

**MINUTES OF YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 02 SEPTEMBER 2025 AT 7.00 PM IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)  
Ken Gough (KG)  
Dee Ann Stead (DS)

Tim Chapman (TC)  
Andy Sanders (AS)  
Kelly Woods (KW)

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

None were declared.

**PUBLIC SESSION**

There was two members of the public present who did not wish to speak.

**1. APOLOGIES FOR ABSENCE**

Councillor Jamison sent her apologies due to social commitments; Councillor Bates sent her apologies due to family commitments; these 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**

The Chairman and KG declared an interest in agenda item 12.1 as they had bills for payment. TC declared an interest in agenda item 19.3. DS declared an interest in agenda item 10.2. planning application 25/503066/REM.

**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 01 JULY 2025**

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

• **THE PLANNING & FINANCE MEETING HELD ON 05 AUGUST 2025**

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

**5. MATTERS ARISING FROM THE PREVIOUS MEETINGS**

**5.1. TREE SAFETY INSPECTION REPORT**

The tree work is complete.

**5.2. REPAIR/REPLACE LITTER BIN ON THE LEES VILLAGE END**

The Chairman is going to report that it was Maidstone Borough Council (MBC) operatives that damaged it.

**5.3. REQUEST FOR A LARGE LITTER BIN IN THE AREA OF HAMPSTEAD LOCK**

The Chair will ask John Edwards if he will support a bin in this location.

#### **5.4. REVISED CODE OF CONDUCT**

The Chairman is taking it back to Kent Association of Local Councils (KALC) in order to get parishes to advertise it in the press jointly. This has currently stalled. We do have a Code so parishes are legal

#### **5.5. BOOT SCRAPER AT KINTONS BRIDGE**

A boot scraper will be installed at The Kintons at a cost of up to £200. In hand

#### **5.6. TRANSFER EE MOBILE PHONES TO A YALDING PARISH COUNCIL (YPC) ACCOUNT AT BT**

BT has confirmed this cannot be transferred from EE to Yalding Parish Council's (YPC) BT account. However, EE Residential may be able to move them to a business account. KG will need to do this.

#### **5.7. REQUEST FROM THE CRICKET CLUB RE CCTV**

Awaiting The Cricket Club's CCTV policy.

#### **5.8. THE KINTONS – CREATION OF AREA FOR INFORMAL FOOTBALL GOALS**

Due to the dry weather, it has not been possible to complete the work as the grass is not germinating. It is likely to be later in the autumn that the area will be ready for play.

#### **5.9. MOLE CONTROL**

The sonic mole deterrents have been installed; unfortunately, three have now been damaged. The Assistant Clerk will arrange to plant daffodils in the autumn and KG is investigating other sources of deterrent.

#### **5.10. THE LEES - REPAIRS TO SEAT BASE UNDER THE OAK TREE**

Work complete

#### **5.11. LEES PICNIC AREA**

KW has passed flyers on to The Chair.

#### **5.12. MOTION TO REVIEW THE NEED FOR THE GATE ONTO THE KINTONS TRACK**

The Clerk has written to the residents.

#### **5.13. MOTION TO BUY A NEW BIN FOR THE KINTONS**

MBC have confirmed that they will empty a new bin at The Kintons but are yet to feedback on the type of bin they will support.

#### **5.14. DAMAGED GOAL POSTS AT JUBILEE FIELD**

KCC's contractor collided with post when mowing and KCC have agreed to replace it.

#### **5.15. FEEDBACK TO CLOCK HOUSE FARM WITH REGARD TO THEIR PLANTING PLANS**

Clock House Farm have sent a letter outlining their plans for 2025. A site meeting has been requested. The Clerk to organise.

### **6. POLICE MATTERS**

Nothing to report.

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

Councillor Ford did not attend the meeting and did not send a report.

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

Councillor Russell joined the meeting at 19.19; she had previously sent a report which was circulated.

Councillor Summersgill sent his apologies; he had sent a report which was circulated.

Councillor Couch did not attend the 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**

Planning responses are recorded at the end of the minutes.

