

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 03 MAY 2022 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Ken Gough (KG)
Andy Sanders (AS)

Jason Bryant (JB)
Sue Gerrish (SG)
David Law (DL)
Dee Ann Stead (DS)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared.

PUBLIC SESSION

There were two members of the public present, Mr Raikes spoke about the Hildenborough Embankment Planning Application.

1. APOLOGIES FOR ABSENCE

Cllr Joe Westgate (JW) sent his apologies due to work commitments which were accepted.

2. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

2.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

KG declared an interest in agenda item 12.1 as he had bills for payment.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

Due to principal authority requirements and receipt of sensitive information, it was resolved to take items 22 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 05 APRIL 2022

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. JUBILEE FIELD DOMESTIC GATE INTO FIELD

The Chairman will look up the original documentation and establish if a charge can be added to the land.

5.2. PARKING ON THE VILLAGE GREEN

Awaiting contractor availability to fit the bollards. The Clerk has spoken to a resident with regard to continued parking on the grass.

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

The Chairman is trying and get .gov addresses for Councillors.

5.4. NEW PARISH NOTICEBOARDS

The new noticeboards to be finalised and ordered. Maidstone Borough Council (MBC) have given a £1,695 noticeboard grant.

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

Awaiting the outcome of the traffic calming discussion before the verges can be reinstated.

5.6. POTENTIAL PLANNING BREACH WITH THE GAZEBO OUTSIDE TWO BREWERS.

The gazebo has been put back up, this has been reported.

5.7. THE PURCHASE OF A WOOD-CHIPPER

On hold move to the Monitor List.

5.8. £10,000 FLOOD PRIZE STILL TO SPEND

All agreed that flood gates is the number one requirement even though Kent County Council (KCC) Highways has suggested that they are not possible. The Chairman has spoken with Grant Booker from Kent Fire & Rescue Service (KFRS) in the first instance who has agreed to come out and take a look with a view to advising on the possibility of their support. Grant Brooker has acknowledged he needs to pay a visit.

5.9. DEFIBRILLATOR AT THE KINTONS – TO DISCUSS POTENTIAL LOCATIONS

Ian Jeary is changing the wording on the backboard.

5.10. BLACK BINS REMOVED FROM SWAN PLACE BY MBC

MBC has agreed to a 3 month trial of placing bins on The Tatt behind The Southern Water building once KG has completed the work which is well underway.

5.11. LADDINGFORD, NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE

5.12. VERGES AT LADDINGFORD

No parking on the verges when it is wet needs to be enforced; JB to talk to Chequers.

5.13. TREE SAFETY INSPECTION WORK

Tree surgeon has been appointed and work is ongoing.

5.14. REMOVE THE CHRISTMAS LIGHTS AND RE POLLARD THE PLANE TREE

The Clerk will apply for planning permission.

5.15. SPEEDWATCH – TO DISCUSS HOW WE FIND A NEW CO-ORDINATOR

The Chairman will send out an appeal on Parish News and in The Parish Magazine. This will also be added to agenda for the Annual Parish Meeting.

5.16. MAIDSTONE BOROUGH COUNCIL'S TREE PLANTING PROJECT

The deadline had already passed, but there may be further opportunities. The Chairman has been approached by MBC with regard to tree planting on floodplain. She has made it clear that we would not be interested in planting in The Lees, which is a Magnificent Meadow
SORTING OFFICE FLOOR

The landlord has agreed to pay the quote to repair the joists under the old sorting office floor. The floor is in a worse condition than was first thought, The landlord has agreed to send in a surveyor to assess. The Clerk has chased and the landlord has chased Caxtons.

5.17. MY COMMUNITY VOICE

It was agreed to send out on Parish News.

5.18. THE FUTURE OF THE FARMERS MARKET

Brian Harvey has written to say that The Farmers Market is no longer viable. It was agreed to write thanking him for his service and ask if he can help KG to clear out the Farmers

Market equipment from the garage. Also a Letter to be sent to Mr & Mrs Higgins thanking them for the use of their garage as a store. The bank account will need to be closed.

5.19. PLANT A TREE FOR THE JUBILEE

Seven trees can be planted but not in a circle but a site needs to be agreed. The Clerk will establish Laddingford's expectations. A suggestion as where to plant will be prepared.

