

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 1 SEPTEMBER 2020 AT 6.30 PM VIA ZOOM VIDEO CONFERENCE**

**PRESENT**

Geraldine Brown (Chairman)  
Jason Bryant (JB)  
Ken Gough (KG)  
Patricia Robbins (PR)  
Dee Ann Stead (DS)

Sue Gerrish (SG)  
June Chapman (JC)  
David Law (DL)  
Andy Sanders (AS)

**This meeting was held virtually via Zoom Video Conferencing allowing The Chairman to record the meeting.**

**PUBLIC SESSION**

No members of the public were present.

**ACTIONS**

**1. APOLOGIES FOR ABSENCE**

There were none.

**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 SG declared an interest in agenda item 23.1 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**

It was agreed to take item 27 and 28 in Closed Session.

**4. YALDING'S RESPONSE TO THE COVID-19 RECOVERY AND RE-OPENING**

**4.1. ANY UPDATE**

Yalding school will reopen on 2 September and Laddingford on 3 September. Pre-school returns on Monday with the Village Hall open solely for their use at the moment.

Medication deliveries have ceased except in exceptional circumstances. Food bank still in operation. Shopping has almost ceased. The out-of-pocket expenses for volunteers needs to be calculated.

The Clerk will arrange a virtual meeting with the church to put in place contingency measures for Remembrance Day should Government advice be that gatherings of over 30 are still banned and discuss other issues.

**4.2. SITES IN YALDING PARISH SUITABLE AS MOBILE TESTING STATIONS**

Maidstone Borough Council (MBC) has contacted the Chairman as Chair of Maidstone Kent Association of Local Councils (KALC) seeking assistance in locating venues for mobile testing stations as and if required. She has written to all parishes seeking their input direct to MBC.

Potential locations in The Parish were discussed, the Chairman will pass them on to MBC.

**4.3. LIVE BAND PLANNED FOR THE CLUB ON SATURDAY 5TH SEPTEMBER AND HOW SOCIAL DISTANCING CAN BE UPHELD**

Concern has been expressed regarding a live band planned for Saturday 5th September at the club and whether it is ticketed and how social distancing guidelines can be followed. Chequers have had a live band in garden, which is sectioned off into 2m areas with separate entrance and exit.

## **5. PLANNING**

### **5.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION**

There was none declared.

### **5.2. PLANNING APPLICATIONS**

Planning decisions are recorded at the end of the minutes.

### **5.3. YALDING ENTERPRISE PARK (YEP) - UPDATE**

There has still been no date set for this to go to planning committee.

### **5.4. ANY OTHER PLANNING MATTERS**

20/503753 – 3 Sons the plot with 5 year permission

Erection of 2no. ancillary outbuildings for existing Gypsy/traveller site (part retrospective) home office & store. It was agreed Yalding Parish Council (YPC) would object accordingly.

20/503640 and 20/503639- Land West of Benover Road - Change of use of the land for the stationing of one static and one touring caravan. Installation of new access roadway and area of permeable hardstanding and associated soft landscaping. Erection of day room and associated hard and soft landscaping to include access track (Part retrospective). It was agreed YPC would object accordingly. The Clerk will pass the flooding concerns on to the EA.

## **6. POLICE MATTERS AND NEIGHBOURHOOD WATCH (NhW)**

No update.

The Chairman will write to Helen Grant, the Chief Constable and The Police Commissioner for support and look again at a private security firm.

## **7. APPROVAL OF MINUTES OF:**

### **THE PARISH COUNCIL MEETINGS HELD ON 7 JULY 2020**

Proposed SG seconded JC and all agreed that the minutes be signed as a correct record.

### **THE PLANNING AND FINANCE MEETINGS HELD ON 4 AUGUST 2020**

Proposed SG seconded JC and all agreed that the minutes be signed as a correct record.

