

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 04 OCTOBER 2022 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)	Jason Bryant (JB)
June Chapman (JC)	Sue Gerrish (SG)
Ken Gough (KG)	David Law (DL)
Andy Sanders (AS)	Dee Ann Stead (DS)
Joe Westgate (JW)	

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared.

A MINUTE'S SILENCE IN MEMORY OF HER LATE MAJESTY QUEEN ELIZABETH II

PUBLIC SESSION

There were no members of the public present.

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

The Chairman and KG 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 6 SEPTEMBER 2022

It was proposed DS seconded DL 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. The original documentation is inconclusive. 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, awaiting information on underground services from Kent County Council (KCC). KCC have offered to 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. NEW PARISH NOTICEBOARDS

The new noticeboards need to be ordered.

NOVEMBER AGENDA

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. The Clerk has chased both KCC and Countryside to sort this out.

5.6. £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.

5.7. 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.

5.8. FARMERS MARKET

The garage at The Elms has been cleared.

5.9. SETTING UP A WARM BANK

To help people with energy bills, DL had an idea to set up a Warm Bank in Yalding Village Hall immediately after Pre-school to use the residual heat. The Chairman reported that the village hall loses its heat very quickly in the winter.

The Community Warden thinks that there would be demand for this from throughout The Parish but in her experience it would need to be a late morning/lunch time event and therefore would be difficult to find a location. She felt the Doctors surgery would be too small. Also volunteer transport would be needed. SG said the club is offering hot meals for £5 and the take up isn't great and felt that the take up for this would not outway the logistics of organising.

The community Warden is very happy to get involved if we have someone to lead it.

6. POLICE MATTERS

The next Ward Cluster Meeting is on 11 October.

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb didn't attend the meeting and didn't send his apologies. He did send some information about a KCC tree grant which was circulated. JC will review this. It was agreed that any tree planting should focus on The Fen Orchard, including The Queens Green Canopy trees.

JC/CLK

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell sent her apologies due to the Maidstone Borough Council (MBC) Economic Regeneration and Leisure meeting. She 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 were none declared.

10.2. PLANNING APPLICATIONS RESPONDED TO IN LINE WITH A SCHEME OF DELEGATION

It was confirmed the following planning application were responded to in line with a Scheme of Delegation and the responses are included at the end of the minutes.

- 22/503685/FULL - 3 Kings Cottages Lughorse Lane
- 22/503557/PNG - Yalding Village Club

- 22/503913/FULL - The Stables Willow Lane Paddock Wood

10.3. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP)

YEP, had advised that up to fifty lorries per day for approximately two and a half months carrying materials would be accessing the site. Arrangements have been put in place to stop lorries coming through the villages. One lorry was seen accessing the villages; the haulage contractor has been told that if this happens again they will lose the contract. There was mud on the road; the roadway onto the site has been reinforced with crushed concrete and there are wheel washing facilities. This has been ongoing now for several weeks and no further complaints have been received.

10.5. MAIDSTONE BOROUGH LOCAL PLAN REVIEW

Due to the passing of HM Queen Elizabeth II and additional information being submitted by MBC, the schedule has been rearranged.

10.6. DRAFT PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN THE PARISH

The Clerk has written but has not received a response from DHA Planning.

No further updates.

10.7. ANY OTHER PLANNING MATTERS

- Application 22/504379/AGRIC - Tutsham Farm, Hunt Street, West Farleigh - Prior Notification for the erection of 1no. agricultural building

The application site sits in close proximity to the boundary of West Farleigh with Yalding Parish. Councillors agreed to wholeheartedly support the representations from Teston Parish Council and to express their opinion that, in the circumstances, a full planning application should be submitted.

- 22/503380/FULL - 15 Lyngs Close - Retrospective application for erection of a single storey rear extension.

The Planning Officer has reported that there are no planning reasons not to allow the application and asked that Councillors consider withdrawing their call-in to planning committee. The Clerk will ask for a privacy condition.

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 SG, seconded JC and resolved by all to pay bills totalling £11,365.79 exclusive of VAT as per attached list. The Chairman and KG did not vote as they had declared an interest.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £4,931.80 was circulated.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted spend.