DS had declared an interest in planning application 25/503066/REM as she is a neighbour and did not take part in the discussion.

### **10.3. YALDING ENTERPRISE PARK (YEP)**

No further update.

### **10.4. ANY OTHER PLANNING MATTERS**

#### **10.4.1. THE GEORGE – UPDATE**

25/502615/FULL. - The Clerk has written to the head of MBC planning to request that this application is taken to planning committee at the same time as planning application 24/503344/FULL as they are intrinsically linked, this seems to have been agreed.

The Clerk has asked the planning officer to correct the titles of the misleading documents on the planning portal; this has still not been done. It was agreed that The Clerk will write to Angela Woodhouse.

The owner had submitted a freedom of information request citing serious concerns regarding harassment, racial discrimination, and defamation by representatives of The Council including The Clerk. The Clerk sent the response; a direct reply has not been received however the owner is now asking about The Council's policy of sharing responses on social media. The response he is referring to was not shared by YPC on social media only through the Parish News' database to residents. The Clerk circulated a draft response which was approved.

There were no other planning matters.

## **11. POLICIES AND PROCEDURES**

There are no policies and procedures to approve this month. The Clerks are investigating the data protection requirements.

## **12. FINANCE**

### **12.1. MOTION TO PAY BILLS**

It was proposed KW, seconded DS and resolved by all to make payment of bills totalling £8960.41 exclusive of VAT as per attached list. The Chairman and KG declared an interest as they had bills for payment and did not vote.

TC and DS will authorise them electronically.

### **12.2. CONFIRM RECEIPTS**

A list of receipts, as attached, totalling £6,978.95 was circulated.

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

There was no that was no unbudgeted or previously approved spend.

### **12.4. BANK BALANCES AS AT THE END OF JULY 2025**

The cleared bank balance for the end of July 2025 was confirmed:

- NatWest £41,969.15
- Unity Trust £67,934.23

#### **12.5. BANK RECONCILIATIONS FOR JULY 2025 HAVE BEEN SIGNED**

It was confirmed that these have been signed as correct.

#### **12.6. PROPOSAL TO FINANCIALLY ASSIST THE PANTOMIME AND THE REGENERATION OF THE DRAMA GROUP**

A pantomime is being planned for February. As the group is new it has no money and needs finance to pay for hall usage, costumes, scenery and other paraphernalia associated with a drama production. The Chairman proposed that a list of requirements with costings be drawn up and given to The Clerk for circulation. All approved bills will be submitted for payment to YPC up to a total of £3,000 plus VAT.

A donation from the profits will be made to YPC.

The proviso is that, before any income is received, the group prepare a constitution to be approved by YPC and open a bank account with two signatories into which all monies are paid. There should be no use of anyone's private bank accounts for either payment of bills or receipt of income.

All councillors agreed.

#### **12.7. REQUEST FROM THE PCC TO BACKDATE CHURCH FLOODLIGHTS ELECTRICITY REFUND, NOT CLAIMED IN 2023,2024, TOTALLING £659.11**

Councillors agreed to pay this and it will be added to the bills next month.

### **13. OPEN SPACES**

#### **13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND**

##### **13.1.1. THE LEES**

Not reported however no know issues.

##### **13.1.2. THE LEES PICNIC AREA**

Inspection complete, no new issues

The barrier card-reader memory have been wiped, KG is investigating.

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

Inspection complete, no new issues.

##### **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.

##### **13.1.8. THE TATT**

Inspection complete, no new issues.

#### **13.2. EQUIPMENT INSPECTIONS**

##### **13.2.1. JUBILEE FIELD**

Inspection complete, no new issues.

##### **13.2.2. THE KINTONS**

Inspection complete, no new issues.

#### **13.2.3. DEFIBRILLATORS**

Inspection complete, no new issues.

New pads have been fitted at the Post Office unit.

#### **13.3. OTHER ISSUES**

There were no other issues.

#### **13.4. REQUEST TO USE PARISH LAND**

There have been no requests this month.