## **8. MATTERS ARISING FROM THE PREVIOUS MEETING**

### **8.1. CATTLE ON THE FEN – REMOVED EARLY DUE TO SECURITY PROBLEMS**

KG/AS to look for other escape routes. Network Rail still have not repaired its fence, YEP will be asked to chase. Community Payback had started putting in posts. Work will shortly be restarted.

### **8.2. PLANNING APPLICATION FOR NEW FACILITIES AND COMMUNITY CENTRE AT THE KINTONS**

The Chairman proposed that an outline planning application for the new facilities be submitted; all agreed. An architect has been recommended to The Clerk who will be able to draw up outline plans at a reasonable cost. MBC have sent us a link to a pre-application visit. The reconstitution of Yalding and Laddingford Sports Association (YALSA) needs to be escalated before we can move this project forward. DL has organised a virtual meeting of existing YALSA members.

### **8.3. WEBSITE**

BK attended the KALC virtual training on accessibility requirements in early August; he has no major concerns and will send a report as such.

### **8.4. THE TATT - PUBLIC ACCESS**

Access will be closed-off for at least 24 hours to confirm rights of access. Only Tatt Cottage and Bramling House have official access. KG to agree with the permitted users a convenient time, maybe during holiday time. **Deferred.**

Southern Water to be asked to contribute towards the cost of the repair to the track. **Deferred.**

### **8.5. DITCH AT THE FEN**

The drainage board have asked KG to check if there are any cables there.

### **8.6. DEFIBRILLATORS – CLEANING AND CHECKING**

Woolpack complete. Other backboards need erecting KG will speak with Ian Jeary to get these completed

A cleaning regime has already been established for all the defibrillators. It seems the one at the top of the High Street may not have been done during lock down, JC cleaned it, new Pads are needed in September, The Clerk has ordered new ones.

### **8.7. JUBILEE FIELD DOMESTIC GATE INTO FIELD**

A site meeting was held, The Chairman will look up the original documentation and establish if a charge can be added to the land.

### **8.8. PARKING ON THE VILLAGE GREEN**

There were 20 bollards requested, the cost of these are now £150 much more than expected. Councillors agreed that this project should still go ahead. We need to check if the odd job man will work during lockdown and then order bollards.

### **8.9. MOTION THAT ALL COUNCILLORS ARE GIVEN A YALDING PARISH COUNCIL EMAIL ADDRESS**

The Chairman has set-up some of these addresses but installation is not simple.

### **8.10. NEW CAR PARK ENTRY SYSTEM**

The system is now up and running any issues will be added to the agenda.

### **8.11. PLAY EQUIPMENT - JUBILEE FIELD AND THE KINTONS**

Both play areas are open based on MBC risk assessment. Really positive feedback has been received on the new equipment at Jubilee field, which was part funded by MBC and opened by The Mayor, Cllr Mrs Marion Ring.

### **8.12. SOUTH AND SOUTH EAST IN BLOOM COMPETITION – TO DISCUSS ENTERING**

The Chairman suggested not entering this year as it is too late, we are very busy and we need to do some serious tidying after the storms. The criteria states that they do not expect hanging baskets everywhere but a community looking after its Parish. KG/AS/DL will meet to discuss. **Deferred.**

### **8.13. LORRY WATCH – REQUEST TO INSURE A POTENTIAL GROUP ON WAGON LANE**

Residents of Wagon Lane have request are trying to set up a Lorry Watch with Kent County Council (KCC). KCC require YPC to provide the Public Liability insurance. YPC insurers are happy with this providing a risk assessment to send to them in advance. KCC offer guidance but the residents would have to write their own risk assessment. The clerk has written to the residents but has not yet received the relevant documentation. **Deferred.**

### **8.14. TREES AT THE YALDING SCHOOL**

It was agreed to arrange and fund the removal of two silver birch trees from the reception play area in order for a beautiful, rare tree to flourish as suggested by the Kent Men of Trees. **Deferred.**

### **8.15. ADDITIONAL TEMPORARY ADMINISTRATION SUPPORT – TO APPROVE**

It was agreed to employ a temporary administration person for a few hours per week to give the Clerk time to complete the SLCC qualification. **Deferred**

### **8.16. LADDINGFORD – NAMING THE ROAD BETWEEN LEES ROAD AND CLAYGATE/DARMAN LANE**

It is becoming increasingly difficult to identify this road as it is unclassified on most of the official systems and is on the emergency service system as Claygate Road. It is felt that traditionally it was called The Street. The Chairman has spoken with Tracey Barnes at The Chequers who always assumed that The Street was the name of the road, she has been chatting to people in The Chequers and all seem to agree. YPC will push to make this official.

