

**6MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 02 NOVEMBER 2021 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Andy Sanders (AS)
Joe Westgate (JW)

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

JB joined the meeting at 7.16 pm.

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared

PUBLIC SESSION

There were no members of the public present.

ACTIONS

1. APOLOGIES FOR ABSENCE

Councillor Sue Gerrish (SG) sent her apologies due to recovery from an operation. Councillor David Law (DL) sent his apologies due to 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

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 item 23 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 05 OCTOBER 2021

It was proposed DS seconded JC 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. **CHAIR**

5.2. PARKING ON THE VILLAGE GREEN

Awaiting contractor availability to fit the bollards. **KG**

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

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

5.4. NEW PARISH NOTICEBOARDS

The new noticeboards to be finalised and ordered. **CHAIR/CLK**

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

Awaiting completion of Kenward Road verges.

CHAIR

5.6. REPLACEMENT OF THE 5 BAR GATE IN THE LANE LEADING TO THE KINTONS WITH A CONTRIBUTION FROM THE RIFLE RANGE.

The Rifle Range has contributed £200. KG will arrange a new gate.

KG

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

The Chair will write to James Bailey.

CHAIR

5.8. THE PURCHASE OF A WOOD-CHIPPER

KG to purchase a wood-chipper at a budget of up to £5000.

KG

5.9. £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 will raise it again.

CHAIR

5.10. DEFIBRILLATOR AT THE KINTONS – TO DISCUSS POTENTIAL LOCATIONS

The cabinet has been ordered and Ian Jeary has been asked to make and fit the backplate.

CHAIR/CLK

5.11. PLAYScheme 2022

The Clerk has looked at the hall and is not sure it's big enough; there is also a concern about the rent as the school has said they only just break-even but The Clerk is struggling to think of any major expense to them, Play Place are visiting this week to look at the school and other options available.

CLK

5.12. BLACK BINS REMOVED FROM SWAN PLACE BY MBC

A letter has been sent to the residents explaining the situation and to tell them Yalding Parish Council (YPC) will try to get the black bins back on the condition that they put them on The Tatt. The Chairman to write to the Chief Executive Officer of Maidstone Borough Council (MBC) to explain the background and that we had offered for the bins to go round the back to The Tatt.

CHAIR

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

A letter will be hand delivered asking for an email reply of support or not before signatures are collected. The Clerk has drafted a letter and will circulate for approval.

CLK

5.14. ASSISTANT CLERK

The Chairman and Clerk are preparing an advert

CHAIR/CLK

6. POLICE MATTERS

The Chairman attended the first Cluster Meeting between Police, Maidstone Borough Council (MBC) Community Safety Officer, MBC Ward Members and Nettlestead, Collier Street, Marden, Staplehurst, Headcorn, Ulcombe and Boughton Malherbe Parish Councils. Items discussed:

- River problems particularly at Hampstead Lock – Police Community Support Officer (PCSO)s and Community Safety officers are doing regular patrols. CCTV has been erected.
- Parent parking at schools- Inspector Kent said it was impossible for police to attend as he did not have enough officers. Some schools have setup School Wardens made up of both teachers and children. He would ask the School's Officer to attend where there is a particular safety issue.
- Inspector Kent asked that residents be dissuaded from using Facebook to report crime, Twitter is best but there is a new app coming out to make it very easy to report any issue.

- Speedwatch – Inspector Kent advised that he could arrange for an officer to attend speedwatch sessions from time to time.

PCSO Nicola Morris is back on reduced hours but office based for the time being.

7. COUNTY COUNCILLOR'S REPORT

The County Councillor sent his apologies again due to a MBC committee meeting. A short report was received on 10 October which was circulated.

8. BOROUGH COUNCILLOR'S REPORT

The Borough Councillor didn't attend and didn't send a report.

9. BIODIVERSITY AND CLIMATE CHANGE

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

10. PLANNING

10.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

There was none declared.

10.2. TO CONFIRM THAT PLANNING APPLICATION 21/505316/FULL WAS RESPONDED TO IN LINE WITH THE SCHEME OF DELEGATION AND THE RESPONSE IS INCLUDED AT THE END OF THE MINUTES OF THIS MEETING

This was confirmed and the decision is recorded at the end of the minutes.

10.3. PLANNING APPLICATIONS

Planning decisions are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP) – UPDATE

The S106 agreement has been signed and the outline planning permission has been received by YEP. The "For Sale/To Let" boards have been erected.

