

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 05 SEPTEMBER 2023 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
June Chapman (JC)
Sue Gerrish (SG)
Joe Westgate (JW)

Jason Bryant (JB)
Ken Gough (KG)
Dee Ann Stead (DS)

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 Sanders sent his apologies due to work commitments 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

KG and SG 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

The Chairman declared that she was given £100 personally by the Religious Gypsies. This has been used to purchase chocolate bars for the Children at the Parish Picnic.

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 06 JULY AND 01 AUGUST 2023

It was proposed JW seconded SG 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 owner has confirmed that the gate has been in the boundary fence since before 2007. It was moved from the bottom end of the garden about nine years ago when the fence was renewed. It is used rarely, mainly to support school events.

5.2. £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 and we are awaiting his replacement. The Chairman and Clerk will organise a complete review of flood actions in Yalding and Laddingford to include flood wardens, flood gates and road closures. The review has started.

5.3. BOATS MOORED ON THE TOW PATH

The Chairman will organise a meeting and as many Councillors as possible to attend.

5.4. 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 Maidstone Borough Council (MBC) regarding the delay in serving enforcement notices and the follow through to prosecution. No reply has been received.

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

Kent Plan Tree are taking advice directly from Medway Valley Countryside Partnership (MVCP) about fruit trees at The Fen and will consult will Yalding Parish Council (YPC).

5.6. 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.

5.7. REMOVING THE ELECTRICITY KIOSK

The Clerk has written to Callflow detailing the true cost to them and the compensation required and chased for a reply which is not yet forthcoming.

5.8. 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.

5.9. BOLLARD AT THE LIBRARY

KG has ordered and will fit the bollard at the library.

5.10. 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 will reply and will also write to our Borough Councillors.

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

The Chair will draw up an agreement with The Football Club but is waiting further information regarding whether they have received the grant for floodlights.

5.12. THE PURCHASE OF A MOBILE CCTV

The Chairman will send a specification of a mobile CCTV around for comments.

6. POLICE MATTERS

6.1. WARD CLUSTER MEETINGS

It is still early days to assess the effectiveness of the Ward Cluster Meetings due to their infrequency.

6.2. BEAT OFFICERS

So far the new system with Beat Officers is working really well.

7. COUNTY COUNCILLOR'S REPORT

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

Councillors expressed their disappointment that Councillor Webb has not attended a meeting for a year.

8. BOROUGH COUNCILLOR'S REPORT

Councillor Russell attended the meeting and gave a brief update on the following:

- Finances - A £900k shortfall has been identified for the period 2024/25 and MBC are looking to close this gap through adjustments to services rather than cutting any front-line services. The Chairman questioned why MBC had withdrawn its contracting services such as grass cutting for parishes that it could charge for. Councillor Russell would make enquiries.
- Temporary Accommodation – the demand is the major item impacting MBCs finances
- Local Plan – see below
- Town Centre Strategy - will be going out for public consultation shortly
- Parish Charter – consultation with parishes ends September.
- Events – MBC are reviewing the summer events for next year. The literary festival is taking place in October

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.

- 23/503511/FULL - Moonrakers, Darman Lane, Laddingford

10.3. PLANNING APPLICATIONS

Planning responses are recorded at the end of the minutes.

10.4. YALDING ENTERPRISE PARK (YEP)

The Reserved Matters have been approved.

Seeds have been collected from The Fen and the relief channel is being planted. Groundworks have started.

10.5. MAIDSTONE BOROUGH LOCAL PLAN

Awaiting confirmation that the Inspector is happy with the wording for the main modifications including Kenward Road. MBC hope to adopt the plan in early 2024.

The Gypsy and Traveller DPD is to go out to regulation 18 consultation; MBC do not think they can find sufficient sites for the identified need and may need to go to neighbouring boroughs.

10.6. ANY OTHER PLANNING MATTERS

10.6.1. 22/503831/FULL LAND SOUTH EAST OF EMMET HILL LANE

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

11. POLICIES AND PROCEDURES

11.1. TO AGREE TO RENAME AND REVIEW THE SOCIAL MEDIA POLICY TO BECOME SOCIAL MEDIA AND COMMUNICATIONS

It was previously confirmed that YPC will not deal with any correspondence or other matters if sent anonymously. Also, YPC will not comment on issues raised on social media,

unless on its own page. The Clerk has reviewed the Standing Orders but there is not a suitable place to put this unless a new section is added.