### **8.17. TREE PLANTING PLAN – TO DISCUSS AND AGREE THE WAY FORWARD**

Contained within the neighbourhood plan (NhP) is reference to maintaining and enhancing our trees and hedgerows. It was agreed to produce a 5-year planting plan to be included in The NhP which should include sites and species. Even though Yalding Parish YPC do not own The Fen it needs to be included in this plan in conjunction with Medway Valley Countryside Partnership (MVCP). It was agreed that some members of NHP group could start to prepare a plan; they can be joined by JC and other tree wardens as required. PR will find out who from the group is interested.

### **8.18. FOWLE HALL GREEN – TO DISCUSS INSTALLING AN ACCESS GATE**

The ditch has had to be filled in to allow access to the land. AS would like to pipe the ditch and add a locked gate. It was proposed KG and seconded JC that up to £1000 be spent on this project.

## **9. COUNTY COUNCILLOR'S REPORT**

A report was not received.

## **10. BOROUGH COUNCILLOR'S REPORT**

A report was not received.

### **10.1. COUNCILLOR STEVE MCLOUGHLIN**

Councillor Steve Mcloughlin has resigned with immediate effect due to family commitments. It was agreed that YPC should write a letter of thanks.

## **11. VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND**

### **11.1. THE LEES**

Inspection complete no issues; wasp nests have been removed.

### **11.2. THE LEES PICNIC AREA**

Inspection Complete no issues.

### **11.3. YALDING VILLAGE GREEN AND VERGES**

Inspection complete no issues.

### **11.4. JUBILEE FIELD**

Inspection complete no issues.

### **11.5. LADDINGFORD VERGES**

Inspection complete.

Tyre marks caused by the flood; The posts need putting back in near Birkbys. See agenda item 14

### **11.6. THE KINTONS**

Inspection complete no issues.

### **11.7. FOWLE HALL GREEN**

Inspection complete no issues.

### **11.8. THE TATT**

Inspection complete no issues.

The frame needs taking away.

## **12. WEEKLY INSPECTIONS OF PLAY-AREAS**

### **12.1. JUBILEE FIELD**

Inspections to restart immediately

### **12.2. THE KINTONS**

Inspections to restart immediately

### **13. THE KINTONS**

#### **13.1. MOTION TO PERMIT YALDING CRICKET CLUB TO INSTALL PRACTICE NETS ADJACENT TO THE PAVILION**

There was not as much excavation needed as first thought.

KG proposed, DL seconded and all agreed that permission be granted with the caveat that the area must be well maintained and, should it fall into disrepair or fail to be used, YPC reserves the right to remove.

Maidstone Scaffolding is supporting the work and will give extra discount if they can erect a banner to that effect. This was agreed subject to approval of wording

#### **13.2. DISCUSSION REGARDING SITING OF THE PLAY EQUIPMENT**

A site meeting will be arranged with the clubs to look at an alternative site for the play equipment. Following the uplift in Covid-19 restrictions, a meeting with the children and parents, as at Laddingford, will be arranged.

The football club believe that due to the position of the pavilion in MBC's list of priorities for improvement that grants should be relatively easy to obtain for a new pavilion.

#### **13.3. DISCUSSION REGARDING THE SWING BY THE WOODS**

There is a length of rope hanging from a tree. It is understood that some parents think it is an add-on to the play equipment and therefore covered by risk assessment and insurances this is not the case. It has been taken down several times and it is put back up. It is not on Parish Land and it does not belong to The Parish Council. Residents to be advised via The Parish Magazine.