### **14. HIGHWAYS**

#### **14.1. KENT COUNTY COUNCIL (KCC)**

- **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions. The Chairman wrote to KCC to explain the serious safety issue and of replacing the bell bollard at the library with two standard ones. KCC ignored this, one of the standard bollards has been demolished already this will be added to the highways portal. The bell bollard has still not been returned, The Chairman/KG are chasing.

- **HIP PROGRESS**

The draft HIP was approved at the August meeting. Items as agreed have been added to the HIP which has been sent to Kent County Council (KCC) who have made some initial comments and have agreed to a meeting to finalise. The Clerk will arrange.

- **WATER ON VICARAGE ROAD** – The Cabinet Member for Highways and Transport has changed again it is now Peter Osborne; The Clerk has asked him for a meeting and received a reply that he may be able to meet but nothing firm as yet, The Clerk has added this to the HIP but despite being told to do this has now been told it is not a HIP issue.

#### **14.2. OUTSTANDING ISSUES FROM THE GLEBE DEVELOPMENT**

- **PARKING ON THE SITE**

The Clerk has written to The Chief Executive of the Countryside Partnerships, division of The Vistry Group, a meeting has been arranged for 10 September.

#### **14.3. TOWN BRIDGE**

##### **14.3.1. TO REVIEW THE NEXT STEPS ON THE TOLL BRIDGE INITIATIVE**

A meeting took place after the August meeting and it was agreed to ask for a meeting with the Cabinet Member; The Clerk has requested a meeting but no reply received.

#### **14.4. OTHER HIGHWAY ISSUES**

KCC are trialling a new reporting system for Parish Councils, the trial will be for potholes only at this stage.

### **15. FLOODING**

#### **15.1. GENERAL UPDATE**

The Highways Manager has agreed to replace damaged road closed signs but has asked for an inventory of current signs held by the parish.

A complete review of flood actions in Yalding and Laddingford to include flood wardens, flood gates and road closures has commenced. The flood wardens list will be updated and a request sent out for new ones.

The Chairman will review the of Property Flood Resilience measures report.

#### **STORAGE OF SAND BAGS**

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. The Chair will re-look at using the old substation on Benover Road. David Goff chasing an email from EA regarding sandbags.

## **£10,000 FLOOD PRIZE STILL TO SPEND**

After a meeting with KCC The Chairman believes permission is not going to be forthcoming for the flood gates and feels this money needs to be spent on something else.

It was agreed that this, alongside other complex highway issues, should be put to the new KCC Cabinet Member for Highways. The Clerk has asked for a meeting but as yet nothing has been confirmed.

## **15.2. SUBSTATION UPDATE**

The matter is still ongoing. YPC will write to Golding Homes and MBC. The Chairman will also chase UKPower.

## **16. NEIGHBOURHOOD PLAN (NhP)**

Awaiting DH to prepare the final draft for approval by YPC, The Steering Committee and MBC. DH had reported that he is hoping to have it completed by the end of July however this has been delayed for personal reasons.

## **17. EVENTS**

### **17.1. PARISH PICNIC**

The Parish Picnic will be 14 September 2025.

- The Chairman has booked Dr Jazz; she has advertised via Parish News to establish numbers attending.
- AS will order 2 barrels of Larkins, 2 barrel of Tonbridge and 2 half barrels of cider.
- The Chairman will order wine, soft drinks, glasses and sundries and food as appropriate.
- The Clerk has organised toilets, signs, risk assessments.
- KG will sort out gazeboes, tarpaulin, ladder, apple press and BBQ.
- DS will borrow the scouts cold boxes and first aid kit.
- Bar: The Clerks, AS, DS.
- BBQ: KW, PJ, LB and partners
- Apple press: The Chairman will ask for volunteers.
- Set up everyone to meet at 1pm, strip down Monday 11am.
- There may be a problem with insurance for the car park, if this can't be resolved cars can be parked on the Fen.
- A second BBQ has been purchased.

### **17.2. YALDING YULETIDE**

The Yuletide Working Party wish to move their bank account to Unity Bank to improve compliance. To do this they need a constitution. The Clerk briefed the meeting as to the requirements of a joint working party and Parish Council group and offered to help draft a constitution.

