

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 04 NOVEMBER 2025 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)	Jason Buckland (JB)
Tim Chapman (TC)	Ken Gough (KG)
Pip Jamison (PJ)	Andy Sanders (AS)
Dee Ann Stead (DS)	Kelly Woods (KW)

PJ joined the meeting at 19.06.

CHAIRMAN'S WELCOME AND INTRODUCTION

The Chairman welcomed Councillor Buckland to The Council and introduced the rest of The Councillors.

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

All Councillors were present.

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 and AS declared an interest in agenda item 12.2 as they had bills for payment.

2.3. REQUESTS FOR DISPENSATION

It was noted that all members of The Council had a potential disclosable interest in agenda item 10.3, planning application 25/504186, as the electricity supply affects approximately 122 properties. It was agreed that without the granting of dispensations, the Council would be inquorate on this item.

It was resolved that a dispensation be granted to all members of the Council to speak and vote on this item. This dispensation shall apply until the end of May 2026.

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 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 07 OCTOBER 2025

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1.REPAIR/REPLACE LITTER BIN ON THE LEES VILLAGE END

The Chairman is going to report that it was Maidstone Borough Council (MBC) operatives that damaged it.

5.2. REQUEST FOR A LARGE LITTER BIN IN THE AREA OF HAMPSTEAD LOCK

The Chairman will ask John Edwards if he will support a bin in this location.

5.3.REVISED CODE OF CONDUCT

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

5.4.BOOT SCRAPER AT KINTONS BRIDGE

A boot scraper will be installed at The Kintons at a cost of up to £200.

5.5.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.

5.6. REQUEST FROM THE CRICKET CLUB RE CCTV

Awaiting The Cricket Club's CCTV policy.

5.7. THE KINTONS – CREATION OF AREA FOR INFORMAL FOOTBALL GOALS

Soil is being taken to the area to get it ready to make it playable.

5.8. MOLE CONTROL

Daffodils have been purchased and planted.

5.9. REQUEST FROM THE CRICKET CLUB TO INSTALL TOILETS, A STORAGE CONTAINER AND OTHER ALTERATIONS NEXT TO THE KIOSK.

The Clerk to provide a letter to the cricket club for their grant application to Kent Cricket, the club will inform The Clerk of the grant requirements.

5.10. LEES PICNIC AREA – INVESTIGATE FAILURE OF THE CARD ENTRY SYSTEM

The barrier card-reader memory appears to have been wiped; this needs to be resolved before the start of the next season. Also, new teeth need to be installed across the exit gate.

5.11. PARKING AT THE GLEBE DEVELOPMENT

A meeting was held on 10 September, Vistry reported they would not block a car park at the front but has little resources to support it. However there seems that there could be some blocks to this in the land transfer from the Rochester Diocese. The Chairman will review the documentation and make a recommendation on where to go with this. This has been moved to the monitor list for the time being.

5.12. POST OFFICE LEASE

It was proposed by The Chairman, seconded AS and resolved by all to renew the post office lease for 15 years with a 5-year break clause subject to satisfactory heads of terms. The Clerk has written to the landlord but has not had a reply.

5.13. PAT TESTING OF PARISH COUNCIL ASSETS

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

5.14. CHANGE THE COUNCIL'S ADDRESS FOR ALL LAND TO THE PO BOX ADDRESS

A letter has been sent to HM Land Registry.

6. POLICE MATTERS

The Clerk sent invites to the PCSO for various events.

7. COUNTY COUNCILLOR'S REPORT

Councillor Ford attended the meeting and gave a short verbal report.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell joined the meeting at 20.38; she had sent a report which was circulated. Councillor Summersgill and Councillor Couch sent their apologies; they had 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

There was none declared.

