

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 05 OCTOBER 2021 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Andy Sanders (AS)

Sue Gerrish (SG)
Ken Gough (KG)
Dee Ann Stead (DS)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared

PUBLIC SESSION

There were two representatives of HIS charity who attended with regard to agenda item 13.4.4

ACTIONS

1. APOLOGIES FOR ABSENCE

Councillor's Jason Bryant (JB) and David Law (DL) sent their apologies due to work commitments, Councillors Joe Westgate (JW) sent his apologies due to sickness. All 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 12.2 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 agreed to take items 23 and 24 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 07 SEPTEMBER 2021

Proposed DS seconded SG and all agreed 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. INCREASE IN HGV'S

The Technology used to detect Heavy Goods Vehicles (HGV) without Kent access permits is intended to be used in the pilot area for HGV control. **ML**

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

Awaiting completion of Kenward Road verges.

CHAIR

5.7. THE ALMSHOUSES - TO AGREE TO CLEARING THE VEGETATION

This has been cleared.

NFA

5.8. 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

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

The Chair will write to James Bailey.

CHAIR

6. POLICE MATTERS

The redeployment of Police Community Support Officers (PCSO) has now been scrapped, with the exception two officers. However, there is a proposal to group officers to give them more support. Yalding PCSO is still on sick leave, she is out of her brace but her knee is still not load bearing. Ward Cluster meetings have been set-up with MBC Community Safety Unit, the CSU police inspector, MBC Ward Members and parish representatives. Yalding is in Ward Cluster 6 along with Headcorn, Ulcombe, Boughton Malherbe, Staplehurst, Marden, Collier Street and Nettlestead. The first cluster meeting is on 12th October. Anti-social behaviour, especially at Hampstead Lock, needs to be included.

7. COUNTY COUNCILLOR'S REPORT

The County Councillor sent his apologies due to a Maidstone Borough Council (MBC) committee meeting. No update report was received.

8. BOROUGH COUNCILLOR'S REPORT

Cllr Claudine Russell was present. A brief update was given; it was confirmed that MBC would revert back to a cabinet system but that the election system would not change to all Councillors being elected at the same time.

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.

10.3. YALDING ENTERPRISE PARK (YEP) – UPDATE

The S106 agreement has been approved and is ready for signature.

10.4. MAIDSTONE BOROUGH COUNCIL LOCAL PLAN REVIEW

The Regulation 19 consultation was presented to MBC's Strategic Planning and Infrastructure committee (SPI) on 4th October and given the go ahead to go to full council on 6th October. Maidstone branch of The Kent Association of Local Councils (KALC) has concerns that two days is not sufficient for Members to absorb the SPI Committee's recommendations. KALC are speaking at both meetings.

10.5. ANY OTHER PLANNING MATTERS

There were no other planning matters.

11. POLICIES AND PROCEDURES

11.1. MOTION TO CHANGE YPC POLICIES TO ALLOW DRAFT MINUTES TO BE PUBLISHED

This is a legal requirement. The Chairman proposed, JC seconded and it was resolved with five in favour and one abstention, to adopt this.

The Clerk will update the relevant documentation.

CLK

12. FINANCE

12.1. TO CONFIRM THAT PARISH PICNIC EXPENSE INVOICES WERE ALL BUDGETED FOR AND APPROVED IN LINE WITH THE SCHEME OF DELEGATION AND ARE INCLUDED IN THE OCTOBER BILLS LIST ATTACHED TO THE MINUTES OF THIS MEETING.

This was confirmed and the bills are included in the October list attached to the minutes of this meeting.

12.2. PAY BILLS

It was agreed, proposed DS, seconded SG to pay bills totalling £14,000.69 exclusive of VAT as per attached list.

12.3. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £5,852.98 was circulated.

12.4. MONTHLY SPEND AGAINST BUDGET REVIEW

There was unbudgeted expense of £75 for The Remembrance Day Parade road closure. This was paid for as the deadline was due and the church would not pay for it. There is however money budgeted in parish events that will cover this. Yalding Parish Council (YPC) have no power to spend this so it will be spent under S173 expenditure.