5.20. REQUEST FOR A BENCH AT JUBILEE FIELD

The Friends of Laddingford School have asked to put a bench inside the play area at Jubilee Field. The Chairman asked if this is part of a larger plan that they were going to put forward or has the plan been abandoned. All benches in The Parish have been donated thus far.

6. POLICE MATTERS

6.1. COMMUNITY SAFETY EVENTS DEBRIEF

The afternoon session was well attended by both public and professionals and the feedback was that it was very informative and useful. Sadly the evening session was not so well attended and very few young people were covered. DS and PCSO Nicola Morris would like to run it again in October.

6.2. WARD CLUSTER MEETING – REPORT

The cluster is to be made smaller as the meeting was very long and some parishes seemed to dominate with items that have already been discussed with.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb sent his apologies, he didn't sent a report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell was present and gave a verbal update on MBC activities. She gave an update on the current status on Ukraine refugees. She also reported that the Council Tax Rebate of £150 is now being processed.

9. BIODIVERSITY AND CLIMATE CHANGE

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

10. PLANNING

10.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

There was none declared.

10.2. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

Due to the short time period provided to MBC by Tonbridge and Malling Borough Council for representations 22/501926/ADJ - Hildenborough Embankment Scheme was responded to in line with a Scheme of Delegation

10.3. YALDING ENTERPRISE PARK (YEP)

Further applications to discharge the planning conditions are being prepared.

10.4. MAIDSTONE BOROUGH LOCAL PLAN REVIEW

The planning inspector, Mr David Spencer, has been appointed as Examiner. No dates for hearing issued yet.

10.5. KENWARD FARM

Graham Simpkins have issued the letter to MBC, which has been acknowledged; it has been circulated to residents.

10.6. ANY OTHER PLANNING MATTERS

There were no other planning matters.

11. POLICIES AND PROCEDURES

11.1. TO REVIEW AND UPDATE THE HOUSEKEEPING LIST

The list was reviewed and updated accordingly.

12. FINANCE

12.1. MOTION TO PAY BILLS

It was proposed SG, seconded JC and resolved by all to pay bills totalling £7,850.74 exclusive of VAT as per attached list. KG did not vote as he had declared an interest.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £5,600.33 was circulated.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was unbudgeted expense of £80 for the remaining Professional Fees for advice re Kenward Farm but this was approved at a previous meeting.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

Second bollards to be erected at the entrance furthest from the village and at the pony field.

Yalding Parish Council (YPC) are trying to find the organisers of The Marden Drive to perhaps make an agreement, as with the religious gypsies, for the use of the field as part of their fundraising activity.

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.

The bollards still need to be fitted.

The Chairman will send a Parish News asking residents to only leave rubbish next to the bin.

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

There has been an incident with weed killer deliberately spread on the cricket wicket; it has been reported to the police.

There was damage caused by an East Malling football player, the football club are trying to find a name, East Malling are not welcome back until the issue is resolved. The football club still haven't provided a name.

The Clerk has contacted Mole Control, who has promised to get back to her.

13.1.7. FOWLE HALL GREEN

Inspection not complete.

13.1.8. THE TATT

Inspection complete, no new issues.

A site meeting was held and plans agreed, quotes are being obtained.

Medway Valley Countryside Partnership (MVCP) has been asked to update its management plan.

The Trees that are adjacent to the boundary wall have been removed, advice has been received as to what work needs to be done to repair of any damage to the wall, a quote to complete the work has been requested.

13.2. WEEKLY INSPECTIONS OF PLAY-AREAS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

The issue with the toddler slide still needs to be resolved. The manufacturers have sent a quote to turn it around for £1375, The Clerk will see if she can get a cheaper quote and it will be added to the agenda of the Annual Parish Meeting.

The Clerk has sent photos of the rest of the splitting on the wooden posts, Sovereign have sent a copy of the Operations Manual which states that air cracks are normal and are due to atmospheric conditions.

They have offered to replace the swings for free.

13.2.2. THE KINTONS

Inspections complete, no new issues.

MBC has had three different inspectors look at the gate where the closing speeds are intermittent, they have tried to adjust the spring. There is nothing else they can do with the gate and suggest getting it replaced, which can be done when the area is upgraded.

There is some graffiti that needs removing.