10.2. SCHEME OF DELEGATION

It was confirmed that the following planning applications were responded to in line with the Scheme of Delegation and the response is included at the end of the minutes of this meeting

- 25/504106/AGRIC - Downs Farm, Yalding Hill – No Comment
- 25/504104/FULL - The Stables, Willow Lane - No Comment
- 25/504193/PIP - Land At Vicarage Road, Yalding – Strongly Object

10.3. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS

- 25/504080/FULL - Land At Court Lodge Farm, Kenward Road – No Comment
- 25/504186/ELEC - South Of Willow Grove, Lees Road, Yalding – Strongly Support

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)

No further update.

10.4.2. FERNHAM HOMES – LAND NORTH OF KENWARD ROAD

The application for reserved matters was approved at MBC planning committee; it was disappointing that the members did not acknowledge YPC's comments.

Work has now started clearing vegetation. Concerns were expressed about the mud on the road caused by contractors. Fernham Homes will be made aware.

10.4.3. FERNHAM HOMES – LAND SOUTH OF KENWARD ROAD

There is further opportunity to comment on the discharge or the open spaces, play equipment and drainage condition, The Chairman and The Clerk have met further with Fernham homes to discuss this and will meet soon with Fernham Homes and MBC planning.

Fernham Homes are going to prepare information with regard to the BNG liabilities.

A copy of the proposed Heads of Terms of the potential transfer of land to YPC is awaited, open space will be ready by completion of the 55th property on the north site. During initial stages of development, the field will be used for parking of contractors vehicles and machinery.

10.5. ANY OTHER PLANNING MATTERS

10.5.1. 25/500211/FULL LAND AT LAWTON PLACE

To note 25/500211/FULL, Land at Lawton Place, Benover Road has gone to appeal via written representations. The Chairman and The Clerk have both been contacted by Collier Street residents asking Yalding Parish Council to make further comments to the Planning Inspector. The points they raised are outside the planning appeal scope and it is felt that there is nothing further to add to the original representations.

There were no other planning matters.

11. POLICIES AND PROCEDURES

11.1. MOTION TO APPROVE UPDATED SCHEME OF DELEGATION POLICY

It was proposed KW, seconded TC and resolved unanimously to approve the updated Scheme of Delegation policy.

11.2. WEBSITE DOCUMENT ACCESSIBILITY REQUIREMENTS THERE ARE NO POLICIES AND PROCEDURES TO APPROVE THIS MONTH.

The Assistant Clerk has undertaken a training course on the accessibility requirements for documents loaded onto a Council website in order for compliance with the new assertion 10 on the Annual Audit Return, a brief was circulated.

12. FINANCE

12.1. SCHEME OF DELEGATION

To confirm £178.75 excluding VAT was paid to Fabric Land for fabric for the backdrops for the pantomime which was approved in line with the Scheme of Delegation and is included in the bills list attached to the minutes of this meeting.

12.2. MOTION TO PAY BILLS

It was proposed KW, seconded JB and resolved by all to make payment of bills totalling £11,207.38 exclusive of VAT as per attached list. KG and AS declared an interest as they had bills for payment and did not vote.

TC and DS will authorise them electronically.

12.3. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £7,246.60 was circulated.

12.4. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted or previously approved spend.

12.5. BANK BALANCES AS AT THE END OF SEPTEMBER 2025

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

- NatWest £42,042.83
- Unity Trust £51,097.70

12.6. BANK RECONCILIATIONS FOR SEPTEMBER 2025

It was confirmed that these have been signed as correct.

12.7. MOTION TO AGREE TO OBTAIN A CORPORATE PURCHASE CARD

It was proposed by The Chairman, seconded DS and resolved unanimously to obtain a corporate purchase card with a £50 setup fee and £3 per card per month continuous fee and to update the financial regulations and standing orders accordingly.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

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.

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.

13.1.7. FOWLE HALL GREEN

Inspection complete, no new issues.

13.1.8. THE TATT

Inspection complete, no new issues.

13.2. EQUIPMENT INSPECTIONS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

13.2.2. THE KINTONS

Inspection complete, no new issues.

13.2.3. DEFIBRILLATORS

Inspection complete, no new issues.

13.3. OTHER ISSUES

13.3.1. ELECTRIC BIKES ON PARISH LAND

KG reported concerns about modified electric bikes and scooters speeding on Parish Land. The chairman will ask people if they have any evidence of this via Parish News.