12.5. TO NOTE THE EXTERNAL AUDITOR REPORT - AGAR SECTION 3

The External Auditors' report is complete with no issues. No action is required from the report.

They did however suggest that insurance claims should be netted off against expenditure, something we used to do but were criticised for.

12.6. TO AGREE TO PURCHASE A WOOD-CHIPPER TO ALLOW LAND CLEARANCE

It was proposed KG, seconded SG and resolved unanimously to purchase a wood-chipper at a budget of up to £5000

12.7. SPONSORED PARISH VAN - TO DISCUSS DETAILS

The wording to be added to the van and the written agreement between YPC and Orchard View Garage for the use of the van had been circulated.

The van is now insured and taxed.

12.8. TO AGREE TO TRANSFER ANY EXCESS COVID FUND TO THE RELIEF IN NEED FUND

It was proposed by The Chairman, seconded AS and resolved unanimously to transfer the unspent Covid-19 donation monies of £1339.35 to the Relief in Need Fund, which is one of the Yalding Charities.

The Church had previously agreed to do the same and SG confirmed that this is in progress.

12.9. £10,000 FLOOD PRIZE STILL TO SPEND - TO DISCUSS

The Chairman still has her £10,000 prize money to spend on flood projects in the parish. All agreed that flood gates is the number one requirement even though KCC Highways has suggested that they are not possible. The Chairman will raise it again.

CHAIR

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.

William Bird has agreed to do a regular mole patrol.

CLK

13.1.7. FOWLE HALL GREEN

Inspection complete.

13.1.8. THE TATT

Inspection complete.

The rubber matting needs to be removed.

KG

The land registry need to advise southern water before they can reissue the title deed to YPC.

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.

CLK

13.2.2. THE KINTONS

Inspections complete.

The pedestrian gate is still not closing properly. The Clerk has asked MBC to look at it

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 solicitor has reported that all he has received is the title plan for the transfer which the Clerk has circulated. He is drafting the transfer deed and has asked if there are any rights of access etc that should be added, It was agreed that we must ensure hedges and ditch are included.

13.3.2. TO APPROVE THE MVCP MANAGEMENT PLAN AND SUBSEQUENT ACTIONS – SITE MEETING UPDATE

KG has started to clear the area. The Management plan will be discussed at a site meeting along a potential planning application for the car park.

13.3.3. DEFIBRILLATOR AT THE KINTONS – TO DISCUSS POTENTIAL LOCATIONS

Yalding & Laddingford Football Club has purchased a defibrillator and would like it to be used by residents as well as the sports clubs. It has been agreed that YPC will purchase a cabinet that will need an electrical supply and site it on the lamppost at the top of the track on Vicarage Road. A very big thank you to Steve and Liz Faulkner.
CHAIR/CLK

13.4. REQUEST TO USE PARISH LAND

13.4.1. MOTION TO ALLOW A HALF-TERM FOOTBALL ACTIVITY AT THE KINTONS SUBJECT TO A CHECK, AFTER THE EVENT, OF THE MEMBERSHIP OF ALL CLUBS USING THE KINTONS' FACILITIES BEING PREDOMINANTLY YALDING RESIDENTS

The Chairman proposed, SG seconded and it was resolved unanimously to allow a half-term football activity at The Kintons subject to a check, after the event, of the membership of all clubs using The Kintons' facilities being predominantly Yalding residents

There is also a condition that parking must be in the car park only with no vehicles allowed onto the grass.

13.4.2. REQUEST TO USE THE KINTONS AS A COLLECTION SITE FOR CRICKET CLUB CHRISTMAS TREE SALE

The Cricket Club have asked if they can use the car park space at The Kintons for collections of Christmas Trees they are selling to raise money for the club, at midday on Sunday 5th December after football, probably from midday for a few hours. It was agreed to grant permission.

13.4.3. REQUEST TO USE YALDING VILLAGE GREEN TO SELL REFRESHMENTS AT A HALLOWEEN

Yalding school Parent Teacher Association have asked if they can hold a refreshment stall on Yalding Village Green for a Halloween themed pumpkin hunt around the village to be held on Sunday 31st October. The Vicar has no problem with Halloween celebrations on a Sunday. It was agreed to grant permission although there should be no vehicles on the grass.

