

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 01 NOVEMBER 2022 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Sue Gerrish (SG)
Andy Sanders (AS)
Joe Westgate (JW)

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

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared.

PUBLIC SESSION

There were no members of the public present.

1. APOLOGIES FOR ABSENCE

Councillors June Chapman and David Law sent their 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, SG and AS declared an interest in agenda item 12.1 as they 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 4 OCTOBER 2022

It was proposed SG seconded KG 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 write to the owner to establish why it is there.

5.2. PARKING ON THE VILLAGE GREEN

The bollards to be fitted. Kent County Council (KCC) have sent information on underground services but cannot install the bollards.

5.3. TO BE GIVEN A YALDING PARISH COUNCIL EMAIL ADDRESS

DS now has a .gov address. Other Councillors need to take their laptops to The Chairman.

5.4. 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; a further meeting has been held with Countryside.

5.5. £10,000 FLOOD PRIZE STILL TO SPEND

The Chairman has met with Grant Booker from Kent Fire & Rescue Service (KFRS) to look at locations for flood gates and awaits his feedback. KFRS have asked for additional information.

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

Planning permission was refused and a Tree Preservation Order (TPO) put on the tree. A new planning application has been submitted.

5.7. DISCUSS BOATS MOORED ON THE TOW PATH

The Chairman has received a response but has not had time to digest and circulate.

5.8. TO DISCUSS INVITATION TO VISIT CLOCK HOUSE FARM - KENWARD FARM

Yalding Parish Council visited on 28 October.

5.9. MOTION TO REMOVE DIFFUSION TUBES BASED ON THE RESULTS

It will be put back on The Kent Association of Local Councils (KALC) agenda to discuss with Maidstone Borough Council (MBC). Yalding Parish Council (YPC) will write to get them removed.

6. POLICE MATTERS

Report on KALC Meeting with PCC and T/ACC

The Chief Constable has retired and a replacement is being sought. Currently, all senior officers have moved up one level with a “temporary” before their job title.

The new Neighbourhood Policing Structure (NPS) is being worked on and will be ready for public consultation in January; some five hundred officers and civilian staff will be losing their jobs and they have all been notified. The T/ACC confirmed that all PCSOs in post when the NPS is launched, will retain their jobs. There will be some exciting opportunities for them and they will have more powers. The new structure will offer a combination of more warranted officers and PCSOs. It was agreed that PCSOs are the main link to Communities. The Task Forces will be retained. No additional PCSOs will be recruited at this time and any issues that need attention, such as unsocial behaviour, should be put through the Community Safety Units (CSU), which are also being retained. Kent is losing both warranted officers and PCSOs to the Metropolitan Police, where incentives are being offered.

Report on the Ward Cluster Meeting

Our cluster has been split moving Headcorn and surrounding parishes to a separate cluster, which has made for a much better cluster for us. Marden and Yalding Ward has its own Task Force at present (we will not have it forever as officers are deployed where there are serious issues) due to the ongoing problems in Marden. The PCSO responsible for CCTV has been asked to look at ours as the police could not access it three weeks ago. Street Lights have checked and there is an electrical supply to the unit.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb sent his apologies but did not send a report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell sent her apologies, she sent a short 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

There were none declared.

10.2. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.3. YALDING ENTERPRISE PARK (YEP)

Further Development Group meetings are being arranged.

10.4. MAIDSTONE BOROUGH LOCAL PLAN REVIEW

Examination will recommence on the week commencing 7th November. Statements of common ground are currently being signed off.

10.5. DRAFT PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN THE PARISH

No further updates.

10.6. ANY OTHER PLANNING MATTERS

10.6.1. APPEAL - 22/500380/TNOT56 TELECOMMUNICATIONS UNIT AT YALDING HILL

The appeal was noted.

11. POLICIES AND PROCEDURES

It was confirmed that there were no changes this month.

12. FINANCE

12.1. MOTION TO PAY BILLS

It was proposed JB, seconded JW and resolved by all to pay bills totalling £10,559.22 exclusive of VAT as per attached list. KG, SG and AS did not vote as they had declared an interest.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £7,962.15 was circulated.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

The only unbudgeted spend is the over used disk space. The Clerk will try to establish why this is happening.