13.4. REQUEST TO USE PARISH LAND

There have been no requests this month.

14. HIGHWAYS

14.1. KENT COUNTY COUNCIL (KCC)

- **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions. The bell bollard has still not been returned, The Chairman/KG are chasing.

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

A HIP meeting was held on 9 October and the HIP is being updated by the HIP officer.

- Town Bridge and Water on Vicarage Road have been placed in a monitoring section of the HIP as The HIP officer believes they are outside the scope of a HIP.
- The Clerk is arranging a very local consultation with regard to the double yellow lines outside Lyngs Farmhouse, once the feedback has been received the HIP officer will review, if approved they do not have funds for it this financial year.
- The footpath across the green at Laddingford to the bus stop. KCC planning and advice team have advised that from a technical standpoint there are no issues with this scheme but the cost could be in the range of £5000 - £10,000 depending on C2 utilities check results and lane rental for the carriageway. Data shows that personal injury and speeds are not an issue. Visibility is good but there is the tree that does affect sight line however and the parish would need to ensure this is maintained to ensure sight line is kept as clear as possible. The scheme would need to be funded by the parish. Councillors agreed to ask the C2 utilities check in order to provide more definitive estimate of the costs.
- The bend and the slow signage on Lees Road is going to be installed at KCC's expense this year.

Once the HIP has been reviewed The Clerk will look to add items from the reserve list and circulate for comment.

Note: There has been another head-on collision at the Lees Road/Hampstad Lane junction.

- **WATER ON VICARAGE ROAD** – There was no time to discuss this at the meeting with Deputy Cabinet Member on 9 October, therefore Council Ford was asked to talk to the new cabinet member about the issue, The Clerk will bring him up to speed.

14.2. TOWN BRIDGE

A meeting was held with the Deputy Cabinet Member on 9 October, he was very positive and agreed to take it to the cabinet member, he has replied reporting that it is a government issue but he is still happy to support us. He has suggested we write to Simon Lightwood who is the Minister for Roads and Buses but protocol may dictate that we write to our own MP Katie Lam in the first instance.

PJ asked the meeting for permission to start to investigate low emissions on heritage sites.

14.3. OTHER HIGHWAY ISSUES

- **TOWN BRIDGE REPAIRS**

The Clerk has been told by KCC structures that work will be done on 26th November, the signs have been changed. At the same time the stonework will be repaired.

15. FLOODING

15.1.GENERAL UPDATE

The Highways Manager has agreed to replace damaged road closed signs. An inventory of the contents of the container has been completed. There was a meeting with KCC/EA to look at road closures 14 October a further, more detailed meeting will take place on 26 November.

The flood warden list is almost complete.

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

STORAGE OF SAND BAGS

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. Still need to ascertain sites, The Tatt is agreed but The Chairman has asked the EA to revisit Burgess Bank as the village hall is as inaccessible as this site when there's severe flooding. JA from the EA will come out asap and look at sites with us. The Chair will ask for emergency deliveries to the properties that require more.

£10,000 FLOOD PRIZE STILL TO SPEND

A meeting was held with KCC highways and the deputy cabinet member on 9 October; highways have arranged a meeting to discuss the road closure devolved power and the use of flood gates in detail on 26 November.

15.2. SUBSTATION UPDATE

UKPower are planning to install a Pole Mounted Transformer on The Lees feeding back towards the Lyngs Farmhouse substation to try to prevent outages at times of severe flooding. 25/504080/FULL.

This proposal will bring the electricity supply to the properties on Lees/Benover Roads and part of Lyngs Close from the opposite direction into the village to initially support the Lyngs Farmhouse substation, but it is hoped that it may be possible to remove this altogether at a future date if there is no voltage drop during heavy use.

16. NEIGHBOURHOOD PLAN (NhP)

Awaiting DH to prepare the final draft for approval by YPC, The Steering Committee and MBC. DH is hoping to get back to this very shortly.