13.4.4. HIS GRATITUDE MUSIC FESTIVAL TO REVIEW THE REQUEST FOR USE OF PARISH OWNED LAND

Following the meeting with Mark Daniels, the Chairman and Clerk had an informal meeting with three of the officers of HIS charity who have addressed most of the Council's concerns regarding the content of the proposed festival, via an email which was circulated.

There was further discussion and Councillors still have reservations mainly about the date and the short amount of time to carry out the grass cutting.

A vote was taken and it was agreed to allow the festival with four Councillors in favour and two councillors against, on the condition that proof is given that the funding is in place and the issue with the grass cutting is fully understood.

14. HIGHWAYS – UPDATE

14.1. HIGHWAYS LIST

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

14.2. HIGHWAYS IMPROVEMENT PLAN

This will be drafted by The Chairman and The Clerk. To include the double yellow lines outside Blumer Lock. **CHAIR/CLK**

14.3. OTHER HIGHWAY ISSUES

The Chairman will chase The Highways 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

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

Correspondence has taken place with MBC about ditch clearance behind Cherry Tree Cottage.

15.2. SUBSTATIONS

UKPN are ignoring all correspondence a meeting with Helen Grant will be set up to re-raise the issue. **CHAIR**

15.3. RIVER MEDWAY (FLOOD RELIEF) ACT 1976 PUBLIC INQUIRY

The Scheme now has Ministerial consent.

16. NEIGHBOURHOOD PLAN (Nhp)

16.1. AFFORDABLE HOUSING – TO DISCUSS THE CURRENT MBC APPROACH

The Chairman briefed Councillors on MBC's approach to Affordable Housing.

This is not the way the scheme was meant to be. It will mean people with no connection to the area can be moved in, especially where there is a right to exchange in the lease agreement. Yalding Parish Council has no interest in joining a scheme that does not guarantee local homes for local people.

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. THE PARISH PICNIC

It was a lovely sunning day, with a great attendance. Very positive feedback has been received.

18.2. REMEMBRANCE DAY

This has always been a joint event with YPC organising the paper work and Yalding Church managing the event. There were problems on 2019 as MBC started charging £75 for administrating the road closure.

The Vicar reported to The Clerk that the church would not be willing to pay MBC for the road closure. The Police have written to inform us that an approved road closure must be in place. This put YPC in a difficult position so with the deadline for MBC due The Clerk

submitted and paid for the Road Close. The Chairman has written to the Vicar he has responded that the church currently has no one to manage this event. The Chairman will send out a Parish News asking for a volunteer to manage the event. **CHAIR**

18.3. YULETIDE MARKET

JB circulated an update on planning progress, everything is on track.

18.4. QUEENS PLATINUM JUBILEE CELEBRATIONS

The events need to be agreed so that we can start advertising and booking. It was agreed:

- Thursday evening touch lit parade ad beacon lighting
- Friday Street Party
- Saturday picnic on The Lees

18.5. PLAYScheme 2022

Play Place did a sterling job in 2019 and The Clerk really doesn't have time to administer a scheme, it was therefore agreed that they be booked for 2022, subject to a venue being available.

The School now use the hall as a classroom so there may be some logistical issues, The Clerk will go and look at the school and make a recommendation. **CLK**

19. CONSULTATIONS

No consultations have been received this month.

Replies to previously received consultations:

- KCC Household Waste Recycling Centres Booking System – 30 September 2021, No action was taken,
- 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 – 10 September 2021
- NALC Chief Executive's bulletin – 17 September 2021
- NALC Chief Executive's bulletin – 01 October 2021
- KALC CEO Bulletin - September 2021
- KALC News September 2021

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

- Special edition of the Kent PCC's Newsletter - Violence against women and girls
- KCC Member Briefing on the Environment - September 2021
- Oast to Coast
- Kent Plan Bee August 2021 Newsletter

20.3. TWO LETTERS OF COMPLAINT ABOUT THEIR BLACK BINS BEING REMOVED BY MBC

Several years ago, the black bins from Swan Place suddenly appeared on the footway outside their property. YPC complained to MBC on the grounds that they were in the heart of the Conservation Area, adjacent to an Ancient Scheduled Monument and blocking the footway at a crossing point. Kent County Council (KCC) Highways agreed. MBC did not support this despite YPC offering a place on The Tatt for the bins. This year MBC Conservation Officer reviewed the Yalving Conservation Appraisal & Management Plan and asked that the bins be removed. The Clerk pointed this out to MBC who then removed the bins without notice to the residents (three properties). MBC subsequently sent the residents a letter, the tone of the officer's letter is appalling offering no explanation and essentially blaming YPC and offering no solution. The residents have quite rightly written to us to complain.

