

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 03 OCTOBER 2023 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Sue Gerrish (SG)
Dee Ann Stead (DS)

June Chapman (JC)
Andy Sanders (AS)
Joe Westgate (JW)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

There was none declared.

PUBLIC SESSION

There were no members of the public present.

1. APOLOGIES FOR ABSENCE

Councillor Bryant sent his apologies due to work commitments; Councillor Gough sent his apologies due to sickness 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

None were declared.

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 and 23 in Closed Session.

4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 05 SEPTEMBER 2023

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. £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. Grant Brooker has retired from general duties but is still heading-up flood actions. The Chairman and The Clerk have set aside two days to completely review and update all flooding actions.

5.2. LETTER TO DAVID BURTON, LEADER OF MAIDSTONE BOROUGH COUNCIL (MBC) REGARDING THE DELAY IN SERVING ENFORCEMENT NOTICES AND THE FOLLOW THROUGH TO PROSECUTION.

The Chairman has written to David Burton, Leader of MBC regarding the delay in serving enforcement notices and the follow through to prosecution. A reply has been received but it is simply the update Yalding Parish Council (YPC) receives from the enforcement officer every few months. There has been no attempt to look at the bigger picture.

5.3. LETTER FROM KENT MEN OF THE TREES WITH REGARD TO THE KENT PLAN TREE, AND HOW YOUR COMMUNITY CAN GET INVOLVED

Kent Plan Tree cannot provide fruit trees at this time, but they have put our interest on file for future funding. There is a potential of a MBC grant, The Clerk is awaiting a reply.

5.4. SIGNS AT THE TOP OF THE KINTONS TRACK

A design needs to be prepared, agreed and sent to Royal British Legion Industries (RBLI) for quote. A site meeting is required as the defibrillator is in the way.

5.5. ELECTRICITY KIOSK

The Clerk has written to Callflow detailing the true cost to them and the compensation required. Callflow have replied and confirm that they now understand the situation, They have promised a formal response in the next couple of weeks.

5.6. PATH AT THE GLEBE BEHIND VICARAGE ROAD

The Chairman and The Clerk have had correspondence from Countryside with a copy of the transfer agreement but they have still not addressed our concerns regarding the use of the path from properties with gates but which are not party to the agreement. The Clerk has replied that a gate at the end of the path with a digital lock is the only way to restrict access as suggested by Countryside at our meeting. No further communication received.

5.7. BOLLARD AT THE LIBRARY

KG has the bollard and will arrange to have it fitted.

5.8. HOUSING NEEDS

MBC has asked that YPC considers housing needs and sites in Yalding Parish and has asked in particular to look at land adjacent to Rose Cottage on Lees Road. The Chairman has replied copying in our Borough Councillors strongly objecting to this land being considered by MBC for housing in a Flood Zone 3.

5.9. FOOTBALL CLUB USE OF THE LEES PICNIC AREA FOR WINTER TRAINING, FURTHER INFORMATION.

The Chairman will draw up an agreement with The Football Club but is waiting for confirmation of their intended use of the area to include car parking, use of toilets and storage of flood lighting etc.

5.10. FOOTBALL AT JUBILEE FIELD

The goal mouths are worn so, without consent, The Football Club has turned the pitch around and are using pop-up goals leaving the school with no usable pitch. This has also cut across the running track for the school. The Chairman has spoken with Tim Miller, the football club chairman, and the club will liaise with the school and arrange to reinstate the goal mouths in consultation with YPC.

KG suggested buying four more post inserts so that the goals can be rotated in either direction to prevent severe wear and tear. It was agreed to ask our Kent County Councillor for a grant once The Football Club have agreed a plan with the school. JB is working with Yalding and Laddingford Sports Association (YALSA) to prepare a proposal to resolve this which will need to come back to Full Council for approval.

5.11. LORRY WATCH

More complaints have been received about lorries going through the 7.5ton weight restricted area. The Chairman has been advised to contact YPC's beat officer.