12.4. TO ACCEPT THE ANNUAL AUDIT RETURN EXTERNAL AUDITOR REPORT AND REVIEW ACTIONS

The external audit has been completed. There was one 'Except for matter' The Responsible Financial Officer did not sign the accounts before they were approved. They actually were signed before the approval meeting on 23 May however the date was incorrectly recorded as 23 June. The bank reconciliation was signed 23 May, The Clerk has spoken to the auditor and he is happy that they were signed in accordance with procedure and has recorded this in

their records. There is not really an action to put in place to stop it happening as it was purely human error that no one spotted.

Councillors agreed that all practices were followed correctly but a human error was made recording the date.

The Auditor's report was accepted.

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 needs repair.

13.1.2. THE LEES PICNIC AREA

Inspection complete, no new issues.

JC suggested that not cutting under the trees by the river next year would help with potential fires so that no BBQs are located in that location. The Chairman suggested that charcoal BBQs should not be allowed next year, KG said that he would monitor it next year.

The car park is now closed for the season, unless the weather is exceptionally good. The toilets will remain open until the end of the month.

13.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete, no new issues.

The bollards still need to be fitted, see 5.2.

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 except for new moles.

13.1.5. LADDINGFORD VERGES

Inspection complete, no new issues.

13.1.6. THE KINTONS

Inspection complete, no new issues.

The Clerk is still trying to sort out Mole Control.

13.1.7. FOWLE HALL GREEN

Inspection complete

The hedge needs cutting back, KG will get 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. Awaiting a start date from the contractor.

13.2. PLAY AREA INSPECTIONS

13.2.1. GENERAL

MBC has advised that it will cease inspecting play equipment as from 1 April 2023. The RoSPA recommendation is one thorough inspection annually and, in addition, our insurer insists on weekly visual inspections, currently undertaken by the Assistant Clerk. We are still legal without MBC's input. It was useful when MBC carried out repairs as they could undertake minor work at the time of inspection.

The Assistant Clerk and KG are working through the actions from the RoSPA annual safety inspections

KG has looked at the gate; if it is slammed too hard it bounces open again, therefore if someone leaves the play area and slams the gate a child close behind can be hit. MBC has also looked at it and agree with KG that it is nothing to do with the automatic closure. There is no comment from the RoSPA safety inspection or any other inspection. It was agreed to look at the fencing when the new play equipment is installed. In the meantime, KG thinks he may be able to dampen the swing-back a little.

13.2.2. WEEKLY

DS will undertake inspections during Assistant Clerk's maternity leave.

13.2.2.1. JUBILEE FIELD

Inspection complete, no new issues.

The manufacturers have now said that the quote to turn the Inga around of £1375 was incorrect and it should be £3,750. The Chairman has suggested that the Inga is moved to The Kintons and a new piece of equipment installed at Jubilee Field. Playdale have said that they could move it but they would have to look at it and talk to the suppliers first. They do sell a canopy which may be a better option, also KG has some ideas. Some other play equipment representatives will be asked to look at it.

13.2.2.2. THE KINTONS

Inspections complete, no new issues.

There is some graffiti that needs removing.

13.3. THE KINTONS

13.3.1. TRANSFER OF LAND AND TRACK

The solicitor has written off the extra charges. Awaiting the final documentation from the Land Registry.

13.3.2. NEW PLAY EQUIPMENT

Awaiting the outcome of the grant application; approximately £50k from FCC Communities Foundation. A grant has been applied for from Asda for approximately £1,500. Two fundraising events have already taken place with more in the planning. £2k has been raised so far.

Further quotes now need to be obtained.

13.4. THE LEES PICNIC AREA

13.4.1. REPORT ON THE 2022 SEASON

The takings for the car park for the 2022 season was £42,383 compared with £33,087 for 2021.

13.4.2. TO DISCUSS AND PROVIDE FEEDBACK ON PROPOSED BACKWATER HABITAT ON SIDE CHANNEL OF RIVER TEISE

Councillors felt that having fenced the river to make it safer for picnic area users, a very large pond being created in an area that has been cleared to give some shade

and where children play is not desirable. It also abuts land not in Yalding Parish Council (YPC) ownership and could be abused and end up filled with rubbish.

13.5. THE FEN WORKING PARTY - UPDATE

An initial meeting has taken place and Medway Valley Countryside Partnership (MCVP) proposals have yet to be reviewed. A working party meeting will be held on Wednesday 4 October.

