

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 03 MARCH 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)  
Jason Buckland (JB)  
Andy Sanders (AS)  
Kelly Woods (KW)

Tim Chapman (TC)  
Pip Jamison (PJ)  
Ian Simmons (IS)

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

PJ declared that she was audio recording.

**PUBLIC SESSION**

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

**1. APOLOGIES FOR ABSENCE**

Councillor Gough sent his apologies due to home commitments; Councillor Stead sent her apologies due work commitments; both 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**

None were declared.

**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 25 in Closed Session.

**4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 20 JANUARY 2026**

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

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

**5.1.REVISED CODE OF CONDUCT**

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

**5.2.BOOT SCRAPER AT KINTONS BRIDGE**

A boot scraper will be installed at The Kintons at a cost of up to £200. Awaiting quote from the forge.

### **5.3. 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.

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

Completion will be when weather is drier.

### **5.5. 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.

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

The PAT testing of The Parish Councils portable assets is out of date.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

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

The Clerk is having problems with HM Land Registry accepting the application, she has attempted to complete an online form and awaits the outcome.

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

Toby Butler has stated that, in the first instance, the survey is undertaken by the Parish against a set list of criteria. Only if the location meets all the criteria can it be put forward to Kent County Council (KCC).

### **5.9. LEES PICNIC AREA**

The barrier card reader memory appears to have been wiped; this needs to be resolved before the start of the next season. KG believes that Flowbird will need to do it, he will contact them once the barrier is back in place. New teeth need to be installed across the exit gate. The concrete has been laid and the teeth have been purchased.

### **5.10. YULETIDE ROAD CLOSURES**

The Clerk is trying to get KCC to look at their road closure costs, some progress has been made; awaiting Yuletide accounts to progress this.

## **6. POLICE MATTERS**

The vehicle parked at Laddingford has been reported to the waste crime team at Maidstone Borough Council (MBC).

The Chairman has spoken with Martin Jeynes, Head of Community Safety, and explained the motor home on Hampstead Lane. He is liaising with waste crime, housing and the police to see what, if anything, has been done so far.

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

Councillor Ford attended the meeting. He reported he was having difficulties getting answers from KCC Highways.

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

Councillor Summersgill and Councillor Couch sent their apologies; they had sent a report which was circulated. Councillor Russell attended the meeting she had previously sent a report which was circulated.

## **9. BIODIVERSITY AND CLIMATE CHANGE**

A reminder that this should be considered in all of the items that follow on the agenda.

## **10. PLANNING**

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

None were declared.

### **10.2. SCHEME OF DELEGATION**

To confirm the following planning applications were responded to in line with the Scheme of Delegation and the responses are included at the end of the minutes of this meeting:

- 26/500231/FULL - Moonrakers, Darman Lane, Laddingford - No Comment
- 26/500182/FULL - 1 Walnut Tree Cottages, High Street - No Comment

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

- 26/500453/FULL - The Packhouse, Queen Street, Paddock Wood - No Comment
- 26/500597/FULL - 2 Oast Court, Yalding – Object

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

### **10.4. MAJOR DEVELOPMENTS UPDATE**

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

The appeal regarding the solar panels is pending.

They are discharging conditions at pace.

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

A Fence has now been erected across the site.

The Chairman and The Clerk together with Councillor Summersgill and Symon Wilson, met Fernham Homes to discuss the drainage details.

Fernham Homes have suggested a construction lorry route using Yalding Hill. This is not a good route and needs further discussion. Yalding Parish Council (YPC) needs to insist on timings avoiding school hours.

KCC are insisting on urban style lighting, the details to be forwarded by the consultant.

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

The BNG implications were discussed at the meeting and a possible compromise has been put forward, Fernham Homes will not foot the bill for the whole 30 years as they feel they could pass this onto the management company from monies raised by the residents. A compromise of 2 and 5 years was suggested; a response is awaited.

## **10.5. ANY OTHER PLANNING MATTERS**

### **10.5.1. REQUEST FOR INVESTIGATION INTO THE EFFECTIVENESS OF THE MBC PLANNING COMMITTEE**

A reply has been received and circulated, a complaint has been opened with regard to the handling of the planning applications.

