

Flowbird are rectifying the SIM card issue as it currently just uses Vodaphone and not roaming as promised.

18.3. AGREE PERMIT CHARGES

After much discussion it was proposed JB, seconded JC and agreed by all that there would be two permits. One that covers seven days a week and one that covers weekends only. The charges to be agreed at the Budget meeting.

19. HIGHWAYS – UPDATE

19.1. HIGHWAYS LIST

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

19.2. OTHER HIGHWAY ISSUES

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.

20. FINANCE

20.1. PAY BILLS

It was agreed, proposed DS, seconded JC to pay bills totalling £5,789.72 exclusive of VAT as per attached list.

20.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £3,936.92 was circulated.

20.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was unbudgeted spend on the goal posts at Jubilee field, however these were approved at a previous meeting and are being substantially funded by a grant from The Football Foundation.

20.4. TO AGREE BUDGET 2021/22 AS CIRCULATED

Due to the massive underspend last year, and projects carrying over due to Covid-19 restrictions and the difficulty getting timely quotes, the budget was not completed in time to be circulated to allow for a meaningful discussion. A separate meeting will be arranged.

20.5. TO AGREE THE BANK SIGNATORIES

PR was a signatory to the bank account. Current signatories are AS, KG, SG and GB (GB for emergency only as she authorises payments). JC proposed, JB seconded and all agreed to add DS to the bank signatories.

20.6. KENWARD ROAD VERGES - TO ACCEPT THE QUOTE TO REINSTATE

Dukes have quoted £4,596 to reinstate the verges at Kenward Road. KG Proposed, JC Seconded and it was resolved unanimously to appoint them to carry out the work.

20.7. TO AGREE TO REPLACE THE BENCH IN THE CHURCHYARD AT A COST NOT EXCEEDING £300

The Bench in the churchyard is damaged, JC Proposed, SG Seconded and it was resolved unanimously to appoint MVCP to replace it at a cost not exceeding £300.

20.8. TO AGREE TO REPLACE THE DAMAGED SIGN AT THE LEES (VILLAGE END) AT A COST NOT EXCEEDING £100

The sign on The Lees is damaged, SG Proposed, JC Seconded and it was resolved unanimously to replace it at a cost not exceeding £100.

21. THE GLEBE - REVIEW LIGHTING PROPOSAL AT THE JUNCTION WITH VICARAGE ROAD

The Chairman has written to Countryside's consultant to confirm to them that YPC do not wish any additional lighting at the junction but that they might like to contribute £3,500 to upgrade the Kintons lantern.

22. BURGESS BANK SUBSTATION – TO DISCUSS THE USE OF REDUNDANT LAND

See agenda item 15.

23. PLAY EQUIPMENT AT THE KINTONS – TO PROGRESS

Consultation with Yalding school children will start next week with pictures for the children to look at to make choices of their preferred equipment. GB/AG/KG/AS have had a preliminary look at the area and proposals will be made.

24. CODE OF CONDUCT – DISCUSS NEW METHODOLOGY

The Model Code of Conduct has been out to consultation but outcomes do not seem to have been received. The choices are different this time; either accept the LGA or the Maidstone Borough Council (MBC) version. There are a couple of worrying points coming out in respect of parishes, one being that the clerk must be qualified. Only about 20% of all clerks hold a qualification and it would be impossible to vastly increase this. The Chairman has a KALC meeting with MBC on 8th March and this is on the agenda.

25. CONSULTATIONS

Two consultation has been received this month.

- The Road Safety Strategy for Kent 2020 – 2026
- Draft National Design Code Consultation – 27 March 2021 – To be looked at by the NhP group.

Two consultation were received last month.

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

Previous Consultations

The National Highways & Transport Network - Public Satisfaction Surveys – 21 February 2021

26. CORRESPONDENCE

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

- NALC Chief Executive's bulletin – 22 January 2021
- NALC Chief Executive's bulletin – 29 January 2021
- NALC Chief Executive's bulletin – 12 February 2021
- NALC Chief Executive's bulletin – 19 February 2021
- NALC Chief Executive's bulletin – 26 February 2021
- KALC CEO Bulletin – February 2021
- KALC Newsletter – January 2021

26.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED AS NOTED IN MINUTES

- KCC Member Briefing - Environment Update January 2021
- Kent PCC's Winter 2020/2021 Newsletter
- Kent Wildlife Trust - Parish Council Spring Newsletter
- Kent Police Rural Task Force Report and Rural Matters – 2 March 2021

26.3. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- Email regarding debris in river, The EA have tried to remove but it is stuck firm. They will try again
- Email regarding the state of the Burgess Bank substation area and also asking what Southern Water are doing with the tankers.
- Email regarding HGVs throwing rubbish into residents' gardens.
- Email from Dr Anthony Fincham advising the death of his mother, Dr Elizabeth Fincham aged 98
- Email thanking YPC for the Christmas lights staying up

27. PARISH MATTERS

27.1. 2021 CENSUS

21st March 2021 will be Census Sunday. Information will be passed on via Parish News.