### **14. DISCUSSION REGARDING THE REINSTATEMENT OF THE VERGE OPPOSITE BIRKBY'S**

KCC will not do this work as it is not considered urgent, KG has discussed with their engineer installing posts or something similar to prevent vehicles being able to mount the verge with the costs picked up by YPC. A site meeting will be held and quotes obtained.

### **15. THE LEES PICNIC AREA**

#### **15.1. NEW ENTRY SYSTEM - TO AGREE TO DEDUCT FROM THE FINAL PAYMENT THE LOSS OF INCOME DUE TO A RE-PROGRAMME ERROR**

There was a reprogramming where the tariff should not have changed, however for 7 days it was collecting 10p on cards instead of £3. The difference in takings is £339.30. The Clerk has deducted this from the final payment. On Monday 31 August there was chaos as the machine was collecting £3.50 but the electronic display said that the fee was £3. The signal is very poor an engineer was sent out due to lack of communication with Till and it was the signal problem. He recommended we should have been supplied with a roaming SIM. The Chairman has written to Flow bird accordingly.

#### **15.2. CCTV – TO AGREE TO PURCHASE A LAPTOP FOR USE WITH THE EQUIPMENT**

The equipment is now fully functional at no cost to the Parish. One of the Community Payback team had the experience and worked on a one to one for a day and got it all working. We agreed to spend £1,000 to get the equipment working, this has been done without cost. The laptop will cost between £300 to £400 so well under budget. JC proposed, SG seconded and all agreed.

#### **15.3. USE OF THE AREA ON SATURDAY 18TH SEPTEMBER 2021 TO PARK THE TOW VEHICLES AND TRAILERS FOR A CAR RALLY AT KENWARD TRUST – TO AGREE LOGISTICS AND DONATION.**

They want to use the car park to provide a safe and level facility to unload their vehicles and reduce the traffic and difficulties passing other traffic up Kenward Road as competitors make their way to the start venue at the Kenward Trust. It will also allow them to store all the vehicles at one location during the day of the event. They expect arrivals from approximately 05:00 to 07:00 and would man this with their own safety marshals. From 08:00 to approximately 17:00 they expect no traffic in or out of the car park unless a competitor withdraws from the event and has to collect their tow vehicle and trailer. They will employ security to oversee the vehicles and trailers during the day. They would cone-off a suitable

area of the car park and supply the appropriate signage. Vehicles and trailers will be collected from 17:30 onwards. They expect a full entry of 70 cars, so that would be 70 trailers. They have offered a donation of £150 for use of the car park. Councillors felt that £150 for the additional work involved was not adequate compensation as 70 paying customers would give an income of £245.

The Clerk will arrange a site meeting with the organiser.

## **16. DISCUSSION REGARDING FINGER POSTS AND VILLAGE NAMEPLATES.**

The contractor has promised the 2 finger posts on order will be fitted in the next week. Work is needed on the heritage village name plates; the 2 at Laddingford, most particularly Claygate Road, need refurbishing and a sign is missing on The Lees. Quotes to be obtained. In the meantime, the vegetation will be cut away from Claygate Road and also from the finger post opposite Jubilee Field.

## **17. FLOODING**

### **17.1. GENERAL UPDATE**

The Chairman will check the status of flood wardens.

### **17.2. PROPERTY FLOOD RESISTANCE UPDATE**

There are 3 properties yet to be completed, Watertight have been trying since early June. Both have been offered dates in the last week of August after which if the homeowner declines, they will be request sign a disclaimer to confirm they no longer require the work. Watertight have checked and signed off 160 properties as complete. They have a list of a further 10 of minor snags and a remaining 58 that still need to be given a final check, this is hoped to be complete by the end of September.

