

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 07 APRIL 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Ian Simmons (IS)
Kelly Woods (KW)

Tim Chapman (TC)
Pip Jamison (PJ)
Dee Ann Stead (DS)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

PJ declared that she was audio recording.

PUBLIC SESSION

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

1. APOLOGIES FOR ABSENCE

Councillor Buckland and Councillor Saunders sent their apologies due to personal reasons; both 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 declared an interest in agenda item 13.1 as he had bills for payment.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

Due to principal authority requirements and receipt of sensitive information, it was resolved to take item 22 and 23 in Closed Session.

4. TO APPROVE MINUTES OF:

4.1. THE PARISH COUNCIL MEETING HELD ON 03 MARCH 2026

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

4.2. THE EXTRAORDINARY MEETING HELD ON 23 MARCH 2026

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. REVISED CODE OF CONDUCT

This is on hold at the moment. There is currently a Code of Conduct in place, so Parishes are legal.

5.2. BOOT SCRAPER AT KINTONS BRIDGE

A boot scraper will be installed at The Kintons at a cost of up to £200. Awaiting quote from The Forge.

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

BT has confirmed this cannot be transferred from EE to YPC's BT account. However, EE Residential may be able to move them to a business account. KG will need to do this. In the first instance the dd can transfer to Unity Trust.

5.4. THE KINTONS – CREATION OF AREA FOR INFORMAL FOOTBALL GOALS

Completion will be when weather is drier.

5.5. POST OFFICE LEASE

The Landlord has undertaken a valuation survey; we await the outcome.

5.6. PAT TESTING OF PARISH COUNCIL ASSETS

The PAT testing of The Parish Councils portable assets is out of date. A list will be prepared.

5.7. CHANGE THE COUNCIL'S ADDRESS FOR ALL LAND TO THE PO BOX ADDRESS

Hard copies have now been sent. A reply has been received from the Land Registry with an expected completion date of the middle of August.

5.8. UPDATE ON THE SPEED INDICATOR DEVICE

Toby Butler, KCC Highways, has stated that, in the first instance, the survey is undertaken by the Parish against a set list of criteria. Only if the location meets all the criteria can it be put forward to KCC. The Clerks are pre-checking locations.

5.9. LEES PICNIC AREA

The barrier permit reader is not working, KG is investigating options to repair.

5.10. YULETIDE ROAD CLOSURES

The Clerk is trying to get KCC to look at their road closure costs; some progress has been made; The Yuletide accounts were approved at The Yuletide Working Party's AGM so The Clerk can now progress with this action.

6. POLICE MATTERS

6.1. REQUEST FROM BEAT OFFICERS TO ADVISE THEM OF ANY AREAS WHERE SPEEDING IS A PROBLEM.

Speedwatch reports highlighted recurring issues with vehicles entering the village via Lees Road, Yalding Hill and Benover Road. Additional concerns were noted in Laddingford, particularly from Laddingford House up to Birkbys. The Clerk will advise the police.

7. COUNTY COUNCILLOR'S REPORT

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

8. BOROUGH COUNCILLOR'S REPORT

Councillors Summersgill and Couch attended the meeting; they had sent a report which was circulated. Councillor Russell sent her apologies, she had previously sent a report was circulated.

9. BIODIVERSITY AND CLIMATE CHANGE

A reminder that this should be considered in all of the items that follow on the agenda.

10. PLANNING

10.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

None were declared.

10.2. SCHEME OF DELEGATION

To confirm the following planning application were responded to in line with the Scheme of Delegation and the responses are included at the end of the minutes of this meeting:

- 26/500720/FULL - 2 The Glebe, Yalding – No Comment

10.3. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS

- 26/500965/TPOA - 1 Lyngs Close, Yalding – No Comment
- 26/500970/LBC - Mileham Farm House, Gravelly Ways – Object
- 26/500969/FULL - Mileham Farm House, Gravelly Ways – Object
- 26/500727/FULL - Pear Tree Cottage, Benover Road – Object

Applications received after the agenda was issued:

- 26/500678/FULL - Land At Manor Farm Laddingford – No comment
- 26/501047/FULL - Finchley Park, Emmet Hill Lane – Strongly object

The above decisions were resolved unanimously and the representations are recorded at the end of the minutes.

10.4. MAJOR DEVELOPMENTS UPDATE

10.4.1. YALDING ENTERPRISE PARK (YEP)

YEP reported that the occupier market remains slow due to wider economic conditions, though there is ongoing interest in several units. Planning permission has been secured for the indoor Padel operator in the front two units of Phase B, with the frame now on order, aiming for a November opening. Aqua Chimp is expected to open after Easter, alongside an expansion of leisure facilities including a new aqua slide.

Phase D (small business units south of Phase B) was approved last year, with the first phase scheduled to commence in late spring and targeted for completion by next spring, reflecting strong demand for smaller units.

Quest School is progressing with detailed design and fit out, with occupation anticipated next spring.