5.12. REPLY RECEIVED FROM THE SECRETARY OF STATE FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS, WITH REGARD TO THE ENVIRONMENT AGENCY

A letter had been sent regarding the lack of enforcement by the Environment Agency (EA) on landowners to remove imported waste materials and/or blockages to water courses in flood zones 3, 3a and 3b. A reply was received from Rebecca Pow, Member of Parliament (MP) on behalf of Department for Environment Food & Rural Affairs (DEFRA), and circulated, stating that the EA were aware of this but it was not at the top of their priority list. The Chairman has written via our MP to The Minister and The Prime Minister expressing YPC's disappointment at this response.

6. POLICE MATTERS

Nothing to report

7. COUNTY COUNCILLOR'S REPORT

Councillor Webb did not send his apologies and did not send a report.

The Chairman has had a dialogue with Councillor Webb who has been helpful with regard to highway issues.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell attended the meeting she had previously sent a report which was circulated, as follows:

- Local Plan
- Bin Replacements – the cabinet voted last week to change the policy on paying for replacement bins. If the bin crew cannot empty a bin or a resident complains that their bin has a broken lip so cannot be emptied, then a replacement bin will now be given free of charge. Charging will still apply to general requests for a new bin where it is not broken.
- Waste Crime – the cabinet meeting voted to increase all of the waste crime penalties that MBC can enforce, it is all part of trying to keep our borough clean and making sure that anyone that fly tips/litters or ignores the rules on waste gets penalised as much as we can.
- Parish Charter
- Mote Park Café - the building is open and has recently been named by the Local Authority Building Control Excellence Awards 2023 as the regional winner of the “Best Public or Community Building” as well as being shortlisted as a finalist for the Grand Final on 19th January 2024
- Creative Communities Grants - the fourth and last round of the Creative Community Grants to help encourage arts engagement and community cohesion in Maidstone Town Centre are open. Applications are encouraged from groups and individuals for amounts between £500 and £2,000. Applications close on 30 November.
- Events - the literary festival is on this week.

Councillor Russell has reported that MBC will not be offering contracting services such as grass cutting and playarea repairs for parishes even for a charge. The Assistant Clerk is trying to find a service for playareas and this will be on the agenda of the next meeting.

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

None were declared.

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

To confirm the following planning application was responded to in line with a Scheme of Delegation and the response is included at the end of the minutes of this meeting.

•23/504024/AGRIC - Willow Farm, Lughorse Lane

10.3. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP)

YEP are continuing to discharge conditions. The relief channel is being planted and groundworks continuing.

10.5. MAIDSTONE BOROUGH LOCAL PLAN

The consultation regarding the main modifications, which includes Kenward Road, was issued on 29 September for a six-week period. The Chairman feels that a public meeting is needed as there appears to be much confusion amongst residents. Having had a quick resume of the wording she feels it needs some clarification.

10.6. ANY OTHER PLANNING MATTERS

10.6.1. 22/500517/LAWPRO Little Venice Country Park – appeal

It was confirmed that the appeal hearing will be held on: 16 November 2023 and will start at 10:00am at Maidstone Town Hall.

11. POLICIES AND PROCEDURES

Motion to Approve updated policies, Procedures and Risk Assessments

- Playarea Risk assessment
- Media and Communication Policy

The above documents had been previously circulated and reviewed by all Councillors. JW nominated, JC seconded and it was resolved unanimously that they be approved.

12. FINANCE

12.1. SCHEME OF DELEGATION - EXPENSES PAID IN LINE WITH THE SCHEME OF DELEGATION

To confirm that The Chairman and Councillor Sanders' expenses for Parish Picnic were paid in line with the Scheme of Delegation and are included in the bills list attached to the minutes of this meeting.

12.2. MOTION TO PAY BILLS

It was proposed SG, seconded JW and resolved by all to pay bills totalling £11,927.08 exclusive of VAT as per attached list. KG did not vote as he had declared an interest.

12.3. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £6,757.61 was circulated.

12.4. MONTHLY SPEND AGAINST BUDGET REVIEW

Only unbudgeted or previously approved spend this month:

- extra disc space from HCI data - £27.00

12.5. TO CONSIDER THE SPECIFICATION AND THE QUOTATION FOR THE MOBILE CCTV

The Chairman had circulated a specification and the quotation of a mobile CCTV.