## **18. CONSULTATIONS**

One new consultation has been received this month.

- National Highways & Transport Network - Public Satisfaction Surveys – February 2026. The Chairman will circulate on Parish News.

July:

- KCC- Kent Adult Social Care Prevention Framework – 14 July 2025. LB sent a video of the proposals but no summary response so the deadline was missed.
- Central Government - Reform of planning committees: technical consultation – The deadline was missed.

## **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 – 03,10,17,24,31 July, 07,14,21,28 August 2025
- KALC bulletin – 22 August 2025

- KALC News – August 2025

## **19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED**

- MBC Parish Newsletter July Round Up
- MBC - Adoption of our Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD)
- MBC - new LGA Guidance for Councillors on Tackling Modern Slavery
- MBC - Community Cohesion Concerns (Flags on Lampposts)

## **19.3. LETTER FROM THE OWNER OF THE POST OFFICE REGARDING THE EXPIRY OF THE LEASE IN JUNE 2026 AND THE FUTURE USE OF THE BUILDING.**

The Chairman suggested the lease be renewed as YPC will need office accommodation in the future and there is a potential for a new postmaster when TC retires. A decision will be made at the October meeting.

## **19.4. LETTER FROM WATERINGBURY PC RE ADDITIONAL 7.5-TON SIGNAGE NEAR THE BROOKSIDE ROUNDABOUT**

Wateringbury PC want to erect a sign at the wheelbarrow roundabout, this would be a legal sign that states there is a 7.5-ton weight restriction from that point which there is not as there is no weight restriction from the roundabout to Hampstead Lane, this means they would require a Traffic Regulation Order. At Hampstead Lane, the legal 7.5-ton restriction applies to both the B2095 and Hampstead Lane. The Assistant Clerk will write to Wateringbury PC explaining for this reason YPC cannot support it.

## **19.5. REQUEST FROM RIVERLOFT TO SUPPORT A PLANNING APPLICATION FOR GARAGE DOORS**

Despite the Conservation Officer having no problem it appears the planning officer will refuse any application on the grounds of unacceptable visual impact and flood Risk.

There is a lot of anti-social activity including lighting of fires which are dangerous.

Councillors did not feel visual impact would be impacted and it has been demonstrated that the garage doors will allow water to enter the garages so not impeding flood flow. They are also concerned about the anti-social behaviour.

The Chairman will reply saying if and when an application is submitted Councillors will reply to it accordingly based on the application. The Conservation Officer will be asked if she passed her comments on to planning officers.

## **19.6. LETTER OF THANKS**

A letter of thanks to KG has been received from the cricket club for clearing the blocked pavilion drains.

## **19.7. LETTER FROM AGE UK**

An email was received from The Information & Advice Service of Age UK asking for advertising and referrals. This will be sent out on Parish News and Councillors will circulate it around their groups.

## **19.8. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING**

YPC have been copied into an objection to the Premises Licence Application 25/03055/LAPRE at The Boathouse.

Councillors agreed to review the licencing application and write a letter accordingly.

## **20. OTHER PARISH BUSINESS**

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

There were none.

### **20.2. CASUAL VACANCY INTERVIEWS**

The interviews will take place in the next two weeks.

### **20.3. REQUEST FROM THE CRICKET CLUB TO INSTALL TOILETS, A STORAGE CONTAINER AND OTHER ALTERATIONS NEXT TO THE KIOSK.**

The details were circulated and The Clerk confirmed that MBC planners believe it can be done under permitted development. Councillors agreed this was acceptable and asked The Clerk to provide a letter to the cricket club.

### **20.4. MAINTENANCE OF FOOTWAY AT YALDING HILL**

LB has agreed to do this work on 6 September.

### **20.5. ACCEPT THE ROSPA PLAY SAFETY INSPECTION REPORTS**

The ROSPA Annual Play Safety Inspection Reports had been circulated and were accepted. KG and The AssClk are working through the actions which are relatively minor.