27.2. MAIDSTONE BOROUGH BOUNDARY REVIEW

Work to undertake the review will begin in May 2021; this may affect both Ward and Parish Boundaries.

COMMENTS ON PLANNING APPLICATIONS

- 20/506012/FULL Willow Tree Farm, Claygate Road, Laddingford
Erection of triple garage with ancillary accommodation above (retrospective, revised scheme to extant permission MA/03/1704).
Councillors insist that there is a legal agreement/planning condition tying this development to the main dwelling.
- 21/500352/FULL The Old Forge Cattery, Claygate Road
Conversion of building into work/live unit, works to include roof alterations, insertion of dormer, creation of rear canopy and insertion of new windows and doors (resubmission 20/502297/FULL).
The site is located where a stand-alone residential use would not normally be permitted therefore Councillors insist that there is a legal agreement/planning condition stating that the accommodation is not occupied other than by occupiers/operators of the workspace and the work element of the live/work unit. It shall not be occupied as a single integrated unit or not be subdivided.
- 21/500521/FULL Hop Cottage, Shingle Barn Lane. West Farleigh
Section 73 - Application for minor material amendment to approved plans condition 9 (to revise the window arrangement in the south elevation and bi-fold door openings on the north elevation of the proposed extension, and change of external cladding from Birch to Larch) pursuant to application 20/503165/FULL for - Conversion of hopper hut to a single residential dwelling, works to include raising the roof height, rebuilding existing chimneys, glazed link to new single storey extension, external alterations, creation of new vehicular access, parking and associated amenity space.
NO COMMENT
However, it is noted that the original application 20/503165 was for Hopper Hut adjacent to Hop Cottage. This amendment of a condition of that application refers to Hop Cottage as the property. Councillors query whether the two properties have been converted to one dwelling.
- 21/500238/FULL Pear View, Symonds Lane
Redevelopment of an existing gypsy/traveller site comprising of the demolition of existing single storey gypsy/traveller dwelling on-site and the erection of 4no. single storey dwellings for occupation exclusively by members of the gypsy/traveller community.
OBJECT
There is no justification for allowing this development, given the adverse visual harm it would have on the visual amenity of the surrounding countryside. The proposed development would represent inappropriate development in the countryside for which no justification has been demonstrated. The proposal would cause harm to the character and appearance of the countryside by virtue of this intensification. The proposal is therefore contrary to policies SS1, SP17, DM1, DM15 and DM30 of the Maidstone Borough Local Plan (2017); the Maidstone Landscape Character Assessment & Supplement (2012); the Maidstone Landscape.
The site is shown on the EA flood map as flood zone 3 being situated within an area identified as being at a high risk of flooding which is

inaccessible during a flood event. The increase of development in an area at risk of flooding is unacceptable on public safety grounds and it has not been demonstrated that the development is safe from flooding or that it has safe access and escape routes and as such would cause an unacceptable risk to life. Increased development on this site will expose occupants and members of the emergency services to serious risk in times of flood, indeed during times of heavy flooding this site is surrounded by flood water which prevents safe access and egress.

The application also fails to demonstrate that the proposed intensification of use would not worsen flood risk elsewhere.

The development is contrary to the provisions of policy DM15 of the Maidstone Borough Local Plan adopted October 2017, the NPPF and the NPPG.

Symonds Lane is of insufficient width for highway requirements. Despite low proposed numbers for development the lane already provides access to a number of residences and the road would need to meet the Kent Design Guide specifications for a "Lane". The requirement for a 1.2m footpath on at least one side would require 3rd party land to provide.

The development is located in an environmentally unsustainable rural location where future occupants would be reliant on the private motor vehicle for day to day needs, including access to goods and services. As such the development is not sustainable; there are no bus stops or routes within 400m and no Primary School, GP or Shop within 800m. It is more than 30 minutes via public transport time to town centre and more than one hour to any hospital. This is contrary to policies SS1 and DM5 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019).

Pending application 21/500240 and 20/506006 are in the immediate location and would lead to a substantial over intensification in the open countryside.

Therefore, this Site is unsuitable due to harm to character and appearance of the countryside, high risk of flooding and has insufficient highways access and no access to services.

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

21/500240/FULL

Green Tops, Symonds Lane

Change of use of land and the erection of a single storey dwelling for occupation exclusively by a gypsy/traveller family

OBJECT

There is no justification for allowing this development, given the adverse visual harm it would have on the visual amenity of the surrounding countryside. The proposed development would represent inappropriate development in the countryside for which no justification has been demonstrated. The proposal would cause harm to the character and appearance of the countryside by virtue of this intensification. The proposal is therefore contrary to policies SS1, SP17, DM1, DM15 and DM30 of the Maidstone Borough Local Plan (2017); the Maidstone Landscape Character Assessment & Supplement (2012); the Maidstone Landscape.