It was proposed JB, seconded JC and resolved by all that the Social Media policy be renamed Media and Communications and the above included within this policy.

12. FINANCE

12.1. MOTION TO PAY BILLS

It was proposed JW, seconded DS and resolved by all to pay bills totalling £12,694.06 exclusive of VAT as per attached list. KG and SG did not vote as they had declared an interest.

12.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £50,014.38 was circulated. It was noted that the final payment of the grant from FCC towards the cost of the new play area at The Kintons had been received.

12.3. MONTHLY SPEND AGAINST BUDGET REVIEW

Unbudgeted spend this month:

- extra disc space from HCI data - £26.40
- Speedwatch equipment - service and calibration - £407
- Church keys for use at times of flooding - £18.30

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.

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.

There have been very few BBQs over the summer.

The damaged fence has been repaired.

MBC have checked and lowered the water pressure in the toilets to see if that will resolve the water problem.

The Clerk has chased MBC again with regard to the tap.

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.

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 MVCP to update its management plan accordingly. YPC need to contact Community Payback to see if and when they will come back.

13.2. PLAY AREA INSPECTIONS

13.2.1. JUBILEE FIELD

Inspection complete, no new issues.

A gazebo needs to be erected over the Inga itself and left in place on a sunny day to monitor.

MBC are not emptying the new bin the Clerk is chasing.

13.2.2. THE KINTONS

Inspections complete, issues reported.

The final grant payment has been received.

13.3. THE KINTONS

13.3.1. MOTION TO SUPPORT THE CRICKET SQUARE RENOVATION

The Cricket Club have asked if YPC could financially support the renovation of the cricket square again, work is due to start shortly.

The Clerk offered concerns at the expectation of YPC involvement each year without it being considered at budgeting.

Councillors agreed that this was a concern and future requests should be before budget setting. The Motion was denied.

13.4. JUBILEE FIELD

13.4.1. TO REVIEW THE ANNUAL PLAY AREA SAFETY INSPECTION REPORT

The report had been circulated along with a summary of actions. KG is working his way through them. The biggest issue is wetpour repair. YPC are trying to source a company who can inspect and make good any defects at the time including wetpour. The Chairman has asked MBC, and they have confirmed they do it in house.

13.4.2. REQUEST TO TRIMMING BACK THE LEYLANDII IN THE PLAYAREA

A neighbour has requested that the tree in the corner of the play area that overhangs be cut back. It seems to be of no use within the playarea so it was agreed to remove it.

13.5. THE LEES HAY CUTTING

13.5.1. REMOVAL OF BALE FROM THE DITCH

AS has removed the last remaining bales of hay but one was pushed in the ditch, this needs to be removed. If AS is unable to do it The Drainage Board will be asked.

13.5.2. CUTTING OF THE BACK FIELD

The back field needs at least cutting.

It does not appear that the grass has been cut under the Oak trees in The Lees.

13.6. REQUEST TO USE PARISH LAND

13.6.1. 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.

14. HIGHWAYS

14.1. REVIEW THE HIGHWAYS LIST

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

14.2. WATER ON VICARAGE ROAD

The Chairman will write to Millwood Homes to insist the dye be put into the pond as soon possible.

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

14.3. TO DISCUSS ANY OTHER HIGHWAY ISSUES

KG feels that the drainage system at Hampstead Lane needs further work to deal with the water coming down from beside Diamond Works. He will meet with the drainage engineer.

Countryside Properties have confirmed that they will not be considering onsite parking; The Chairman and The Clerk met with a representative of Countryside who agreed to put it before their Managing Director, Danny Wood, a response has not been received, The Chairman will write to him directly.

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.

15.2. SUBSTATION UPDATE

The matter is still ongoing.

YPC will write to Golding Homes and MBC.

16. NEIGHBOURHOOD PLAN (NhP)

A full steering committee meeting is needed. Awaiting updated draft plan from DL.