It was proposed JW and seconded SG that the CCTV be purchased. The money will be taken from delayed projects in the budget.

12.6. MOTION TO ACCEPT QUOTE FOR THE KINTONS OVERFLOW CARPARK

KG reported that the cost of The Kintons Overflow Carpark would be in the region of £10,000.

It was proposed SG and seconded DS that the money will be taken from delayed projects in the budget.

Two further quotes will be obtained.

12.7. STEETLIGHTS AT CLEAVESLAND

12.7.1. MOTION TO REVIEW STREETLIGHTING AT CLEAVESLAND AT BUDGET SETTING

YPC had previously agreed a principle that all street lighting in the Parish would be to the same standard and appearance.

It was proposed, SG, seconded JW and resolved unanimously that Cleavesland lighting would be upgraded to MSD Windsor.

12.7.2. MOTION TO REPLACE BROKEN LANTERN AT CLEAVESLAND WITH A MSD WINDSOR.

It was proposed SG, seconded JC and resolved unanimously that the broken lantern 4 at Cleavesland would be replaced with an MDS Windsor at a cost of £1,195 + Vat.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

KG speaking with the Forge to get a quote for a boot scraper at that entrance to the Lees. A maximum budget of £750 was agreed.

13.1.2. THE LEES PICNIC AREA

Inspection complete. Issues raised.

MBC has fitted the tap but it is one that keeps running, The Clerk will inform them that the request was for one that cuts off.

13.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete, no new issues.

Water is running off of the green and freezing on the footway. KG is getting a quote for a French drain and a new pipe.

KG to look at the verges as the wood supports have come away.

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.

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 and the Clerk will meet to look at what still needs doing and then ask Medway Valley Countryside Partnership (MVCP) to update its management plan accordingly. The Chairman has written to

Community Payback asking them when they will be available to restart work in The Parish. They have replied suggesting a meeting.

13.2. PLAY AREA INSPECTIONS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

The Moles are back, The Clerk has instructed a company to deal with it.

MBC are not emptying the new bin the Clerk is still chasing without any response from MBC.

13.2.2. THE KINTONS

Inspections complete, issues reported.

The Assistant Clerk is preparing a report on the availability of play equipment maintenance companies.

13.3. JUBILEE FIELD – REPORT ON GAZEBO ERECTED OVER THE INGA

A gazebo was erected over the Inga, as the sun moved over during the day, some part is always in direct light put it was a great improvement.

A quote for a 5m*5m sail was received in January for £3,199.50, it is thought that cost will now be over £5,000.

It was suggested that we talk to Brian Laker to see whether some sort of camouflage erection could be produced.

13.4. THE LEES PICNIC AREA

13.4.1. PLANS FOR CLOSING THE AREA TO THE PUBLIC FOR THE WINTER

The car park will remain open in October until the weather changes 10am to 5pm.

13.4.2. PLANS FOR WINTER FOOTBALL TRAINING

Nothing has been received from the football club as yet.

14. HIGHWAYS

14.1. REVIEW THE HIGHWAYS LIST

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

14.2. TO DISCUSS ANY OTHER HIGHWAY ISSUES

KCC Drainage Engineer. All the following actions require the input of a drainage engineer but we no longer have an allocated engineer.

- Drainage system at Hampstead Lane needs further work to deal with the water coming down from beside Diamond Works.
- Water on Vicarage Road
- The French Drain at The Village Green

The Chairman does not want to write to Millwood Homes to insist the dye be put into the pond until this advice has been received.

The Chairman will write to Kent County Council (KCC) cabinet members and Helen Grant as this is a danger on the highway.

Countryside Properties have confirmed that they will not be considering onsite parking; The Chairman has written to their Managing Director, Danny Wood has responded requesting a plan of any proposals. The Clerk will produce the large-scale plan of the area.

15. FLOODING

15.1. GENERAL UPDATE

A complete review of flood actions in Yalding and Laddingford to include flood wardens, flood gates and road closures has commenced.

The EA Newsletter was circulated. A winter readiness meeting is to be organised with the new flood resilience team leader, Henry Bethell.