12.4. MOTION TO AGREE TO REPLACE THE STREETLIGHT AT THE POST OFFICE

If it cannot be repaired permanently, it was proposed JW, seconded KG and resolved unanimously that an LED Heritage Windsor to match the others be ordered and fitted at a cost of £1,195 + VAT.

The Chairman is concerned about the amount of light this will give; the contractor has confirmed that they can fit a Windsor from one from the column replacements so that it can be seen in operation before the order is placed.

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 increase the height of the one at the pony field.

The Bridge between the Picnic Area and The Pony Field has been repaired, KG is replacing the netting.

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, no new issues.

The Assistant Clerk is looking for a new mole control company and has one quote so far.

KCC came to cut the hedge on the track; they do the left-hand side going down twice a year and KG met the contractor regarding the other side. The quoted £170 +VAT per cut, which was agreed with the Clerk. This will be added to the contractors quotes next year.

The Cricket Club moving forward with plans to introduce irrigation.

13.1.7. FOWLE HALL GREEN

Inspection complete

The hedge needs cutting back. KG/AS will meet to discuss and KG will obtain a quote to cut it.

13.1.8. THE TATT

Inspection complete, no new issues

A site meeting was held and plans agreed, KG will implement.

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

A quote has been accepted to repair the wall at The Tatt. The contractor will advise a start date after half term.

13.2. PLAY AREA INSPECTIONS

The Assistant Clerk and KG have completed all the urgent RoSPA annual safety inspections' actions. KG is waiting for a tool to try and fix the gate at the Kintons.

13.2.1. WEEKLY

13.2.1.1. JUBILEE FIELD

Inspection complete, no new issues.

Some other play equipment representatives will be asked to look at it the Inga.

13.2.1.2. THE KINTONS

Inspections complete, no new issues. KG has sprayed the graffiti.

13.3. NEW PLAY EQUIPMENT

Awaiting the outcome of the grant application; approximately £50k from FCC Communities Foundation. A grant for £1410 has been awarded from Asda.

Three fundraising events have generated some £3,000

DS has received one quote from Sovereign and is awaiting two other quotes; she has found no other companies that can get close to our specification.

13.4. TO AGREE REMOVAL OF DEAD OAK TREE ON THE KINTONS TRACK

There is a dead oak tree on YPC land; it was agreed to remove it. KG will get a quote.

13.5. TO CONFIRM REMOVAL OF DANGEROUS TREE ADJACENT TO THE KINTONS TRACK

The landowner adjacent to track is removing this tree this week. The track will need to be closed. {Note: due to weather conditions, this has not yet been completed}

13.6. THE FEN WORKING PARTY - UPDATE

The working party met on Wednesday 4 October. The Chairman is reworking the plan.

13.7. REQUEST TO USE PARISH LAND

There have been no requests this month.

14. HIGHWAYS

14.1. REVIEW THE HIGHWAYS LIST

The list has been updated and circulated. Councillors to advise any additions. Some items have been on the list for a while; a meeting with Highways is needed to move things forward.

14.2. PROPOSED 20MPH VICARAGE ROAD – REPORT ON THE SITE MEETING

Countryside Properties (CS) have forwarded copies of their revised plans and a site meeting was held to discuss. YPC has requested that CS considers installing car parking areas to the front grassed areas. Planning permission would be required. The CS engineer suggested maybe Grasscrete could be used. The proposal includes 20mph speed limit, four build outs, some double yellow lines by the entrance to The Glebe and the lowering of the kerb.

The Clerk will chase CS for a response on the parking and The Chairman will follow up with the Managing Director.

14.3. TO DISCUSS ANY OTHER HIGHWAY ISSUES

The Chairman will write a letter to be sent to KCC following the appalling congestion during the closure of the crossroads at Wateringbury. A draft will be circulated.

The roots are damaging the path across The Village Green. KG has spoken with highways who suggested Dukes. He feels that this area could be dug up, the roots cut away and tarmac replaced.

There has been an accident on Lees corner. No damage was done to the fence. KCC/MBC are arranging repairs to their signs. The person who had the accident has emailed to confirm payment of repairs.

15. FLOODING

15.1. GENERAL UPDATE

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

15.2. SUBSTATION UPDATE

UK Power Networks have scrapped the scheme again due to the residents' complaints. The Environment Agency (EA) has taken this up due to the waste of public money regarding the inability to use the PFR pumps. It has now been taken to a senior level at UKPN.