17. EVENTS

17.1. PARISH PICNIC – 10 SEPTEMBER 2023

Everything is in hand. Councillors thanked KG and Steve for making the area user friendly.

17.2. REMEMBRANCE SUNDAY – 12 NOVEMBER 2023

It was agreed that YPC would fund the road closure again, which will be applied for before the deadline of 17 September.

The Clerk and The Chairman will organise.

It was also agreed that YPC would purchase and lay a wreath.

17.3. 80TH ANNIVERSARY OF D-DAY – 6 JUNE 2024

Councils have been asked to light Beacons. This appears to be the only celebration. It was agreed the YPC should participate.

17.4. 80TH ANNIVERSARY OF VE DAY MAY 2025

It was agreed to hold a Street Party for this celebration.

17.5. DEBRIEFS

• VISIT FROM RELIGIOUS GYPSIES

The event went smoothly, the litter was picked before they left including the horse manure and the toilets were kept in good condition.

• MARDEN DRIVE

This was a much smaller event with only about a third of the attendees of last year. There was not too much litter or disruption at Laddingford. At The Lees the bar was cut to remove the padlock on the gate but fortunately KG had a spare. The seafood van paid to get onto the carpark and caused no damage. All was clear and locked up by 5pm.

18. CONSULTATIONS

Three consultations were received this month.

- Annual Survey on the performance of Kent Police – will be sent out on Parish News.
- Parish Charter Review – 30 September 2023 - It was agreed The Chairman and The Clerk would review this. KALC also reviewing.
- Kent Community Warden Service Review Public Consultation – 03 October 2023 – Chairman and 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 – 06 July 2023
- NALC Chief Executive's bulletin – 13 July 2023
- NALC Chief Executive's bulletin – 20 July 2023
- NALC Chief Executive's bulletin – 27 July 2023
- NALC Chief Executive's bulletin – 03 August 2023
- NALC Chief Executive's bulletin – 10 August 2023
- NALC Chief Executive's bulletin – 17 August 2023
- NALC Chief Executive's bulletin – 24 August 2023
- KALC Weekly bulletin – 04 August 2023
- KALC Weekly bulletin – 21 August 2023
- KALC News July 2023

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Leigh expansion and Hildenborough embankment scheme - summer 2023 update

19.3. REQUEST TO SUPPORT A CLOSED DOG FIELD IN THE PARISH

The Parish has a lot of dog walking areas and no closed fields are thought to be available. It was agreed to decline this.

19.4. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was no other correspondence received.

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. TO DISCUSS LORRY WATCH

More complaints have been received about lorry's going through the 7.5ton weight restricted area.

The Chairman will speak to police.

20.3. TO DISCUSS THE OPTIONS OF RE-CYCLING AFTER PARISH EVENTS

Volunteers try their best to sort especially cardboard boxes and bottles, however, all agreed that it would be very difficult to sort everything after and during a very busy event; green bins and black sacks will be available when possible.

20.4. TO AGREE IF THE DATE OF THE DECEMBER PARISH COUNCIL MEETING NEEDS TO BE CHANGED

SG and DS have been invited to a social event at Leeds Castle in respect of their breast cancer fund raising.

All other Councillors are available on that date; therefore, it was agreed the meeting did not need to be changed.

20.5. TO DISCUSS THE REPLY RECEIVED THE SECRETARY OF STATE FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS, THE RT HON THÉRÈSE COFFEY MEMBER OF PARLIAMENT 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 MP on behalf of DEFRA, and circulated, stating that the EA were aware of this but it was not at the top of their priority list. The Chairman will write expressing YPC's disappointment at the precedent this is setting.

21. PARISH MATTERS

There were no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

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.