13.3. THE KINTONS

13.3.1. TRANSFER OF LAND AND TRACK FROM COUNTRYSIDE

The transfer documentation is all agreed and the solicitor has been instructed to complete before The Annual meeting,

13.3.2. NEW PLAY EQUIPMENT

The potential grant from the FCC Communities Foundation, requires that planning permission is already in place. With great difficulty, the planning application for the new tower has been submitted but we do not yet know if it has been validated.

DS has asked for detailed drawings from the preferred supplier, awaiting this and planning permission before the grant can be applied for.

13.4. THE FEN WORKING PARTY - UPDATE

An initial meeting has taken place and MVCP proposals have yet to be reviewed.

13.5. REQUEST TO USE PARISH LAND

No requests this month.

14. HIGHWAYS

14.1. REVIEW THE HIGHWAYS LIST

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

14.2. REVIEW THE HIGHWAYS IMPROVEMENT PLAN

The plan is ongoing

Signs have been erected at The Glebe to enforce no kerbside parking.

14.3. TO DISCUSS ANY OTHER HIGHWAY ISSUES

The 20mph flashing lights are still not working at Yalding School; Highways visited on 6 April and said it was working, but both The Clerk and JW have checked several times and never found it to be working, it has been reported again and an engineer will be sent out.

The replacement of the cobbles at Kingsland Cottages is almost complete; all agreed that the contractor had done a very good job. Once complete A letter will be sent acknowledging this.

A resident has written about lack of HGV Signage at the Benover Road end of Benover Road, it was also reported that there are a lot of potholes on Symonds Lane. KG will have a look and report.

The kerbs at the entrance to the Glebe still need completing, The Clerk will report to Countryside.

15. FLOODING

15.1. GENERAL UPDATE

No further update at this time.

The Chairman is updating the Emergency Plan but not just for fluvial flooding.

A flood warden meeting is needed.

15.2. LEIGH FLOOD STORAGE AREA EXPANSION SCHEME

This is dependent on the Hildenborough scheme and as such YPC have written in support of the MBC's comments to Tonbridge and Malling Borough Council. The chairman reported that the EA have confirmed that the operation manual will be changed to take out the word 'only' she will reiterate this at the next Flood Partnership Meeting.

15.3. SUBSTATION UPDATE

Helen Grant to be chased to take the matter higher as UKPN reply to her latest letter unacceptable. The Chairman to write to CEO at Golding Homes.

16. NEIGHBOURHOOD PLAN (NhP)

16.1. TO CONSIDER DRAFT PLAN

The Draft plan will be circulated once it has been to Steering Group.

17. EVENTS

17.1. THE ANNUAL PARISH MEETING

Plans were further discussed and agreed.

17.2. HM THE QUEEN'S PLATINUM JUBILEE CELEBRATIONS

The Chairman gave an update on the current plans. The running order has been issued.

18. CONSULTATIONS

No consultation has been received this month.

Replies to previously received consultations:

- KCC Bus Funding Reduction – 20 April 2022 – this was sent out on Parish News.
- Kent Bus Service Improvement Plan Engagement – April 2022 this has now expired.

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 – 08 April 2022
- NALC Chief Executive's bulletin – 14 April 2022
- NALC Chief Executive's bulletin – 22 April 2022
- NALC Chief Executive's bulletin – 29 April 2022
- KALC News – March 2022

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- No other general correspondence was received this month.

19.3. INSURANCE COMPANY RE DAMAGE TO YULETIDE LIGHTS.

The claims company have written to say they have abandoned the recovery of the cost of the damage to the Yuletide Lights. This is because the Third Party has not responded and upon review there is not sufficient evidence to prove negligence.

19.4. ELMER ON TOUR

Elmer the MBC elephant that raised money to support the Heart of Kent Hospice is going on tour. Elmer will be at Yalding Library 12 September to 7 October. With a free drop-in workshop 10am -12pm 17th September. For more information <https://bit.ly/elmer-on-tour>

19.5. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- A resident has written regarding concerns about speeding on Claygate Road into the Laddingford 30mph. The Clerk will ask Martin Jaynes who this should be reported to.
- The Community Warden has written to inform YPC that the chair exercise classes will be starting again in the village hall until July. She has asked if the funding that was agreed and not spent before covid be freed up. As this had been previously approved, all agreed.
- A resident has written about lack of HGV Signage at the Benover Road end of Benover Road, it was also reported that there are a lot of potholes on Symonds Lane. See 14.3

20. OTHER PARISH BUSINESS

20.1. KCC COMMUNITIES PROJECT

The poster was circulated; The Chairman needs to better understand this.