A report has been received and circulated following flash floods two years ago, We need to read, KG will comment.

15.2. SUBSTATION UPDATE

The matter is still ongoing.

YPC will write to Golding Homes and MBC.

The Chairman and The Clerk have set aside two days to completely review and update all flooding actions.

16. NEIGHBOURHOOD PLAN (NhP)

The updated draft plan has been received from DL; it needs to be reviewed.

Derek Hudson has offered to take the lead, The Chairman has sent him the latest documents and the current contact details at MBC, The Chairman is keen that this is ready for referendum by May 2024. A full steering committee meeting is needed.

17. EVENTS

17.1. PARISH PICNIC – DEBRIEF

Another very successful picnic with lots of positive feedback.

17.2. REMEMBRANCE SUNDAY

Everything is in hand.

AS to be asked to lay the wreath. The Clerk will buy two wreaths.

18. CONSULTATIONS

Two consultations were received this month:

- Regulation 16: Capel Neighbourhood Development Plan – 17 October – Noted
- Maidstone Local Plan Review - Main Modifications Consultation – 13 November – The Chairman will prepare a response.

Last month:

- Annual Survey on the performance of Kent Police – This has been sent out on Parish News.
- Parish Charter Review – 30 September 2023 - The Chairman and The Clerk have reviewed the survey and feel a letter of response is more effective. The Chairman will respond accordingly. KALC also responding similarly.
- Kent Community Warden Service Review Public Consultation – 03 October 2023 – The Chairman and Clerk have responded. Clerk.

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 September 2023
- NALC Chief Executive's bulletin – 14 September 2023
- NALC Chief Executive's bulletin – 21 September 2023
- NALC Chief Executive's bulletin – 28 September 2023
- KALC Weekly bulletin – 11 September 2023
- KALC News September 2023
- KALC Training 2023 – 2024

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

None received.

19.3. REQUEST FOR A TEMPORARY SIGN WITH REGARD TO DOG POOH BAGS LEFT AT THE TOP OF MOUNT AVENUE.

Two residents have requested a bin at the kissing gate at the top of Mount Avenue as bags full of dog waste are being left on the path. MBC has said that they will not supply a bin as there is not a litter problem there and therefore the bin would have too high a percentage of dog waste to make it economical to empty. The Clerk suggested we erect temporary signage, all agreed.

19.4. LETTER FROM CLOCKHOUSE WITH REGARD TO POLYTUNNEL ON KENWARD ROAD

A letter from Clockhouse had been circulated advising that Hallum Land have extended their lease for another year on land north of Kenward Road and therefore they will be applying for planning permission for polytunnels.

19.5. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

A letter has been received and circulated from a resident on Gravelly Ways asking YPC to support their safety concerns. They are asking for verges and hedges to be cut back and the speed limit reduced. The Clerk will add the verges and hedges to the KCC portal and write back to the residents explaining that there is criteria to reduce the speed limit which Gravelly Ways does not meet.

20. OTHER PARISH BUSINESS

20.1. TO AGREE ANY WELCOME LETTERS THAT NEED TO BE SENT

A list was given to The Clerk.

20.2. SPEEDWATCH

Councillors agreed that the intention of Speedwatch in Yalding Parish was to reduce the speed of traffic entering the villages.

The police Speedwatch co-ordinator has confirmed the following:

- Not all sites currently assessed are required to be used, team members can use which ever sites they like that have been approved, the police will consider other sites if required.
- Long sleeve jackets are required as per the police insurance requirements
- A tuning fork is required to be used on every occasion of a session to check the accuracy of the device.
- Clicker – this is optional for group members to use, just helps with counting every vehicle.
- Camera – this is an optional extra and not a requirement it was to help the groups re abuse and checking of vehicles.

Councillors agreed to the above, however they also agreed that the site at Beultside would not be used at this time and the police would be asked to assess the originally approved site outside Wisteria Cottage.

The Clerk will order a tuning fork and a clicker.

The Chairman and JC will look at the current list of sites and any further sites that they want to ask to be assessed.

20.3. TO REVIEW PLAYScheme 2023

The Playscheme review and accounts had been circulated and were discussed. It was agreed that the £615 costs should be paid to Play Place.