The site is shown on the EA flood map as flood zone 3 being situated within an area identified as being at a high risk of flooding which is inaccessible during a flood event. The increase of development in an area at risk of flooding is unacceptable on public safety grounds and it has not been demonstrated that the development is safe from flooding

or that it has safe access and escape routes and as such would cause an unacceptable risk to life. Increased development on this site will expose occupants and members of the emergency services to serious risk in times of flood, indeed during times of heavy flooding this site is surrounded by flood water which prevents safe access and egress.

The application also fails to demonstrate that the proposed intensification of use would not worsen flood risk elsewhere.

The development is contrary to the provisions of policy DM15 of the Maidstone Borough Local Plan adopted October 2017, the NPPF and the NPPG.

Symonds Lane is of insufficient width for highway requirements. Despite low proposed numbers for development the lane already provides access to a number of residences and the road would need to meet the Kent Design Guide specifications for a "Lane". The requirement for a 1.2m footpath on at least one side would require 3rd party land to provide.

The development is located in an environmentally unsustainable rural location where future occupants would be reliant on the private motor vehicle for day to day needs, including access to goods and services. As such the development is not sustainable; there are no bus stops or routes within 400m and no Primary School, GP or Shop within 800m. It is more than 30 minutes via public transport time to town centre and more than one hour to any hospital. This is contrary to policies SS1 and DM5 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019).

Pending application 21/500238/FULL and 20/506006 are in the immediate location and would lead to a substantial over intensification in the open countryside.

Therefore, this Site is unsuitable due to harm to character and appearance of the countryside, high risk of flooding and has insufficient highways access and no access to services.

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

20/506006/FULL

Pear Paddock, Symonds Lane

Siting of 1no, additional mobile home, including removal of existing amenity building and erection of a day room (part retrospective).

OBJECT

The site is shown on the EA flood map as flood zone 3 being situated within an area identified as being at a high risk of flooding which is inaccessible during a flood event. The introduction of another mobile home which is considered highly vulnerable to flooding in an area at risk of flooding is unacceptable on public safety grounds and it has not been demonstrated that the development is safe from flooding or that it has safe access and escape routes and as such would cause an unacceptable risk to life. Increased occupancy on this site will expose occupants and members of the emergency services to serious risk in times of flood, indeed during times of heavy flooding this site is surrounded by flood water which prevents safe access and egress.

The development is contrary to the provisions of policy DM15 of the Maidstone Borough Local Plan adopted October 2017, the NPPF and the NPPG.

Pending application 21/500238/FULL and 21/500240/FULL are in the immediate location and would lead to a substantial over intensification in the open countryside.

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

21/500761/FULL

Old Fowle Hall, Queen Street

Erection of a hay barn.

NO COMMENT

20/505329/FULL

The Orchard, Hampstead Lane

Part-retrospective application for change of use of agricultural land into residential curtilage, erection of replacement gates, rendered walls and driveway, engineering works over culvert and bonded gravel surface to crossover.

OBJECT

The design is harmful to the appearance of the open countryside in the green belt.

The Site is in a Flood Zone 3 area. The concrete drive is non-permeable materials which should not be used in a Flood Zone 3 as it increases the risk of flooding to the property and those in the surrounding area.

It is assumed that the size of the culvert meets regulations for the size of the ditch.

20/505330/FULL

The Orchard, Hampstead Lane

Insertion of replacement gates, walls and engineering works to create a cast-in culvert with concrete crossover (resubmission 19/503546) (part retrospective).

OBJECT

The design is harmful to the appearance of the open countryside in the green belt.

The Site is in a Flood Zone 3 area. The concrete drive is non-permeable materials which should not be used in a Flood Zone 3 as it increases the risk of flooding to the property and those in the surrounding area.

It is assumed that the size of the culvert meets regulations for the size of the ditch.

MBC PLANNING DECISIONS SINCE LAST MEETING

20/503561/FULL

The Packhouse, Queen Street, Paddock Wood

Erection of 2no. detached dwellings with associated access and parking (Resubmission of 20/500786/FULL).

REFUSED

20/504873/FULL

Kings Oast, Lees Road, Laddingford

Replacement of windows and doors (Resubmission of 19/504341/FULL).

GRANTED

20/504711/FULL

Willow Tree Farm, Claygate Road, Laddingford

Erection of agricultural barn with associated hardstanding and access track.

WITHDRAWN

20/505074/LBC

2 The Old Bakery, Lees Road, Yalding

Listed Building Consent for insertion of 5no. replacement windows (4 no. casement on East Elevation and 1 no. sash on South Elevation) using materials to match existing timber windows with the addition of internal

secondary glazing and replacement of first floor weatherboarding on the East Elevation to match existing.

GRANTED

20/505499/FULL

10 Medway Avenue, Yalding

Single storey rear extension, insertion of rooflight to utility and alterations to rear soil pipe (Resubmission of 20/504330/FULL)

GRANTED

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.

GRANTED

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

GRANTED

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.

REFUSED

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)

REFUSED

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.

GRANTED

There being no further business the meeting closed at 21.20

These following items are suspended until Lockdown is released:

- Welcome pack
- Parish Councillors' Reports

Signed.....

Date.....