### **10.5.2. TO CONFIRM THE FOLLOWING PLANNING APPLICATIONS ARE AT APPEAL:**

**10.5.2.1. 25/504436/FULL - HATCHGATE HOUSE, MILL LANE**

**10.5.2.2. 25/504193/PIP - LAND AT VICARAGE ROAD, YALDING**

**10.5.2.3. 25/504624/FULL - 4 TRUMANS FARM COTTAGES WILLOW LANE**

## **11. PARISH BUSINESS (NOT OTHERWISE ON THE AGENDA)**

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

There were none

### **11.2. TO UPDATE THE HOUSEKEEPING LIST**

This item was deferred to the April meeting. Councillors are asked to review the list in advance for completeness and to suggest roles that they may be able take on.

### **11.3. MOTION TO AGREE CHANGE OF DOMAIN**

A motion was proposed by The Chairman to change YPC's domain to Parish Online, this was seconded by KW. A vote was taken, 5 votes for, none against, and 2 abstentions; the motion was carried.

### **11.4. UPDATE ON REQUEST TO SUPPORT A TRO ON A228 TO PROHIBITION ON HORSES / ASSOCIATED VEHICLES**

Councillors believe that the racing of trotters along with accompanying vehicles is in itself illegal so do not understand why all horses and associated vehicles need to be banned. Does this mean that people transporting horses for legitimate reasons would be banned?

There is a meeting on Thursday 5 March to gain further understanding but in its current format YPC could not support this.

The Clerk is trying to establish the wording Capel Parish Council have used for the proposed no through road at Old Whetsted Road before the HIP is updated to ensure that the words match at both ends.

## **12. POLICIES AND PROCEDURES**

### **12.1. MOTION TO APPROVE THE FOLLOWING DATA PROTECTION POLICIES AND PROCEDURES**

- Cyber Security Good Practice Guide
- FOI Policy
- FOI Publication Scheme
- GDPR Breach Notification Policy
- GDPR Data Protection Policy
- GDPR General and Employee Privacy Notice
- GDPR Records Management, Document Disposal and Retention

- IT Security Policy
- Subject Access Request Policy
- Subject Access Request Procedure

It was proposed by The Chairman to approve these policies, seconded by IS, a vote was taken with 6 for, none against and one abstention the motion was carried.

## **12.2. CCTV – TO DISCUSS ISSUES REGARDING POLICY**

The CCTV policy is out of date. The Deputy Clerk outlined concerns as to policy demands verses value of the evidence gained. A proposal will be drafted for discussion.

## **13. FINANCE**

### **13.1. MOTION TO PAY BILLS**

It was proposed KW, seconded JB and resolved by all to make payment of bills totalling £9,355.58 exclusive of VAT as per attached list.

AS and TC will authorise them electronically.

### **13.2. CONFIRM RECEIPTS**

A list of receipts, as attached, totalling £844.54 was circulated.

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

There was no unbudgeted or previously approved spend.

### **13.4. BANK BALANCES AS AT THE END OF DECEMBER 2025 AND JANUARY 2026**

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

- NatWest           £42,145.98
- Unity Trust       £23,353.00

The cleared bank balance for the end of January 2026 was confirmed:

- NatWest           £42,178.81
- Unity Trust       £14,559.66

It was agreed to transfer £20,000 from NatWest to Unity Trust to cover expenses for the remainder of the financial year.

### **13.5. BANK RECONCILIATIONS FOR DECEMBER 2025 AND JANUARY 2026**

It was confirmed that these have been signed as correct.

### **13.6. MOTION TO APPROVE THE 2026/27 BUDGET**

The draft budget had been reviewed by Councillors and they agreed that further minor revisions were necessary before it can be finalised. The Chairman and Clerk will make the revisions and circulate. It was agreed to call an Extraordinary Meeting to approve the final budget before the end of March.

### **13.7. MOTION TO APPROVE A £250 GRANT FOR PADDOCK WOOD COMMUNITY ADVICE CENTRE**

The Motion was proposed KW seconded PJ and resolved unanimously.

### **13.8. MOTION TO APPROVE A £236 GRANT FOR BABY UMBRELLA**

The Motion was proposed KW, seconded PJ and resolved unanimously.

### **13.9. MOTION TO ALLOCATE £514.17 CIL MONEY TO A SPECIFIC PROJECT.**

It was proposed by The Chairman to allocate the money to the drainage problem at The Kintons; this was seconded AS and resolved unanimously.

## **14. OPEN SPACES**

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

#### **14.1.1. THE LEES**

Inspection complete, no new issues.