### **20.6. REPORT FROM PARISH COUNCIL ENVIRONMENTAL GROUP**

TC attended the Parish Council Environmental Group at Hunton at the end of July. He reported that the group can supply free trees, Councillors could not think of an area in The Parish that needs more trees apart from fruit trees at The Fen. The group are also investigating a plastic free community which TC will report on further.

## **21. PARISH MATTERS**

There were no Parish Matters

## **CLOSED SESSION**

### **COMMENTS ON PLANNING APPLICATIONS**

25/503066/REM

Land North & South Of Kenward Road

Approval of Reserved Matters (Appearance, Landscaping, Layout, and Scale) pursuant to 23/505139/OUT for the residential development of 112no. two storey dwellings (Class C3) on land north of Kenward Road together with associated infrastructure and landscaping and the provision of informal/recreation open space, drainage, landscaping, and ancillary works/infrastructure on land south of Kenward Road.

**It was agreed that The Chairman and The Clerk would draft a response and circulate for submission to MBC by 5 September 2025.**

25/503216/AGRIC

Gooselands Farm, Kenward Road

Prior notification for an agricultural barn.

**NO COMMENT**

25/502947/FULL

Lawton Place, Benover Road

Proposed change of use of part of the existing stable building to storage (B8) use including alterations to fenestration.

**OBJECT – as a neighbour**

**The development would represent the inappropriate and unjustified development into the open countryside due to its industrial nature. Councillors are also concerned on the impact on the neighbour grade II listed buildings.**

**Councillors are concerned that there the will be an increase in traffic and lorries that may compromise the safety and efficiency of the surrounding roads, in particular the single lane bridges that are unsuitable for an increase in use by vehicles of this type. Councillors are also troubled as to the suitability of the access arrangements with**

**regards to the manoeuvrability of the type of vehicles that will pass through, further adding to road safety and efficiency concerns. Councillors would ask for confirmation that the Visibility splays are suitable on a road with a 50 mph a speed limit. Councillors also ask that should the application be approved that conditions are applied to protect the amenity of the immediate neighbours in terms of noise, smell and light pollution.**

25/503470/NMAMD

The Stables, Willow Lane

Non material amendment to 23/505034/FULL: Erection of a detached pitched roof double garage. Change of access and installation of a wooden gate and fence.- The proposal is to move the location of the garage an additional 700mm away (1m total) from the northern boundary fence.

**NO COMMENT**

25/503563/FULL

Selves, Vicarage Road

Erection of a detached timber frame and cladding garage/carport with store room above. Roof to be formed with barn hips and tiled to the soften visual look at gable ends.

**OBJECT**

**The proposed development by virtue of its scale and design would appear as an incongruous addition to the site and would have a detrimental impact to the street-scene and the character of the area due to its visual dominance.**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

24/505202/FULL

Former Syngenta Office Building, Hampstead Lane

Change of use of existing office building to Class F1 (Learning and Non-Residential Institution) and creation of 65no. parking spaces.

**GRANTED**

25/502713/FULL

5 Medway Avenue

Erection of proposed part single storey, part two storey rear and side extension with new front porch, and alteration to fenestration.

**GRANTED**

25/502555/FULL

Hatchgate House. Mill Lane

Demolition of side porch, erection of side extension, new front porch, roof alterations and insertion of 3 rooflights and changes to fenestration.

**GRANTED**

25/502741/AGRIC

Court Lodge Farm, Kenward Road

Prior notification for erection of a new agricultural building and 4no. storage tanks.

**GRANTED**

25/502759/AGRIC

Court Lodge Farm, J A Worley Ltd, Kenward Road

Prior notification for the creation of an agricultural irrigation reservoir.

**GRANTED**

25/502961/AGRIC

Little Budds Farm, Gravelly Ways

Prior notification for an agricultural building for the storage of machinery, hay and animal feed.

**PRIOR NOTIFICATION NOT REQUIRED**

25/502729/TCA

Alms Houses, Vicarage Road.

Conservation Area Notification to crown reduce two Sycamores to a height of 14m and spread of 12m.

**RAISES NO OBJECTION**

There being no further business the meeting closed at 22.33.

Signed.....

Date.....