10.5. MAIDSTONE BOROUGH LOCAL PLAN REVIEW REGULATION 19 CONSULTATION 29 OCTOBER TO 12 DECEMBER 2021 – TO DISCUSS AND AGREE YPC RESPONSE.

The Regulation 19 consultation was launched on 29th October for 6 weeks. The documentation differs from the Regulation 18b in respect of Hallam owned land on Kenward Road although still 100 homes in total now has a reference to land to the south which includes homes, recreation and car parking.

The Chairman proposed, JC seconded and it was resolved unanimously to instruct Steve Clarke to advise on our response to the Inspectorate.

The Consultation and our response will be sent out on Parish News.

CHAIR

10.6. ANY OTHER PLANNING MATTERS

There were no other planning matters.

11. POLICIES AND PROCEDURES

11.1. MOTION TO APPROVE THE COUNCIL'S STANDING ORDERS WHICH HAVE BEEN AMENDED TO ALLOW FOR PUBLICATION OF DRAFT MINUTES.

The updated Standing Orders had been previously circulated and reviewed by all Councillors, KG proposed, JW and it was resolved unanimously to approve.

12. FINANCE

12.1. PAY BILLS

It was agreed, proposed DS, seconded JC to pay bills totalling £22,646.56 exclusive of VAT as per attached list.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £5,344.63 was circulated.

Note – there was an upgrade in the TILL system which track the car park electronic takings, there for they could not be confirmed. These will be added to the November bills.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was unbudgeted expense of £522.70 for Diffusion Tubes and £415 for the new Defibrillator Cabinet both of which were approved at a previous full Council meeting.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete

A second bollard to be erected at the entrances furthest from the village and the pony field. **KG**

YPC try 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. **CLK/CHAIR**

13.1.2. THE LEES PICNIC AREA

Inspection complete.

13.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete.

The bollards still need to be fitted. **KG**

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

13.1.4. JUBILEE FIELD

Inspection complete.

Installation of goal posts nearing completion. **KG**

13.1.5. LADDINGFORD VERGES

Inspection complete.

13.1.6. THE KINTONS

Inspection complete.

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.

William Bird has agreed to do a regular mole patrol, he has asked to do some work at The Kintons, KG will meet with him to discuss. **CLK**

13.1.7. FOWLE HALL GREEN

Inspection complete.

13.1.8. THE TATT

Inspection complete.

The rubber matting needs to be removed. **KG**

Medway Valley Countryside Partnership (MVCP) have prepared a report on the use of this area, which has been circulated to all councillors. A site meeting is to be arranged to discuss this plan along with the condition of the road surface, the cutting back the vegetation and to agree to pass area to KG for the administration of works. **CLK**

13.2. WEEKLY INSPECTIONS OF PLAY-AREAS

13.2.1. JUBILEE FIELD

Inspections complete.

The issue with the toddler slide still needs to be resolved.

CHAIR/DS

The manufacturers have reported that the splitting wood on the play frame has been repaired however KG believes they have missed some areas, The Clerk has contacted them again and they have agreed to do a full inspection.

CLK

13.2.2. THE KINTONS

Inspections complete.

The pedestrian gate is still not closing properly. MBC have agreed to look at it, we await feedback.

CLK

There is some graffiti that needs removing.

DS

13.3. THE KINTONS

13.3.1. TRANSFER OF WOODS AND TRACK FROM COUNTRYSIDE – ANY UPDATE

The Clerk has replied to the solicitor and chased Countryside who have said that they have now answered all questions from YPC's solicitor.

13.3.2. MOTION TO SPEND UP TO £500 LEVELLING OFF THE LAND BEFORE THE SITE MEETING

KG has cleared an area and would like to level it before a site meeting.

It was proposed KG, seconded JW and resolved unanimously to spend up to £500 levelling the land.

The Management plan will be discussed at a site meeting along a potential planning application for the car park.

13.3.3. TO DISCUSS NON-PAYMENT OF £25 FROM A CASUAL USER

The Clerk reported that A promised donation of £23 had not been paid. It was agreed to send a letter of disappointment if it has not been received in the next 7 days.

13.3.4. NEW PLAY EQUIPMENT – TO LOOK FOR AN ALTERNATIVE SUPPLIER TO SOVEREIGN

Sovereign's after sales service has been appalling, MBC have reported that they have had similar problems. DS is making enquiries as to the type of equipment on offer from other suppliers.