17. EVENTS

17.1. REMEMBRANCE SUNDAY PARADE

The Parade will be held on 9 November; The Road Closure has been approved and all the signage is out.

The barriers out ready for the Marshalls to erect on the day.

The Chairman has sent an email to all participants.

17.2. YALDING YULETIDE MARKET

The constitution has been completed with approval from YPC insurance company and KALC. The new bank account is live.

17.3. YALDING ENTERTAINERS

The setting up of the group is on track.

18. CONSULTATIONS

One new consultation has been received this month.

- South Eastern Railway Stakeholder Feedback 2025 – AS will respond

September:

National Highways & Transport Network - Public Satisfaction Surveys – February 2026. The Chairman will circulate on Parish News.

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 – 09,16, 23, 29 October 2025
- KALC Fortnightly Bulletin - 17th October 2025
- Rural Matters – Kent Police

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- MBC Parish Newsletter October 2025
- CPRE Kent E-Newsletter - October 2025
- South Eastern Railway's Customer and Community Improvement Fund
- MBC Forthcoming events

19.3. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- Clock House - Letter confirming update to planning

20. PARISH BUSINESS

20.1. NOTIFICATION OF ANY WELCOME LETTERS THAT NEED TO BE SENT

A list was prepared.

20.2. MOTION TO FILL THE CASUAL VACANCY POSITION

Following the resignation of Leila Bates another casual vacancy was advertised. MBC has advised that there has been no call for an election and therefore YPC can go ahead and Co-opt.

It was proposed by the Chairman that as interviews had only taken place the previous month further applicants should not be invited and that Ian Simmons be asked to fill the casual vacancy. AS seconded and resolved by all.

20.3. TO DISCUSS A REQUEST FROM SPEEDWATCH FOR A SOLAR SPEED MONITOR

Speedwatch have asked The Parish Council to apply for the Parish Speed Indicator Device (SID) scheme from KCC highways, for solar speed monitors at three locations at a cost of around £8-£10K and include them on the HIP for review. Speedwatch have

suggested, as you come into Yalding via the Lees, as you come into Yalding via Benover and as you come into Yalding from Yalding Hill.

Yalding village has previously been surveyed for interactive signs and there was nowhere which met the criteria for erection of these signs. In any case there is currently no money in the budget this financial year.

The Clerk will investigate with The HIP Officer.

20.4.HOUSING NEED SURVEY – UPDATE

The housing survey has been delivered to all households in the Yalding Parish, it is advertised on Parish News and in The Parish Magazine and there are hard copies in the library.

20.5.MOTION TO CHANGE THE ASSISTANT CLERKS TITLE TO DEPUTY CLERK

The Chairman proposed, KW seconded and it was resolved by all that The Assistant Clerk's title be changed to Deputy Clerk and her email be changed to deputyclerk@yaldingparishcouncil.gov.uk.

21.OTHER PARISH MATTERS (Not for resolution)

There were no other Parish matters.

COMMENTS ON PLANNING APPLICATIONS

25/504106/AGRIC Downs Farm, Yalding Hill

Prior notification for erection of 4no. barns for agricultural use to the existing established farm.

NO COMMENT

25/504104/FULL The Stables, Willow Lane

Conversion of the loft of the existing garage into an office space. Changes of fenestration. Installation of access stairwell, heat pump.

NO COMMENT

25/504193/PIP Land At Vicarage Road, Yalding

Permission in Principle for the erection of 3no. self-build or custom housebuilding dwellings in a phased manner.

STRONGLY OBJECT

In May 2024, planning application reference 24/501439/FULL was refused for an almost identical proposal and subsequently an appeal was lodged, appeal reference APP/U2235/W/24/3354595, which was dismissed in April of this year. The Inspector stated that the main issues in the appeal to be:

- **the effect of the development on the setting of identified heritage assets and the Yalding Conservation Area;**

- the impact of the development on the character and appearance of the area;
- the effect of the development on highway safety; and
- whether the proposal would make adequate provision for affordable housing.