### **17.3. SUBSTATION UPDATE**

**The Square** – We were advised by the Environment Agency (EA) that Golding Homes (GH) had refused to allow the cable to cross the garden of No 59 Lyngs Close; the Chairman consequently wrote to their Interim CEO. An email was received from GH attaching an email sent on 30th July to UKPN asking for a site meeting with the residents of No. 59. UKPN and EA are away until next week but the Chairman has replied expressing the need for YPC to attend this meeting.

**Burgess Bank** – the work should have been completed 6th August but was not. It seems to have started; The EA is chasing.

## **18. TO DISCUSS PLANTING A TREE TO COMMEMORATE EITHER KEY WORKERS DURING 2020 OR IN MEMORY OF PEOPLE WHO HAVE LOST THEIR LIVES DURING 2020 DUE TO THE COVID-19 PANDEMIC**

The Chairman felt that this should be taken in conjunction with the Tree Management Plan. AS pointed out that there should be no further trees on The Lees due to the canopies reducing meadowland and hunting ground for birds, in particular owls and kestrels. He is also keen that a Tree Management Plan should include the reduction the self-sown oaks and the small copse beside the CALPAC land. This will be added to the agenda of the January meeting.

## **19. HORSMONDEN HORSE FAIR 13 SEPTEMBER 2020**

### **19.1. TO CONFIRM WHETHER IT IS TAKING PLACE**

Horsmonden clerk has confirmed that it is not taking place.

### **19.2. TO CONFIRM CLOSURE OF THE LEES PICNIC AREA**

It was agreed that the area will still be closed as there still may be activity around the area. It was agreed to appoint security for the day.

### **19.3. TO CONFIRM CLOSURE OF THE KINTONS CAR PARK**

It was agreed that the area will still be closed as there still may be activity around the area.

### **19.4. TO CONFIRM CLOSURE OF PUBS**

The Boathouse, The George, The Woolpack and The Chequers have confirmed they will be closing.

## **20. TRAVELLER'S HORSE DRIVE 27 SEPTEMBER 2020 – TO DISCUSS**

It has been advised that the post code that is advertised for the drive is the burger van on Pattenden Lane often frequented by trotters and drivers. Marden clerk is trying to find out more about the event.

## **21. NEIGHBOURHOOD PLAN**

### **21.1. TO REVIEW REINSTATEMENT OF MEETINGS/WORK**

PR advised that she would arrange a relaunch zoom meeting in September.

### **21.2. TO DISCUSS THE STATUS OF THE CURRENT CONSULTANT**

Our consultant has been made redundant, we are trying to make contact with him.

### **21.3. CURRENT POSITION WITH REGARD TO MBC'S CALL FOR SITES**

The current position was discussed.

## **22. HIGHWAYS – UPDATE**

### **22.1. HIGHWAYS LIST**

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

### **22.2. OTHER HIGHWAY ISSUES**

Jenny Watson (JW) is progressing with the safety barrier and road markings outside Laddingford School. The Traffic Order has now been processed.

#### **22.2.1. TO DISCUSS INSTALLATION OF DOUBLE YELLOW LINES ON HAMPSTEAD LANE BETWEEN THE SLIPWAY INTO THE LOCK AND BLUMER LOCK ENTRANCE**

The parking of vehicles and the canoeists, are pushing vehicles, including HGVs onto the bridge without site lines. It was agreed to request double yellow lines.

## **23. FINANCE**

### **23.1. PAY BILLS**

It was agreed, proposed DS seconded JB to pay bills totalling £8,665.47 exclusive of VAT as per attached list.

### **23.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £34,602.18 was circulated.

### **23.3. MONTHLY SPEND AGAINST BUDGET REVIEW**

Unbudgeted spend this month.

The Bitumen to repair car park at The Chequers which was damaged due to sand bag storage £21.63.

### **23.4. LADDINGFORD CHRISTMAS LIGHTS - TO AGREE TO PURCHASE AN ADDITIONAL 85M LENGTH TO ST MARY'S CLOSE AT A COST OF £1291.48 PLUS CARRIAGE AND VAT**

It was agreed to purchase an additional 85m length of Christmas lights for Laddingford at a cost of £1291.48 plus carriage and vat.