DS

13.4. THE TATT - TO CONFIRM THE LAND REGISTRY EXTRACT NOW SHOWS YPC HOLD THE TITLE ABSOLUTE

Confirmed.

13.5. REQUEST TO USE PARISH LAND

There were no requests this month.

The Football club has reported that 13 out of 25 adult members and 51 out of 80 youth members are from The Parish at total of 61%. The Clerk has also asked The Cricket Club for the same information.

CLK

14. HIGHWAYS – UPDATE

14.1. HIGHWAYS LIST

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

14.2. A MOTION TO RESURRECT SPEEDWATCH

The Chairman has been in dialogue with a local resident and also with Speedwatch headquarters' coordinator.

All agreed that Speedwatch should be resurrected.

14.3. 20'S PLENTY - TO DECIDE IF A SPEAKER SHOULD BE INVITED TO THE NEXT MEETING TO GIVE FURTHER INFORMATION BEFORE A DECISION TO ADOPT THIS POLICY OR NOT IS MADE

It was agreed to invite Adrian Berendt to present at the December Parish Council meeting.

CLK

If Councillors wish to take this forward, it will have to go into the Highways' Improvement Plan otherwise KCC will not look at it. Adrian Berendt is attending the next Kent Association of Local Councils (KALC) meeting on 29th November with a live presentation.

14.4. HIGHWAYS' IMPROVEMENT PLAN

This will be prepared by The Chairman and The Clerk. It was agreed to include the following in the first draft:

- Return Town Bridge to a toll bridge
- Interactive signs at entrances to Yalding Village, unfortunately Laddingford has too much on street parking.
- ANPR Speed Signs
- Double yellow lines outside Blumer Lock
- Move the 30mph out further along Benover Road
- Parking on Vicarage Road
- Hampstead Lane Junction

CHAIR/CLK

14.5. OTHER HIGHWAY ISSUES

KCC have undertaken a lot of work to clear all the gullies, to raise the ironwork to the level of the carriageway and to resurface West Street, Hunton.

The Chairman has chased The Highway Engineer about the cobbles at Kingsland Cottages and the water on Vicarage Road that is running onto the track.

CHAIR

The Chairman has spoken to the engineer about the sequencing of the traffic lights on Twyford Bridge. The sensor on the car park side had come loose and was tracking the path of every aircraft rather than cars. They are back to simultaneous red in both directions when nothing is coming. He has raised the sensor slightly on that side to try to pick up vehicles that stop short but the white line needs to be moved back, It will be added to the portal and sent to Jenny Watson.

CHAIR

15. FLOODING

15.1. GENERAL UPDATE

Helen Grant will write to the Minister regarding the 42 properties with no protection, The Chairman will provide her with information.

The Chairman is updating the Emergency Plan but not just for fluvial flooding. A flood warden meeting is needed.

CHAIR

15.2. SUBSTATIONS

Helen Grant has agreed to write again to UKPN asking what is happening and why it can not go on a pole. Also, why they have not sent YPC the addresses of the properties connected to it for survey.

16. NEIGHBOURHOOD PLAN (NhP)

No update.

17. WELCOME PACK – TO REPORT ANYONE WHO NEEDS A WELCOME LETTER.

The Clerk has delivered welcome letters to all addresses that were sent to her last month. Please let her know of any new residents so that she can deliver them a letter.

18. EVENTS

18.1. REMEMBRANCE DAY

Paul Mahoney has agreed to co-ordinate the signs and road marshals; The Clerk has sent him all the documentation and met with him to discuss. Two ex-forces officers have come forward to say the words of remembrance. Gina Booth has agreed to play bugle, Chip Wood will carry the British Legion flag, volunteer marshals are all in place and the ferret tanks will be there. The Clerk will print the order of service which will be given out by Georgia Gent. Everything is now in place.

18.2. YULETIDE MARKET

Everything is on track.

19. CONSULTATIONS

No consultations have been received this month.

Replies to previously received consultations:

- Kent Bus Service Improvement Plan Engagement – April 2022 This will be sent out on Parish News. **CHAIR**

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 – 15 October 2021
- NALC Chief Executive's bulletin – 22 October 2021
- NALC Chief Executive's bulletin – 29 October 2021
- KALC CEO Bulletin – October 2021
- KALC News – October 2021

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

- Medway Catchment Invasive Non-Native Plant Control Project - 2021 Newsletter
- River Beult Catchment CSF Newsletter Autumn 2021

20.3. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- An email has been received from Caxtons, the managing agents for the Old Bakery, with a bill for roof repairs. This has been returned requesting that it be sent in the correct format, stating YPC's share of the costs and showing VAT as a separate item for reclaim. A reply has not been received.
- A further email has been received from lessees of flats at The Old Bakery regarding the roof repairs; the bills were not properly apportioned, YPC will write to Caxtons. **CLK**
- An email and photos has been received from a local resident canoeing along the Beult with regard to a very large oak tree that has fallen completely across the river. The Environment Agency have been notified.
- An email has been received from the postmaster regarding repairs needed to the old mail office floor to allow it to be used as a shop. No quotations were available however internal repairs are the tenant's responsibility.