OBJECTED

Due to the continuing applications for extensions to this property it is difficult to fully understand what work has already been completed and what is proposed. Planning permission was granted in November 2022 for a substantial extension and in April 2023, prior approval was granted for a proposed single storey rear extension which extends by 8m beyond the rear wall of the original dwelling, has a maximum height of 3m from the natural ground level has a height of 2.85m at the eaves. The current application increases the size of the property again, the cumulative volume of the proposed extensions together with the existing would not only clearly exceed 50% of the volume of the original building but would actually exceed the volume of the original building itself, thus representing a more than 100% increase in volume. The property lies in a flood zone 3. The flood risk assessment extends to one paragraph and is inadequate when proposing to increase a property to 6 bedrooms in an area at risk of flooding. Increasing bedrooms could lead to increasing the occupancy and will expose occupants and members of the emergency services to serious risk in times of flooding. It has not been demonstrated that there is safe access and escape routes, the application also fails to demonstrate that the proposal would not have a detrimental impact in terms of the flood water displacement. These extensions can hardly be described as minor and therefore the

proposal does not comply with the requirements of The Environment Agency's standing advice. Due to these concerns Councillors ask that The Environment Agency be consulted. If the planning officer is of a mind to approve this application before these concerns are satisfactorily addressed, Councillors ask that it be put before MBC planning committee.

23/503683/FULL

Congelow Farm, Benover Road

Demolition of existing storage and cabin buildings. Erection of 1no. replacement storage building with associated amenity facilities.

NO COMMENT

23/503360/FULL

Laddingford House, Laddingford

Removal of existing conservatory and erection of an Orangery style rear extension. Removal of the window shutters to front elevation, installation of two air source heat pumps at the rear and re-building of chimney. Replacement of existing single-glazed windows to annexe.

OBJECT

Councillors object to the removal of the shutters. Whilst they may not me the original ones it quite clearly states on the listed building entry that shutter were part of the listing.

If the planning officer is of a mind to approve there removal Councillors ask that it be put before the MBC planning committee.

23/503361/LBC

Laddingford House, Laddingford

Listed Building Consent for the removal of existing conservatory and erection of an orangery style rear extension. Internal alterations include connecting the dining room, hall, and family room. Reducing the size of the cloakrooms and adding space to the inner hall. Removal of the shutters to front elevation, installation of two air source heat pumps at the rear and re-building of chimney. Replacement of existing single-glazed windows to annexe."

OBJECT

Councillors object to the removal of the shutters. Whilst they may not me the original ones it quite clearly states on the listed building entry that shutter were part of the listing.

If the planning officer is of a mind to approve there removal Councillors ask that it be put before the MBC planning committee

23/504001/LBC

Leesden House, High Street

Listed Building Consent for the replacement of two ground floor front vertical sash windows and a rear rooflight.

NO COMMENT

23/503840/FUL

Alanfred, Vicarage Road

Erection of rear single storey extension, and changes to fenestration.

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

23/500532/FULL

Land Adjacent To Ramblers, Shingle Barn Lane

Retrospective application for new gate and vehicular access to agricultural enclosure, including reinstatement of coppice hedge to road frontage..

GRANTED

- 23/502118/REM Former Syngenta Works, Hampstead Lane
- Approval of Reserved Matters (scale, layout, appearance and landscaping sought) for Phase B of the development, comprising erection of 20no. commercial units with associated parking, access and landscaping, pursuant to 19/504910/OUT - Outline application for the redevelopment of the former Syngenta works site to provide a new business park of up to 46,447 sqm of B1(c), B2 and B8 accommodation with associated access, parking and infrastructure works. (Access only being sought).
- GRANTED**
- 23/502582/TPOA Land At Vicarage Road
- Tree Preservation Order application: Removal of T1 (Ash), also referred to as T15 in the accompanying Tree Survey.
- REFUSED**
- 23/502566/FULL 22 Lyngs Close, Yalding
- Removal of existing conservatory. Erection of a single storey rear extension including rooflight and changes to fenestration.
- GRANTED**
- 23/502781/FULL The George, Benover Road
- Change of Use from ground floor Sui Generis (Public House) to Class E restaurant part retail facilities with ancillary Sui Generis use (Takeaway).
- GRANTED**
- 23/503420/AGRIC Willow Farm, Lughorse Lane
- Prior notification for the erection of a hay barn with extension to existing tract and proposed track. For its prior approval to: - Siting, design and external appearance.
- REFUSED**

There being no further business the meeting closed at 22:02.

Signed.....

Date.....