20.4. TO AGREE TO WRITE TO THE GOVERNMENT MINISTER REGARDING POLLUTION OF THE RIVER MEDWAY WITH FOUL WASTE AND REQUESTING SAFEGUARDING LEGISLATION.

Councillors were shocked to discover that there was no protection on the river Medway from foul waste. It was agreed that The Chairman would write to the minister.

20.5. REPORT ON MEETING WITH THE EA REGARDING ACTIONS AT THE MEDWAY CONFLUENCE.

The Chairman gave a report on the meeting.

- Boats on the river - The EA advised that the stretch of moorings from Twyford Marina Bridge toward Tonbridge is to be leased to Twyford Marina and the stretch will be divided equally between leisure craft (72-hour maximum stay) and permanent moorings which could include houseboats. The EA agreed to include the following in their lease with Twyford Marina:
 - To move the permanent moorings furthest from Twyford Marina leaving the moorings opposite Parsonage Oast for leisure moorings.
 - There are no ministerial legislation regarding discharge of foul waste into The Medway, the EA agreed that this could also be dealt with, along with household rubbish and other detritus of the river bank and appearance of the vessels with conditions in the lease.
- River Safety – The EA agreed to talk to Kent F&R asking for more posters in the car park and adding their video via a QR code. Yalding Parish Council will look at locking the main gate again and clearing the vegetation from around the small gate. YPC have chased MBC about the missing life ring and note that you will move your one at the other side to the top of the weir. The hawser had been removed from under Tywford Bridge, The EA confirmed that the fixings were still there and that they would investigate putting up chains. The deep-Water sign is missing from the bridge.
- Twyford Marina Bridge work - the tow path will be closed for the work. The bollards that are in situ, will be replaced with bollards with new ones of similar substance. Everything will be brought in by river which will avoid too much road disruption.
- Water levels – the water levels will not be lowered this winter.
- Canoe landing stage by Teapot Island - the landing stage which was set fire to is to be replaced.
- Wier bridge – there is a pending weight restriction on the bridge.

21. PARISH MATTERS

- Annual Audit return -The external auditors have not yet completed a review which legally should have been published by 30 September. The Clerk has put a note on the noticeboards and website.
- Community Payback – The Chairman is arranging a meeting to discuss when they can come back.

COMMENTS ON PLANNING APPLICATIONS

23/504024/AGRIC

Willow Farm, Lughorse Lane

Prior notification for the erection of a hay barn with extension to existing track and proposed track. For its prior approval to: - Siting, design and external appearance.

OBJECT

Yalding Parish Council has taken advice from an experienced farmer and made reference to the DEFRA website; whilst Councillors do not contend the general information in the Savills' report justifying the need for the additional barn, they do contest the extent and optimism of the yields provided and question whether the vast variety of production enterprises are realistic or viable on a holding of this size. The report has taken each activity individually rather than cumulatively.

The holding professes to many things, mixed agricultural use, grazing, hay, pears, plums, cherries, nuts, blackberries, livestock, processing of log chippings, the production of vegetarian sheepskin rugs, the packaging of fruit, honey production, the storage and

maintenance of farming equipment as well as a care farm. All on 27 acres.

Councillors do not believe it is possible for the size of the holding to sustain all of these activities without them being detrimental to each other and hence causing the enterprise to become unviable unsustainable and vulnerable to possible failure. The need for the additional barn is justified based on all of these activities but the applicant has not demonstrated that these are actually being delivered as part of a successful business; no commercial figures have been provided, most are speculative.

Some of the activities quoted are not traditionally agricultural such as the processing of animal skins; this is a specialist process which could have serious environmental health and safety implications. Unless it is indeed not processing but merely sending away fleeces to be processed off site. Currently there appears to be a very limited number of sheep on the holding; are the owners intending to take on more livestock? This would then reduce the amount of land available for the other activities.

The figures provided for hay production are not within the limits for DEFRA permanent pastures and therefore the yields given we believe are exaggerated. The number of sheep requiring summer grazing will have an effect on the amount of grass available for hay. Advice given to Councillors is that the original estimate of 1700 to 1800 small square bales is much more realistic than the new estimate of 3,400 small square bales.