21. PARISH MATTERS

There were no other Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

22/501486/FULL

Shingle Barn Orchard, Shingle Barn, Lane West Farleigh

Erection of an agricultural barn.

OBJECT

The application has failed to demonstrate that the building is necessary for the purposes of agriculture in accordance with Local Plan Policy DM36. The development would result in the introduction of a building that is excessive in scale that bears no relation to the size of similar development in the area. As such the proposals constitute inappropriate and visually harmful development in the countryside contrary to policies SP17 DM1 and DM30 of the Maidstone Borough Local Plan (October 2017), and the National Planning Policy Framework.

Should the Planning Officer be of a mind to approve the application, Councillors ask that it be called to the planning committee.

- 22/501836/FULL Bridge House, High Street
Erection of two second floor rear dormers.
NO COMMENT
- 22/501837/LBC Bridge House, High Street
Listed Building Consent for the erection of two second floor rear dormers.
NO COMMENTS
Councillors request that materials are in keeping with the listed building.
- 22/501815/FULL Windmill House, Vicarage Road
Partial demolition of existing garage and erection of a single storey side extension with pitched roof and 5no. rooflights (resubmission of 22/500567/FULL).
NO COMMENT
The application is not clear whether part of the boundary wall needs to be removed along with a tree, if this is the case as it is in Yalding Conservation Area would it need Conservation Area consent?
- 22/501854/FULL Coach House, Kenward Road
Erection of a two storey side and rear extension with associated patio and steps (revised scheme to 21/502383/FULL).
NO COMMENT
- 22/501797/TCA Lyngs Farm House , Lees Road
Conservation area notification to reduce one Contorted Robinia in height from 8m to 6m; reduce crown radius from 4m to 2.5m
NO COMMENT
- 22/501926/ADJ Hildenborough Embankment Scheme
Adjoining Authority Consultation: Hildenborough Embankment Scheme (Flood Defence Project) (TMBC ref 22/00456/FLEA)
YALDING PARISH COUNCIL SUPPORT MBC's RESPONSE
MBC has not objected to the TMBC consultation subject to the following conditions:
(1) The Leigh Flood Storage Area expansion shall be brought into operation prior to the Hildenborough Flood Alleviation Scheme so that the enlarged Flood Storage Area is created beforehand.
(2) The operation of Leigh Flood Storage Area should take into account the downstream conditions, especially the flows in the Rivers Teise and Beult to make sure that increased volumes of water in the Medway do not combine with increased volumes coming down the Teise and Beult to cause flooding in Yalding and neighbouring areas.
(3) Downstream interests including Maidstone Borough Council and Yalding Parish Council should be actively engaged in drawing up the new Standard Operating Instructions for the new regime.

MBC PLANNING DECISIONS SINCE LAST MEETING

- 22/500567/FULL Windmill House, Vicarage Road Partial demolition of existing garage and erection of a single storey side extension with pitched roof and 5no.rooflights.
WITHDRAWN
- 22/500505/FULL Orchard House, Laddingford
Change of use for part of existing house to be used as a holiday let to include alterations to fenestration and parking.
GRANTED
- 22/500492/FULL Belgrave Terrace, Laddingford
Demolition of existing single storey side extension and erection of two storey side and rear extension, together with erection of an attached two storey dwelling.
REFUSED
- 22/500517/LAWPRO Little Venice Country Park And Marina, Hampstead Lane
Lawful Development Certificate (Proposed) for the stationing of 10no. caravans for holiday use.
REFUSED
- 22/500538/FULL Downs Court, Yalding Hill
Demolition of existing carport structure and erection of two-storey Class E building with mezzanine level.
GRANTED
- 22/500789/FULL Wood Lodge, Lughorse Lane Erection of a single storey rear extension with 4no. Roof lights.
GRANTED
- 22/500979/PNQCLA The Byre Barn, Great Fowle Hall
Prior Notification for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development.
REFUSED
- 22/500988/PNQCLA The Byre, Great Fowle Hall
Prior notification for the change of use of agricultural building to 1no. dwelling and associated operational development.
REFUSED

There being no further business the meeting closed at 21:39

Signed

..... Date.....