## **24. CONSULTATIONS**

Four consultation has been received this month.

- Changes to the current planning system - 17 September
- Planning for the future - the planning white paper - 15 October
- Transparency and competition: a call for evidence on data on land control - 16 October
- National Highways & Transport Network - Public Satisfaction Surveys – 21 February 2021- The Chairman will send this out on Parish News.

One consultation was received last month.

- LGA Model Member Code of Conduct – YPC replied with full support for KALC’s response.

## **25. CORRESPONDENCE**

### **25.1. KENT ASSOCIATION OF LOCAL COUNCILS (KALC) AND NATIONAL ASSOCIATION OF LOCAL COUNCIL (NALC) CORRESPONDENCE RECEIVED AND CIRCULATED**

- NALC Newsletter – 11 August 2020
- NALC Newsletter – 25 August 2020
- NALC Chief Executive's bulletin – 10 July 2020
- NALC Chief Executive's bulletin – 17 July 2020
- NALC Chief Executive's bulletin – 24 July 2020
- NALC Chief Executive's bulletin – 31 July 2020
- NALC Chief Executive's bulletin – 07 August 2020
- NALC Chief Executive's bulletin – 14 August 2020
- NALC Chief Executive's bulletin – 21 August 2020
- NALC Chief Executive's bulletin – 28 August 2020
- KALC NEWS July 2020
- KALC Chief Executive's Bulletin – July 2020
- KALC Chief Executive's Bulletin – August 2020

### **25.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED AS NOTED IN MINUTES**

- Helen Grant MP e-communiqué - Summer 2020

### **25.3. INTERNET AND FIBRE OPTIC CONNECTIVITY KENWARD ROAD**

A letter has been received from a resident concerned about internet and fibre optic connectivity in Kenward Road. The Clerk will investigate Open Reach’s plans.

### **25.4. SPEEDING – YALDING HIGH STREET**

A letter has been received from a resident concerned about speeding in Yalding High Street. The Clerk will reply accordingly.

### **25.5. ANY OTHER CORRESPONDENCE NOTIFIED PRIOR TO THE MEETING**

There was no other correspondence.

## **26. PARISH MATTERS**

### **26.1. VE DAY STREET PARTY**

It was suggested that the postponed VE Day street party be rescheduled for Bank holiday Sunday 2nd May 2021 pending lifting the Covid-19 restrictions.

### **26.2. YALDING WOMEN’S INSTITUTE (WI)**

It seems Yalding WI is to close and convert to a ladies social group, this is because national WI have suspended them due to them not having any officers. It was felt that the opportunity should be given to residents to save it before a final decision is made. The Chairman will put an article in the Parish Magazine and send out on Parish News

### **26.3. COUNTRYSIDE USE OF THE CAR PARK AT THE KINTONS**

KG met with Countryside to discuss the use of the car park while they install the footpath from the development to The Kintons. KG explained the plans and that he was happy with the proposals. AS suggested that a ramp be fitted rather than steps for easier access.

KG also reiterated the conditions of them using the carpark for parking.

## **CLOSED SESSION**

### **COMMENTS ON PLANNING APPLICATIONS**

20/503503/LBC

Downs Farm House, Kenward Road, Yalding

Listed Building Consent for erection of a single storey rear extension, internal and elevational changes to north wing, and blocking of first floor window and insertion of rooflight to south wing.

**NO COMMENT**

20/503502/FULL

Downs Farm House, Kenward Road, Yalding

Erection of a single storey rear extension, internal and elevational changes to north wing, and blocking of first floor window and insertion of rooflight to south wing.

**NO COMMENT**

20/503561/FULL

The Packhouse, Queen Street, Paddock Wood

Erection of 2no. detached dwellings with associated access and parking (Resubmission of 20/500786/FULL).