The Gatehouse, landscaping and fencing are nearing completion, after which the hoarding will be removed (although this will be reinstalled around the substation)

10.4.2. FERNHAM HOMES – LAND NORTH OF KENWARD ROAD

10.4.2.1. DISCUSSION WITH REGARD TO NAMING OF THE ROADS ON THE DEVELOPMENT

Councillors discussed the naming of the new roads within the development and agreed to compile a list of suggested names for circulation.

10.4.2.2. UPDATE ON LIGHTING REQUIRED BY KCC ON KENWARD ROAD

KCC has asked for urban style street lighting along the front of the development and objections were put forward by the developer as the development is in a dark sky area. The Chairman has expressed YPC's stance on street lighting in the Parish and a Teams' meeting has been held with the developer and KCC to discuss. KCC are still insisting on the light itself being of the urban style but with a reduced height column and screening to rear of the lantern itself. KCC have asked for examples of other developments with low to little lighting.

10.4.3. FERNHAM HOMES – LAND SOUTH OF KENWARD ROAD

10.4.3.1. TO DISCUSS THE APPOINTMENT OF A SOLICITOR

The Council discussed the appointment of a solicitor and expressed a preference for engaging someone local. The Chairman will place a notice via Parish News to identify any suitably qualified candidates.

10.4.3.2. TO DISCUSS THE TRANSFER OF LAND TO YALDING PARISH COUNCIL

Fernham Homes had submitted Heads of Terms and Councillors agreed these subject to legal comment.

10.5. ANY OTHER PLANNING MATTERS

10.5.1. UPDATE ON THE INVESTIGATION INTO THE EFFECTIVENESS OF THE MBC PLANNING COMMITTEE

A reply has been received and the formal complaint has been reviewed by MBC, Councillors wish to consider this response further.

11. PARISH BUSINESS (NOT OTHERWISE ON THE AGENDA)

11.1. NOTIFICATION OF ANY WELCOME LETTERS THAT NEED TO BE SENT

There were none

11.2. NEIGHBOURHOOD PLAN (NhP)

DH was aiming to complete this by the end of January; however, he still has some issues and missed this deadline. The Clerk will ask for a current copy for the steering committee to review.

11.3. TO UPDATE THE HOUSEKEEPING LIST

This item was deferred to the May meeting due to two Councillors and The Clerk being absent

11.4. UPDATE ON TRANSFER OF WEBSITE DOMAIN TO NEW HOST

The Deputy Clerk is progressing this, with a potential completion date by the end of April.

11.5. CONFIRMATION OF NEW RECYCLING REGULATIONS FROM 1 APRIL 2026 BY MBC

MBC has confirmed that recycling by residents is not compulsory but that those who do must ensure their recycling bin is not contaminated by any other waste product. Items must be placed individually into the bin with no plastic bags if in doubt, place in the general waste bin.

12. POLICIES AND PROCEDURES

12.1. MOTION TO APPROVE AUTHORISED CCTV OPERATORS

KW proposed, TC seconded and it was resolved unanimously that the following be appointed as operators

- Clerk
- Deputy Clerk
- Car park manager

12.2. MOTION TO APPROVE CCTV CAMERA LOCATIONS

IS proposed, PJ seconded and it was resolved unanimously that the following CCTV camera locations be approved

- Camera 1 - Facing the barrier
- Camera 2 - Facing the barrier
- Camera 3 - Facing the toilet block
- Camera 4 - Covering the front of The Lees car park
- Camera 5 - Covering the back of The Lees car park

12.3. TO AGREE WORDING AND LOCATION OF CCTV SIGNAGE

It was agreed to install two signs on the current information boards that are located at the entrance to the car park. With the following wording "CCTV cameras are in use in this area for the purpose of crime prevention and public safety. This system is controlled by Yalding Parish Council. For more information contact 01622 814134 or 07421 823502".

12.4. MOTION TO APPROVE THE CCTV DATA PROTECTION IMPACT ASSESSMENT

DS proposed, TC seconded and it was resolved unanimously that the Data Protection Impact Assessment be approved.

12.5. MOTION TO APPROVE CCTV POLICY

KW proposed, DS seconded and it was resolved unanimously that the CCTV Policy be approved.

13. FINANCE

13.1. MOTION TO PAY BILLS

It was proposed KW, seconded TC and resolved by all to make payment of bills totalling £13,342.21 exclusive of VAT as per attached list.

DS and TC will authorise them electronically.

13.2. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £506.36 was circulated.

13.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted or previously unapproved spend.

13.4. BANK BALANCES AS AT THE END OF FEBRUARY 2026

The cleared bank balance for the end of February 2026 was confirmed:

- NatWest £42,209.55
- Unity Trust £11,620.73

13.5. BANK RECONCILIATIONS FOR FEBRUARY 2026

It was confirmed that these have been signed as correct.

14. OPEN SPACES

14.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

14.1.1. THE LEES

Inspection complete, no new issues.

14.1.2. THE LEES PICNIC AREA

Inspection complete, no new issues.

14.1.3. YALDING VILLAGE GREEN AND VERGES

Inspection complete, no new issues.