15.3. TO CONFIRM FLOOD WARDEN MEETINGS

Flood Warden meetings will be held on Thursday 3 November at The George and Wednesday 9th November at The Chequers. New wardens have come forward to replace those who have moved away.

16. NEIGHBOURHOOD PLAN (NhP)

No further update.

17. EVENTS

17.1. COMMUNITY INFORMATION EVENT – DEBRIEF

The event was advertised by posters, leaflet drops and over Parish News. It was very well attended by members of the public and organisations that included Kent Police, KCC, MBC, and Golding Homes. PCSO Nicola Morris, who had helped to set this up and who delivered leaflets, is keen for another in the spring.

17.2. REMEMBRANCE DAY – CONFIRM PREPARATIONS

It was confirmed that all plans are in place. There will be a Zoom run through on the 10th.

17.3. YULETIDE

17.3.1. CONFIRM DETAILS OF CHRISTMAS LIGHTS ERECTION

The Christmas lights will be erected in Laddingford on 9 November to be lit on the 19th, Yalding on 20th November to come on the same day

17.3.2. CONFIRM PREPARATIONS

JB confirmed all preparations were in hand.

17.3.3. COUNCILLORS TO UNDERSTAND THE PLAN FOR PARKING AT LUPOFRESH

Details of the plans were circulated and discussed.

17.4. TO DISCUSS CORONATION CELEBRATIONS

It was agreed that a one-day event be held. The Chairman will send out a poll on Parish News to ascertain which is more popular a Street Party or a Lees Party.

18. CONSULTATIONS

Two consultations were received this month.

- Police and Crime Commissioner's Annual Policing Survey 2022 – Noted
- The Kent Minerals and Waste Local Plan and Kent Mineral Sites Plan – Noted

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 – 07 October 2022
- NALC Chief Executive's bulletin – 14 October 2022
- NALC Chief Executive's bulletin – 21 October 2022
- NALC Chief Executive's bulletin – 28 October 2022
- KALC News - September 2022

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Kent's Plan Bee September 2022 Newsletter
- Kent Highways Forward Work Programme

19.3. LETTER FROM ALMHOUSES' TRUSTEES

A letter has been received from The Almhouses' trustees thanking KG and Community Payback for painting the gates.

19.4. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was no other correspondence received.

20. OTHER PARISH BUSINESS

20.1. MOTION TO APPROVE NEW NOTICEBOARDS

Drawings of the new noticeboards were circulated. There is money in the budget but it is expected that the costs will be higher. Councillors agreed to go ahead.

20.2. KENT COUNTY COUNCIL MEMBERS' TREE SCHEME

The grant application has to be put forward by Councillor Webb not YPC. There is some confusion about whether the trees can be purchased by The Parish or need to be ordered via KCC. The Clerk has written to Councillor Webb for clarification.

20.3. BENCH AT JUBILEE FIELD

Concerns have been expressed with regard to the design of the back of the seat which may be considered dangerous within a children's play area. The graffiti has been reported but it was confirmed this is intentional.

Friends of Laddingford School own the bench; the Clerk will write to The PTA Chairman asking for third party insurance details.

The fitting of the bench without prior notification was against a previous minute. The Clerk reminded all Councillors that if they have concerns about the accuracy of the minutes they need to highlight them before approval.

21. PARISH MATTERS

There were no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

- 22/504704/NMAMD 2 Kennel Cottages, Bow Hill
- Non-material amendment to application 16/501201/FULL: With reference to Proposed Plans and Elevation drawing December 2015 Revision C which were passed. Approval is sought before construction (Ref revised drawing D) for the following changes. a) Removal of Side Door. Elevation C. b) Removal of the two ground floor windows. Elevation D. Replaced with Double Patio Doors. c) Fitting of W,C / Wash basin. and associated sewage soil pipe. Ground Floor
- MBC SATISFIED**
- 22/504666/FULL Land at Court Lodge Farm, Kenward Road
- Erection of polytunnels including all associated landscaping, drainage infrastructure and engineering operations.
- Councillors are concerned that this is another significant visual intrusion in an area that has suffered a substantial visual impact recently and request that The Planning officer is satisfied that this is the only suitable location.**
- 22/504668/FULL Land at Small Profits
- Change of use of land for the storage in situ of ten mobile homes for seasonal agricultural workers, including landscaping and the engineering operations required to provide a sewage treatment unit.
- NO COMMENT**
- 22/504506/FULL Orchard View Park, Shingle Barn Lane, West Farleigh
- Change of use of land and erection of a single storey building to accommodate toilet and shower facilities ancillary to the existing tourist camping and caravan site.
- NO COMMENT**
- 22/504426/REM Former Syngenta Works, Hampstead Lane
- Approval of reserved matters of scale, layout, appearance, and landscaping for Phase A being site entrance works, gatehouse building, fencing, construction of the conveyance channel, first section of distributor road, and associated landscaping pursuant to 19/504910/OUT (Outline application for the redevelopment of the former Syngenta works site to provide a new business park of up to 46,447 sqm of B1(c), B2 and B8