The Chairman to write to the Chief Executive Officer of MBC to explain the background and that we had offered for the bins to go round the back to The Tatt. We will also write to the

residents explaining the situation and telling them we will try to get the black bins back on the condition that they put them on The Tatt. **CHAIR/CLK**

20.4. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was no other correspondence.

21. OTHER PARISH BUSINESS

21.1. LADDINGFORD, NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE – TO DISCUSS WHETHER TO RESURRECT THIS

The Clerk confirmed that MBC rules haven't changed, 75% of effected residents must support the change.

It was agreed that a letter would be hand delivered asking for an email reply of support or not support before signatures are collected. **CLK**

21.2. DIFFUSION TUBES

Diffusion tubes have been placed at eight locations throughout The Parish. The tubes are changed every four to five weeks and sent off to a laboratory for analysis of the content of Carbon Monoxide.

21.3. ASSISTANT CLERK – TO DISCUSS OPTIONS

In 2019 it was agreed to appoint an assistant clerk to support the current Clerk in order to free up time to obtain the Certificate in Local Council Administration (CiLCA) Qualification. Due to Covid-19 restrictions the position was never filled.

It now seems sensible that someone is recruited who might like to increase their hours as the current clerk reduces theirs as they move towards retirement and that it is the assistant clerk who might take the qualification with a view to becoming full time.

An advert will be prepared. **CLK**

21.4. SHORTAGE OF HGV DRIVERS AND IMPACT ON THE COMMUNITY

No impact has reported to any Councillors.

22. PARISH MATTERS

There were no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

- | | |
|------------------|--|
| 21/505160/FULL | Land At Highlands Farm. Yalding Hill
Change of use of the land for the stationing of 2no. static homes, 2no. touring caravans and 4no. parking spaces for a gypsy/traveller family (part retrospective).
OBJECT
The proposal would result in significant visual harm to the appearance of the landscape and the undeveloped rural character of the site contrary to policies SP17, DM1, DM3, DM15 and DM30 of the adopted Local Plan, the Maidstone Landscape Character Assessment, and the NPPF. |
| 21/504881/LAWPRO | Manor Cottage Manor Farm Laddingford
Lawful development certificate for proposed extension to side porch, removal of existing damaged orangery pitched roof and insertion of replacement flat roof, with light lantern.
NO COMMENT |
| 21/505039/LAWPRO | Rainbows Blunden Lane Yalding Maidstone Kent |

Lawful Development Certificate for a proposed partial conversion of the double garage to a habitable space.

NO COMMENT

21/505050/LAWPRO Green Acres, Lees Road, Laddingford

Lawful Development Certificate for a proposed single storey side extension.

OBJECT

Councillors do not believe this is a Lawful Development Certificate as it sits in a floodplain and a full planning application should be invited.

Councillors can see no difference with this application and the previous one that was refused. The planning officer must ensure that it complies with all the regulations of a Lawful Development Certificate.

21/503403/FULL Laddingford Orchard, Claygate Road, Laddingford

Loft conversion to form two bedrooms with front and rear dormers and internal alterations. Erection of a porch to side and a detached 4 bay timber garage with an office and two bedrooms above. **AMENDED PLANS**

The plans have reduced in size from the original application but the garage is still very large. If the planning officer has a mind to approve, there must be a legal agreement in place tying the building to the main property.

MBC PLANNING DECISIONS SINCE LAST MEETING

21/503927/LAWPRO Green Acres, Lees Road, Laddingford

Lawful Development Certificate for a proposed single storey side extension.

REFUSED

There being no further business the meeting closed at 22.35

Signed.....

Date.....