As there does not appear to be any mature cherry trees on site to supply the wood for the chipping business on a viable and regular basis, are the owners intending to import wood to enhance the yields? If so, this could be considered not agriculture but the processing of bought in commodities.

The amount of land currently given over to fruit production would not give rise to the need for significant fruit packing activities.

As the application stands, Councillors would expect to see substantial activity on the site, more than appears visually so, along with substantial traffic movements. Such traffic on a minor road would be very concerning and would require a traffic impact assessment.

The applicant states that they wish to grow the development; Councillors cannot see how this is a realistic ambition on such a small plot. It should be noted that a neighbouring holding, fourfold in size, has previously had its agricultural tie removed as it was deemed by MBC not to be a viable size.

With these concerns in mind and contradictions contained within the application, Councillors feel that a full assessment of the development must take place via a full planning application and believe their comments they submitted for the previous application (see below) still stand.

Previous response to 23/503420/AGRIC

In the permitted Prior Notification for an agricultural building 18/503344/AGRIC, the applicant stated that the open barn area had capacity and ventilation to store around 2300 bales and would be adequate to store all hay made on the farm and that the barn storage

would house everything else, including machinery for every possible occurrence. The farm is small, the applicant states it to be approximately 27 acres with only 20.5 acres of pasture equating to 1700 to 1800 small square bales. This current barn is enormous and the applicants themselves have reported that the reason they live on site is that the barn has only just been completed, 5 years from permission. The applicant now states that they have increased yields and need to store straw and therefore the current new barn is no longer big enough or adequately ventilated. Yalding Parish Council contend that the current barn is more than adequate for a holding of this size and having just been completed should have more than adequate ventilation. Despite the original confirmation that it would not have a visual impact, it is actually extremely intrusive in the open countryside. The applicant has not demonstrated the need for an additional barn which would, by a cumulative effect with the recent development, cause unacceptable harm to the character and appearance of the countryside hereabouts contrary to policies SP17, DM30, DM36 of the Maidstone Borough Local Plan 2017.

23/504146/FULL

Upper Fowle Hall Farm, Willow Lane

Change of use of existing barn to 4no. Dwellinghouses with associated demolition, landscaping and formation of domestic curtilage (Revised scheme to 23/501621/PNQCLA).

NO COMMENT

23/504074/TPOA

Land In Front Of 59 Lyngs Close

TPO application to remove epicormic growth from one Mature Lime, and crown lift to 2.5m above ground level to allow space under the tree.

NO COMMENT

23/504345/FULL

4 Meadow View Cottages, Laddingford

Erection of part single, part two storey front and side extension. New external insulation with render finish.

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

23/503166/FULL

Heritage House, Yalding Hill

Erection of a temporary modular show home

REFUSED

23/503259/FULL

Little Benover Farm, Benover Road

Demolition of existing swimming pool, pool hall and terrace, and loft conversion with 2no. box dormers to front and 2no. box dormers and a balcony to rear.

GRANTED

23/503385/LDCEX

Orchard Cottages, Lughorse Lane

Lawful Development Certificate for existing use as an unrestricted residential dwelling in non-compliance with condition (ii) of planning permission MK/3/63/488 and Condition 1 of appeal decision

REFUSED

23/502911/FULL

Thatchers, Benover Road

Erection wooden automatic driveway gates to the driveway entrance.

REFUSED

23/503095/FULL

Great Fowle Hall Oast House, Darman Lane

Refurbishment and extension of existing building to create ancillary domestic annex, for the use and enjoyment of the main dwellinghouse.

REFUSED

23/503073/FULL

Bramleys, Benover Road, Yalding

Removal of existing rear conservatory. Erection of a single storey rear extension with 2no. rooflights, conversion of the existing garage into a habitable room and erection of a detached double garage.

REFUSED

23/503511/FULL

Moonrakers, Darman Lane, Laddingford

Demolition of existing conservatory and erection of two storey side extension and part single part two storey rear extension and creation of in and out driveway.

REFUSED

There being no further business the meeting closed at 22:48.

Signed.....

Date.....