He commented as follows using his paragraph references:

61. I have had regard to the previous appeal decision on this site which was dismissed in 2016. Noting the age of this decision and the recently adopted local plan I consider that its findings have a narrow bearing on the current appeal. Furthermore, with regard to its consideration of heritage assets, the Inspector notes that they had limited evidence before them in respect to the relationship between Wardes Moat and the appeal site. As I have been provided with detailed evidence on heritage matters it is unsurprising that I have come to a different view as to the relationship between Wardes Moat and the appeal site, noting that in both decisions we have considered that there would be less than substantial harm to the significance of a designated heritage asset.
64. The proposal would conflict with the development plan for the reasons previously outlined. However, the proposal would provide housing which would contribute to the Council's housing supply.
65. The site is well located in terms of its proximity to services and is of a scale appropriate to the size of the existing settlement and as such lies within a sustainable location. There is no evidence that local infrastructure would be unable to meet the needs of the development. The development would also give rise to some economic benefits during the construction phase and provide limited support to local services.
66. In addition, the affordable housing contribution, whilst not policy compliant, would result in social benefits. Therefore, noting the moderate scale of the development proposed, I have attributed moderate weight to the delivery of housing in this instance.
67. However, the identified adverse impacts of the development, the conflict with the development plan and the adverse impacts to the character and appearance of the area, the shortfall in the affordable housing contribution and the impact on highway safety, to which collectively I have afforded considerable weight would significantly and demonstrably outweigh the benefits outlined above.
68. The proposal would therefore conflict with the development plan and there are no other considerations, including the Framework, that outweigh this conflict.

The Inspector also noted with regard to the access splays that it was impossible to improve these splays to the required highway standards but the applicant is now showing on the drawing that these standards will be met with no explanation.

Councillors do not believe there has been any material changes to the proposal dismissed at appeal and continue to strongly object to this application.

We are unsure of the process of a PIP application but would ask for it to be called in to Committee if relevant.

25/504080/FULL Land At Court Lodge Farm, Kenward Road

Siting and retention of polytunnels on site, provision of an irrigation lagoon and attenuation basin with associate engineering operations, landscaping and ecological enhancements

NO COMMENT

25/504186/ELEC South Of Willow Grove, Lees Road, Yalding

Section 37 of Electricity Act 1989 consultation for the installation of a new pole mounted transformer on HV pole 721259

STRONGLY SUPPORT

During the Christmas 2013 severe flooding in Yalding, the electricity substations at Burgess Bank and Lyngs Farmhouse were overwhelmed by flood water causing severe outages to much of Yalding village, most particularly those adjacent to and on the southern side of the River Beult. The outages lasted for nearly a week and delayed the commencement of the recovery process to flooded properties. UK Power Networks (UKPN) were able to replace the Burgess Bank substation with a pole mounted transformer, but this was not possible at Lyngs Farmhouse due to the siting and it has taken 10 years of searching for a suitable, alternative site but to no avail. It is now more important than ever to ensure a continuous supply of electricity at times of severe flooding to those properties that have been fitted with electric pumps as part of the Property Resistance Measures (PFR). This proposal will bring the electricity supply to the properties on Lees/Benover Roads and part of Lyngs Close from the opposite direction into the village to initially support the Lyngs Farmhouse substation, but it is hoped that it may be possible to remove this altogether at a future date.

MBC PLANNING DECISIONS SINCE LAST MEETING

25/503563/FULL Selves, Vicarage Road

Erection of a detached timber frame and cladding garage/carport with store room above. Roof to be formed with barn hips and tiled to the soften visual look at gable ends.

REFUSED

25/503066/REM Land North & South Of Kenward Road

Approval of Reserved Matters (Appearance, Landscaping, Layout, and Scale) pursuant to 23/505139/OUT for the residential development of 112no. two storey dwellings (Class C3) on land north of Kenward Road together with associated infrastructure and landscaping and the provision of informal/recreation open space, drainage, landscaping, and ancillary works/infrastructure on land south of Kenward Road.

GRANTED

There being no further business the meeting closed at 22.18.

Signed.....

Date.....