13.6. 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. FOOTWAY JUNCTION OF THE GLEBE/VICARAGE ROAD

The last correspondence was back in May when Countryside and KCC seemed to be waiting for each other. The Clerk has sent a chase up email to both. KCC has not replied but Countryside have confirmed they have a new proposal for the traffic calming, which does not include speed cushions or a raised table. They are awaiting drawings from their engineers.

14.3. TO DISCUSS ANY OTHER HIGHWAY ISSUES

The work on the cobbles at Kingsland Cottages has been completed but the Chairman is disappointed that the stained cobbles were not taken up only the cement was replaced.

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, The Clerk will talk to Highways.

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.

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. The Chairman is trying to get a petition from the residents that are serviced from this substation.

16. NEIGHBOURHOOD PLAN (NHP)

The Steering Group has reviewed the draft plan and given feedback and it has been sent to MBC for comments. It will be circulated once feedback has been received.

17. EVENTS

17.1. THE PARISH PICNIC

Despite the National Mourning period, it was agreed to go ahead with the picnic as Civic Offices were encouraging the bringing together of local people. Security was deferred to 25th as the horse fair was cancelled. The picnic was attended by well over four hundred people and was appreciated by all. The Chairman acknowledged the passing of HM Queen Elizabeth II and read the Proclamation for the King Charles III.

17.2. REMEMBRANCE DAY

This year's Remembrance Day Parade will be Sunday 13 November. The Road closure has been applied for. The Vicar has agreed to put out the silhouettes in the church.

All the stewards and participants will be contacted.

18. CONSULTATIONS

Two consultations were received this month.

- Draft order: SE/5188 - proposed stopping up of highway at former Syngenta Works, Hampstead Lane – 20 October 2022. Councillors agreed YPC has no comment to make.
- Regulation 16: notice of the submission of the Paddock Wood Neighbourhood Development Plan – 14 November 2022. This was 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 – 09 September 2022
- NALC Chief Executive's bulletin – 16 September 2022
- NALC Chief Executive's bulletin – 23 September 2022
- NALC Chief Executive's bulletin – 30 September 2022

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Events in Maidstone
- KCC Environment Briefing for July – August 2022

19.3. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was no other correspondence received.

20. OTHER PARISH BUSINESS

20.1. CONFIRMATION OF APPOINTMENT OF ASSISTANT CLERK

The Assistant Clerk has completed her six-month trial period; The Chairman and The Clerk have carried out an appraisal. The Chairman proposed, JC seconded and all agreed that her appointment be confirmed. She will commence her maternity leave from 1 December and return to work on 1 April 2023. Her contract was signed.

20.2. ABUSE/HARASSMENT BY/TO COUNCILLORS AND CLERK

The Chairman and The Clerk explained the different scenarios and what can and cannot be done; Councillors were reassured about potential sanctions against them. It was agreed that Councillors should not engage with this sort of behaviour outside the meeting and where possible have more than one person present. For behaviour inside a meeting a point of order can be made if behaviour is considered unacceptable. The website and parish magazine will have a sentence added about respect in public sessions.

20.3. MONITOR LIST – TO REVIEW AND UPDATE

The Chairman had thoroughly reviewed the Monitor list which was circulated. The final list was agreed.

20.4. DISCUSS BOATS MOORED ON THE TOW PATH

The Chairman has written to The EA to establish the rules.

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

In an effort to better communicate Clock House Farms's plans at Gooselands Farm, they are dropping a letter out to the most local residents to the area of work at Gooselands; this was also circulated to Councillors. They have extended invites to local schools to visit them, five schools have confirmed they would like to visit. They would like to host a visit for Yalding Parish Council in early November. The Clerk will arrange a date.

20.6. MOTION TO REMOVE DIFFUSION TUBES BASED ON THE RESULTS

The data gained by the tubes does not provide any worthwhile data for Yalding as it does not monitor the peaks and troughs just an average daily, weekly reading. The data is well under the average for any concerns. Because of the way the data is recorded, it is a waste of money

for us to continue. YPC are only one of three parishes still in the scheme and The Chairman expects them all to withdraw.

The Chairman proposed, JW seconded and all agreed to end this project.