**OBJECT**

**Yalding Parish Council objects to this planning application.**

**The proposal would represent new dwellings in an isolated and unsustainable countryside location that would not have good access to public transport and would be remote from local services and facilities, resulting in future occupants being reliant on the private motor vehicle to travel for access to day to day needs. In the absence of any overriding justification or need for the proposal, it is contrary to policies SS1, SP17, DM1 and DM5 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019).**

**The proposal site is within a Flood Zone 3 where new dwellings should not be permitted, there is no overriding justification to allow this development in this location, and it has not been demonstrated that the proposal would not pose a risk to life and property. The proposal is therefore contrary to the provisions of policy DM1 of the Maidstone Borough Local Plan (2017), and the National Planning Policy Framework (2019) and its Technical Guidance (2012).**

**Should the planning officer be of a mind to approve Councillors ask that the application be put before MBC planning committee.**

20/503081/FULL

4, St Marys Close, Laddingford

Demolition of conservatory and erection of single storey rear extension.

**NO COMMENT**

20/503732/LAWPRO

Little Venice Country Park And Marina, Hampstead Lane, Yalding

Lawful Development Certificate (Proposed) for siting of 40no. caravans for holiday use.

**IT WAS AGREED TO WRITE TO THE PLANNING OFFICER WITH SERIOUS CONCERNS OVER AN LDC HAVING NO CONDITIONS AND MORE VULNERABLE PEOPLE BEING EXPOSED TO THE EXTREME FLOODING CONDITIONS ON THE SITE**

**Yalding Parish Council urge that this application be rejected and a full planning application be submitted.**

**This site is situated adjacent to the River Medway in a Flood Zone 3 and is subject to serious flooding. Indeed, during the winter of 2019/20, the site was evacuated 3 times, just before Christmas and then again in February and March. Each time, the evacuees were away from the site for many days as, even after the waters have receded, the pumps for the toilets have to be restarted and a clean-up operation undertaken. It was subject to extremes of flooding and evacuation in the Autumn//Winter of 2000, following which many of the caravans had to be replaced and many were put onto rising platforms. During the Christmas floods of 2013, the evacuation process was impeded as the down draft from the helicopter caused some of the caravans to move and were in danger of falling from the platforms. The site has been**

**evacuated during smaller floods as its proximity to the river makes it extremely vulnerable and susceptible to flooding.**

**During the evacuation of March of this year, YPC became aware of the number of elderly and vulnerable people who are living on the site and who were unable to comply with the evacuation plan. This puts additional pressure on KCC, MBC and the emergency services in moving these people to a safe environment.**

**This application must be rejected and a planning application submitted in order that:**

- **the statutory consultees are able to make comments, most particularly the Environment Agency**
- **an updated flood risk assessment is submitted**
- **conditions may be applied to any planning permission**
- **restricted use of the site may be enforced**
- **access and parking arrangements can be considered**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

20/502000/FULL

Kenward Farm, Kenward Road

Replacement of the existing polytunnels with new style polytunnels, including the provision of an attenuation pond and all other associated engineering and drainage operations, and landscaping.

**GRANTED**

20/502157/FULL

Woodland House, Kenward Road

Conversion of garage into annexe for ancillary use to main dwelling, including external changes, erection of half gable ends and insertion of rooflights.

**GRANTED**

20/502449/FULL

The Coach House Lees Road, Laddingford

Erection of a detached garage.

**GRANTED**

20/502930/LBC

Wardes Moat & The Coach House, Vicarage Road

Listed Building Consent for installation of new underground low voltage cable from Vicarage Road through field at rear of Wardes Moat, installation of new cable into basement of Wardes Moat and laying new cable parallel to rear of the property to supply The Wing. Installation of new underground low voltage cable to serve the Coach House across garden from Vicarage Road, and removal of existing overhead wires, brackets and surface mounted cables from both the Coach House and Wardes Moat.

**GRANTED**

There being no further business the meeting closed at 21.59

These following items are suspended until Lock down is released:

- Neighbourhood Plan
- Welcome pack
- Parish Councillors Report

Signed.....

Date.....