accommodation with associated access, parking, and infrastructure works).

NO COMMENT

22/504082/FULL

High Lees Farmhouse, Wagon Lane

Change of use from agricultural barn to C2 training centre with construction of first floor and creation of associated bedroom accommodation and ancillary services. Construction of a new road with access to Wagon Lane and car parking for 13 no. cars.

OBJECT

The site appears to be in Flood Zone 2 but surrounded by Flood Zone 3 and with no safe access/egress to a Flood Zone 1 away from the area not to a dry island. We do not consider this an area suitable for the introduction of any form of residential accommodation, however temporary, especially for children.

The application does not give any indication of what the training is for and Councillors do not feel it meets the exceptions or sequential tests as there does not appear to be any benefit for local residents. There are likely to be sequentially preferable sites available with a lower risk of flooding in the surrounding areas.

The proposal is therefore unacceptable on public safety grounds as it has not been demonstrated the development has safe access and escape route and the proposal would expose anyone occupying the site and members of the emergency services to serious risk in times of flood. The development is therefore contrary to the provisions of Maidstone Borough Strategic Flood Risk Assessment and the NPPF. It is vital that the Environment Agency be consulted.

If the planning Officer is of a mind to approve Councils request that it be put before MBC Planning Committee.

22/502992/FULL

4 Shingle Barn Farm Cottages Smiths Hill

Erection of a part single front/side extension and part two storey side extension, and part single/part two storey rear extension, incorporating loft space to create additional bedrooms and conversion of cellar to study.

OBJECT

The proposal, by virtue of its scale, location, and design, would consolidate built development in this rural location introducing a visually dominant and incongruous development that would detract from the attractive appearance and proportions of the adjoining properties and damage the transition to the open character of the adjacent countryside and in turn would have an adverse impact upon the character and appearance of the streetscene thereabouts. The development would therefore be contrary to policies SP17, DM1 and DM30 of the Maidstone Local Plan (2017); and the aims of the National Planning Policy Framework (2021), the Sequential Test, contrary to policy DM1 of the Maidstone Borough Local Plan (2017) and the aims of the National Planning Policy Framework (2021) and its Technical Guidance.

MBC PLANNING DECISIONS SINCE LAST MEETING

21/503275/FULL

Land West of Maidstone Road, Paddock Wood

Change of use of the land for holiday accommodation. (Resubmission of 20/503351/FULL)

REFUSED

22/503380/FULL

15 Lyngs Close, Yalding

Retrospective application for erection of a single storey conservatory.

GRANTED

22/503831/FULL

Land South East of Emmet Hill Lane

Change of use of the land for the stationing of 6no. Static caravans and 6no. touring caravans for Gypsy/Traveller use, with associated parking and hard and soft landscaping.

REFUSED

22/504049/FULL

3 Park Cottages, Wagon Lane, Paddock Wood

Demolition of existing conservatory and erection of a single storey side extension.

GRANTED

22/504087/LAWPRO

Kenward Farm, Kenward Road, Yalding

Lawful Development Certificate for proposed siting from 1 April through to 31 January of eight mobile homes for seasonal agricultural workers.

GRANTED

22/504704/NMAMD

2 Kennel Cottages, Bow Hill, Wateringbury

Non-material amendment to application 16/501201/FULL: With reference to Proposed Plans and Elevation drawing December 2015 Revision C which were passed. Approval is sought before construction (Ref revised drawing D) for the following changes. a) Removal of Side Door. Elevation C. b) Removal of the two ground floor windows. Elevation D. Replaced with Double Patio Doors. c) Fitting of W,C / Wash basin. and associated sewage soil pipe. Ground Floor.

SATISFIED

There being no further business the meeting closed at 22.59

Signed.....

Date.....