It will be put back on the KALC agenda to discuss with MBC.

21. PARISH MATTERS

• GRATITUDE MUSIC FESTIVAL

The Chairman has spoken to them about removing the Heras fencing, the repair to the fence and the advertising signs. KG is checking to see if the Yuletide lights have been damaged. The Chairman will write to them about these issues and ask for a closure report.

• THE POLICE INFORMATION EVENT

As it was not advertised in The Parish Magazine, it was agreed to do a leaflet drop put up posters and send out on Parish News.

COMMENTS ON PLANNING APPLICATIONS

22/504098/FULL	5 Vicarage Road, Yalding Creation of a driveway with a dropped kerb and retaining walls (resubmission of 21/503663/FULL) NO COMMENT
22/504290/FULL	Moonrakers, Darman Lane, Laddingford Demolition of existing conservatory, and erection of part two storey side/rear extension and part single storey rear extension with roof terrace above, and insertion of french doors on first floor. NO COMMENT
22/504049/FULL	3 Park Cottages, Wagon Lane, Paddock Wood Demolition of existing conservatory and erection of a single storey side extension. NO COMMENT
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. OBJECT The submitted application, involving the provision of new residential accommodation, is in an area at high risk of flooding (flood zone 3), fails to demonstrate that the development would provide an adequate standard of residential accommodation including in a flood event, the absence of safe access and escape routes and the high risk that the development would place on site occupants and the emergency services. The development is also adjacent to the Collier Street Stream which could exacerbate the flooding. The development is therefore contrary to the provisions of policies DM1 and DM15 of the Maidstone Borough Local Plan adopted October 2017, the NPPF and the NPPG. If the Planning Officer is of a mind to approve Councillors ask that it be put before the MBC Planning committee.

MBC PLANNING DECISIONS SINCE LAST MEETING

22/501055/FULL

Orchard View Garage, Benover Road

Part demolition of existing workshop. Erection of replacement two storey extension with side dormer and rooflights (part retrospective) and the change of use of garage workshop and workshop office to uses falling within Class E: (a) display or retail sale of goods, other than hot food, principally to visiting members of the public, or (b) sale of food and drink principally to visiting members of the public where consumption of hot food and drink is mostly undertaken on the premises, or (c) provision of the following kinds of services principally to visiting members of the public - (i) financial services, (ii) professional services (other than health or medical services), (iii) any other services which it is appropriate to provide in a commercial, business or service locality, or g(i) an office to carry out any operational or administrative functions.

GRANTED

22/500945/FULL

Land Opposite Little Buds Farm, Gravelly Ways

Retrospective application for erection of 1 no. stable block comprising 2 no. loose boxes and 1no. hay store and change of use of field to paddock for equine purposes.

GRANTED

22/502592/FULL

Congelow Farm, Benover Road

Erection of a storage building with landscaping, access and associated works

GRANTED

22/502991/FULL

Pear Paddock, Symonds Lane

Sitting of 1no. additional mobile home including removal of existing amenity building and erection of a dayroom (Part retrospective).

REFUSED

22/503407/FULL

Two Brewers, Lees Road, Yalding

Proposed increase in height of front boundary wall (Part retrospective).

REFUSED

22/503523/LBC

Yalding Library, High Street

Listed Building Consent to replace the existing single glazed timber frame windows with double glazed units to ground floor front elevation and replace door frame including new opening fan light to side elevation.

GRANTED

22/503415/FULL

The Byre Barn, Great Fowle Hall, Darman Lane

Retrospective application for conversion of an agricultural building to a residential dwelling (as an amendment to the prior approval for the change of use of the building into a single residential unit under reference 19/505928/PNQCLA) to include associated building works and landscape enhancements.

GRANTED

22/503423/FULL

The Byre Barn, Great Fowle Hall, Darman Lane

Conversion of an agricultural building to a residential dwelling (amendment to 19/505933/PNQCLA), including associated building works and landscape enhancements.

GRANTED

22/503685/FULL

3 Kings Cottages Lughorse Lane
Erection of a first-floor rear extension

GRANTED

22/503913/FULL

The Stables Willow Lane Paddock Wood
Erection of a detached garage. (Resubmission of 22/502582/FULL)

WITHDRAWN

There being no further business the meeting closed at 22.12

Signed.....

Date.....