#### **14.1.2. THE LEES PICNIC AREA**

Not reported

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

Inspection complete, no new issues.

#### **14.1.4. JUBILEE FIELD**

Inspection complete, no new issues.

#### **14.1.5. LADDINGFORD VERGES**

Inspection complete, no new issues.

#### **14.1.6. THE KINTONS**

Inspection complete, no new issues.

#### **14.1.7. FOWLE HALL GREEN**

Inspection complete, no new issues.

#### **14.1.8. THE TATT**

No report

### **14.2. EQUIPMENT INSPECTIONS**

#### **14.2.1. JUBILEE FIELD**

Inspection complete, no new issues.

#### **14.2.2. THE KINTONS**

Inspection complete, no new issues.

#### **14.2.3. DEFIBRILLATORS**

Inspection complete, no new issues.

### **14.3. OTHER ISSUES**

#### **14.3.1. LEES PICNIC AREA – TO AGREE OPENING FOR THE 2026 SEASON**

The Chairman suggested an opening of 1st April, weather permitting. The ground work is complete and exit teeth have been delivered; JB will fit them. The Barrier equipment is now in situ, the electrics need to be connected and Flowbird will be asked to inspect with regard to the loss of memory.

The Chairman proposed that the parking charges be increased as follows:

- Weekdays – From £3.50 to £4.00
- Weekends and Bank Holidays -From £4.00 to £4.50

KW seconded, a vote was taken. 4 for, 3 against.

AS requested an named vote.

Those in favour: JB, PJ, KW, The Chair

Those against: TC,IS,AS

#### **14.3.2. TO DISCUSS AND AGREE SOLUTION TO DRAINAGE PROBLEMS AT THE KINTONS**

There is a problem with drainage at The Kintons with run off towards the pavilion causing potential flooding of the building. KG would like to install a French drain to resolve the problem. All agreed.

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

There have been no requests this month.

### **15. HIGHWAYS**

#### **15.1. KENT COUNTY COUNCIL (KCC)**

• **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions.

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

- Double yellow lines outside Lyngs Farmhouse - the site was visited by KCC Highways on 16 February, awaiting feedback.
- The footpath across the green at Laddingford to the bus stop - KCC Highways design team are preparing a first design and then will give a more accurate cost estimate.
- The bend and the slow signage on Lees Road is now complete.

The HIP has been updated; The Clerk will now add items from the reserve list and the Whetsted Road signage 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, still trying to arrange a meeting.

#### **15.2. TOWN BRIDGE**

##### **15.2.1. TOLL BRIDGE INITIATIVE**

The Clerk was asked to establish to whom the Deputy Cabinet Member for Highways presented our case; he has replied that it was Richard Emmett, a highway manager, not the director. The Chairman will address everything to the Minister via Katie Lam, MP once HS has prepared it.

Letter of objection has been received from the Chair of Governors of Yalding School. The Chairman has replied advising that people needing to legitimately use the bridge will be exempt. A further letter has been received from them seeking further reassurance. A Kenward Road resident who wrote to YPC has also written to Katie Lam with concerns.

#### **15.3. OTHER HIGHWAY ISSUES**

There were no other issues.

### **16. FLOODING**

The flood warden list is almost complete.

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

£10,000 flood prize still needs to be spent now that flood gates have been dismissed by KCC.

### **STORAGE OF SANDBAGS**

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. MBC have reported that they are not able to store sandbags and deliver when required. The sand bags have been delivered to the village hall car park.

The Chairman will chase the road closure training.

The Chairman updated the meeting on the Leigh Flood storage area.

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

DH was aiming to achieve that by the end of January; however, he still has some issues and missed this deadline. He will update as soon as he can.

## **18. EVENTS**

### **18.1. ANNUAL PARISH MEETINGS**

The Annual parish meetings will be held on 19 May 2026.

IS gave his apologies.

## **19. CONSULTATIONS**

Two new consultations have been received this month.

- MBC Community Energy Parish Survey – 8 March 2026. The Clerk will go through it with KG.
- Kenward Road, Yalding - Traffic Regulation Order (TRO) Informal Consultation. YPC support this and asked that it be extended, a site meeting will be requested.

## **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 – 22, 29 January, 5, 12, 19, 26 February 2026
- KALC Update Bulletin for week end of 23 January 2026 and 13 February 2026
- KALC News – February 2026

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

- Campaign to Protect Rural England -Newsletter - February 2026
- Open Spaces Society - February updates
- MBC Forthcoming events
- Invite to Road Safety & Active Travel Group (RSATG) Seminar, The Clerks will attend.