21. OTHER PARISH BUSINESS

21.1. MONITOR LIST

The Monitor list was reviewed and will be updated.

21.2. THE CHAIRMAN TO BRIEF COUNCILLOR'S ON HER MEETING WITH HELEN GRANT ON THE FOLLOWING TOPICS:

- Problems moving the Lyngs Farmhouse substation - see 15.2
- Flood protection for the 43 properties that currently have none – see 15.1
- Golding Homes housing policy – Helen Grant (HG) will write to them supporting our local residents faced with homelessness.
- Parliamentary boundary changes – There will be two more consultations in Spring 2022 and July 2023.
- Rural Broadband – Government report that they have reached 50% in rural areas, and are forecasting 60% by December and 85% by 2025. A project has been launched to give

funding for 4G and 5G in rural areas but mobile signals may not support. HG will send a full report.

- Community Payback Travel – It has been reported that travel will be included in the hours of service, HG will investigate.
- Complaints against councillors, The Standards' Agency has provided a report that is currently being considered by government.
- Pavement parking, There has been a consultation proposals to be published.
- Virtual/hybrid meetings for Parish Councils There has been a consultation the results and proposals awaited.

22. PARISH MATTERS

There were no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

21/505316/FULL

Orchard View, Land South Of Vicarage Road, Yalding

Section 73 - Application for minor material amendment to amend condition 13 (Highways Works) being the omission of traffic calming measures for 16/508660/FULL (Erection of 65 residential dwellings, together with access, parking, drainage)

FULLY SUPPORT

21/505205/REM

Teiseside Nurseries, Laddingford

Approval of Reserved Matters for Landscaping, Design, Layout and Scale pursuant to 19/505434/OUT - Outline application for the demolition of existing commercial building and erection of a 2 storey self-build dwelling (Access being sought). (Allowed on Appeal).

OBJECT

The only landscaping scheme submitted seems to form part of the block plan this is not what Councillors would expect to see and is not in sufficient detail. This application was allowed on appeal and intensive landscaping was one of the conditions required. The current limited plan is very unimaginative showing a small number of cherry trees and no hedgerow. Councillors would expect to see a hedgerow of mixed indigenous species planted in staggered rows in order to reduce the visual impact of the development.

Yalding Parish Council requested a more detailed landscaping scheme but the response from the applicant was just to supply another block plan.

There is also no Design and Access statement included.

In the absence of these two important documents, if the Planning Officer is of a mind to approve Yalding Parish Council ask that it be called-in to the MBC Planning Committee

21/505356/FULL

26 Hawthornden Grove, Yalding

Single storey extension to the side of semidetached dwelling house.

NO COMMENT

21/505321/LAW

6 Oast Court Yalding

Lawful Development Certificate for proposed single storey rear extension.

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

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 41,451 sqm (500,00 sqft) of B1(c), B2

and B8 accommodation with associated access, parking and infrastructure works. (Access only being sought).

GRANTED

21/504130/TPO 18 Blunden Lane, Yalding

TPO application to crown reduce three sycamore trees to a height of approximately 13 metres with radial distance of approximately 10 metres per tree.

GRANTED

KCC/MA/0170/2021 Yalding St Peter & St Paul C of E Primary School.

Proposed relocation and widening of existing vehicle access and access gate from Vicarage Road to facilitate fire appliance access, demolition of existing air raid shelter, resurfacing, and installation of an additional gate and boundary fencing of varying heights

GRANTED

21/503663/FULL 5 Vicarage Road, Yalding

Creation of a driveway with a dropped kerb.

REFUSED

21/503299/FULL Pear Paddock. Symonds Lane, Yalding

Siting of 1no, additional mobile home, including removal of existing amenity building and erection of a day room (part retrospective, resubmission of 20/506006/FULL).

WITHDRAWN

There being no further business the meeting closed at 21.26.

Signed.....

Date.....