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

No further Correspondence has been received.

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

KW reported that the pantomime had been a great success and was very well received. She confirmed it had generated a strong profit leaving YALE in a self-sufficient position with a healthy balance to support the next production.

### **COMMENTS ON PLANNING APPLICATIONS**

Demolition of existing conservatory and erection of two storey side extension and part single part two storey rear extension, re-rendering of property to provide cream painted render finish with cladding return quoin stones, window head lintels and slip window cills and widening of existing access.

**Yalding Parish Council are unsure whether the proposed revisions are sympathetic to the existing and would therefore ask the planning officer to pay particular attention to this before making a decision.**

26/500182/FULL

1 Walnut Tree Cottages, High Street

Erection of replacement rear conservatory, reinforce/repair existing north boundary wall, replace existing side access gate to the north.

**NO COMMENT**

26/500453/FULL

The Packhouse, Queen Street, Paddock Wood

Section 73 - Application for Minor Material Amendment to approved plans condition 1 (to provide additional manoeuvring turning area for vehicles within the site) pursuant to 24/502343/REM for Approval of reserved matters (scale, appearance, layout and landscaping) pursuant to application 21/503225/OUT for proposed development of site with light industrial/storage business units and associated facilities

**NO COMMENT**

26/500597/FULL

2 Oast Court, Yalding

Erection of self-build detached dwelling with new highway access and car parking off Kenward Road

**OBJECT**

**The site sits on land that was previously part of the adjacent agricultural land, purchased by the applicant along with their neighbours, as a buffer strip. The application states that the site is currently a residential garden. Planning permission was refused by Maidstone Borough Council (MBC) in 1998 under planning application MA/98/0056 for change of use of agricultural land to residential curtilage. Councillors are not aware of any subsequent request for change of use of the land from agricultural.**

**MBC's Housing Sites Assessment for policy HO3-305 in their original Local Plan decided that as this area is on the edge of the Yalding Conservation Area, "the setting of the oast houses in Oast Court and therefore the Conservation Area are likely to be compromised by any development south of Kenward Road". This was reinforced in the current local plan review when no housing was allowed in the MBC local plan review under policy (LPRSA248) on the south site of Kenward Road but approximately 100 dwellings was allowed on a plot north of Kenward road. It has long been understood that the heritage view south of Kenward Road**

as seen when approaching the village from Kenward Road should be protected.

Councillors believe it would be very difficult to achieve the necessary visibility splays from the proposed new access point on Kenward Road. The adjacent land, now owned by Fernham Homes, has the hedge extending out and there is a telegraph pole in this location. It is believed the new access would be over a Kent County Council Highways owned verge.

Just for information there are some misleading statements in the planning statement:

- At 2.2 - The land to the rear of the site, has no houses allocated in the local plan under LPRSA248
- At 2.9 - There is only one playing field/sports ground in the village which is used for both football and cricket. There are currently no pubs within the village, The George is now a retail store.
- At 2.10 - There is no hairdressers off Vicarage Road.
- At 2.11 - The Old Anchor Hotel/Pub is now The Boathouse, currently being refurbished.

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

25/504624/FULL

4 Trumans Farm Cottages, Willow Lane

Removal of 2no. shipping containers and erection of double with storage above.

#### **REFUSED**

25/504436/FULL

Hatchgate House, Mill Lane

Installation of entrance gates and boundary fencing. (Retrospective).

#### **REFUSED**

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 to 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.

#### **WITHDRAWN**

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

#### **GRANTED**

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.

**ENVIRONMENTAL IMPACT ASSESSMENT NOT REQUIRED**

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.

**WITHDRAWN**

25/505244/FULL Hidcote, Kenward Road  
Conversion of part of the existing integral garage to form an en-suite mobility bedroom, retaining part as a mobility scooter garage. Including additional fenestra.

**GRANTED**

25/505276/FULL Spindlebush Farm, Yalding Hill  
Erection of parking barn with garage and above storage.

**WITHDRAWN**

26/500102/AGRIC J A Worley Ltd Court Lodge Farm, Kenward Road  
Prior notification for erection of a new agricultural building and 3no. storage tanks.

**GRANTED**

There being no further business the meeting closed at 22.07.

Signed.....

Date.....