14.1.4. JUBILEE FIELD

Inspection complete, no new issues.

14.1.5. LADDINGFORD VERGES

Inspection complete, no new issues.

14.1.6. THE KINTONS

Inspection complete, no new issues.

14.1.7. FOWLE HALL GREEN

Not reported, not aware of any new issues.

14.1.8. THE TATT

Inspection complete, no new issues

14.2. EQUIPMENT INSPECTIONS

14.2.1. JUBILEE FIELD

Inspection complete, no new issues.

14.2.2. THE KINTONS

Inspection complete, no new issues.

14.2.3. DEFIBRILLATORS

Inspection complete, no new issues.

14.3. OTHER ISSUES

There were no other issues

14.4. REQUEST TO USE PARISH LAND

- **REQUEST FROM FRIENDS OF LADDINGFORD SCHOOL (FLS) TO USE JUBILEE FIELD FOR THEIR SUMMER FAIR ON SATURDAY 13 JUNE 2026.**

It was agreed that FLS could use the field subject to risk assessment and public liability insurance.

15. HIGHWAYS

15.1. KENT COUNTY COUNCIL (KCC)

- **REVIEW THE HIGHWAYS LIST** - The list has been updated and circulated. Councillors to advise any additions.
- **HIGHWAYS IMPROVEMENT PLAN (HIP) PROGRESS**
 - Double yellow lines outside Lyngs Farmhouse - A site visit has been completed by KCC who have confirmed that there is a potential to install 15m of double yellow lines. They have suggested improving HGV prohibition signs at the same time.
 - The footpath across the green at Laddingford to the bus stop - KCC Highways design team are preparing a first design and then will give a more accurate cost estimate.

The HIP has been updated; The Clerk will now add items from the reserve list and the Whetsted Road signage and circulate for comment.

- **WATER ON VICARAGE ROAD** – Councillor Ford has carried out a site visit to look at this and has escalated it to the Cabinet Member and the Vice Cabinet member. Unfortunately, it still seems to be going round in circles as it was passed back to the drainage engineer. Councillor Ford is aware of this and continues to push the matter.

15.2. TOWN BRIDGE

15.2.1. TOLL BRIDGE INITIATIVE

The Chairman will address everything to the Minister via Katie Lam, MP. HS has prepared a presentation. The Clerk and Chairman will review minor amendments with HS and PJ, after which the presentation will be submitted to Katie Lam.

15.3. OTHER HIGHWAY ISSUES

A discussion was had regarding potholes within the parish. It was agreed that the Deputy Clerk would raise the matter with the Highway Steward.

16. FLOODING

The flood warden list is almost complete.

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

£10,000 flood prize still needs to be spent now that flood gates have been dismissed by KCC.

STORAGE OF SANDBAGS

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. MBC have reported that they are not able to store sandbags and deliver when required. The sand bags have been delivered to the village hall car park. The Chairman has chased the road closure training.

17. LOCAL GOVERNAMENT REORGANISATION (LGR)

17.1. MBC COMMUNITY GOVERNANCE REVIEW UPDATE

One Town Council has been proposed with some amendments to adjacent parishes (Barming/Tovil).

17.2. PUBLIC ASSESTS TRANSFER AND MANAGEMENT MBC

MBC is drawing up a list of assets available in each Parish. Maidstone KALC is seeking clarification on the status of Borough wide assets that may be transferred to either the new Town Council or the New Unitary Authority.

17.3. LGR CREATION OF UNITARY AUTHORITIES UPDATE

At a KALC Executive meeting, the Chairman received a presentation on how Cumbria achieved a Unitary Authority. The presentation has been circulated to Councillors. The LGR consultation is now complete regarding the format/number of new unitary authorities for Kent but it is likely to be July before government makes a decision.

17.4. PUBLIC ASSETS TRANSFER AND MAMANGEMENT KCC

A letter to be sent from KALC regarding asset transfers from principle authorities to town and parish councils.

18. EVENTS

18.1. ANNUAL PARISH MEETINGS

The Annual parish meetings will be held on 19 May 2026.

Most of the invites and request for a report has been issued and 25 replies have been received.

A programme will be prepared.

19. CONSULTATIONS

Two new consultations have been received this month.

- Marden Neighbourhood Plan review – It was noted
- MBC Street Trading Policy 2026 Survey – It was noted

20. CORRESPONDENCE

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

- NALC Chief Executive's bulletin – 5, 12, 19, 26 March and 02 April 2026
- KALC News – March and April 2026

20.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- Campaign to Protect Rural England -Newsletter - March 2026
- MBC Parish Newsletter March 2026
- Councillor Summersgill Parking enforcement outside Yalding school
- Road Safety & Active Travel Group's eighth quarterly newsletter

20.3. REQUEST FROM SPEEDWATCH TO PURCHASE A SPEED GUN TO REPLACE EXISTING EQUIPMENT

Further information has been sought from the coordinator regarding the capabilities of the proposed equipment and the intended use or disposal of the existing device.

20.4. LETTER FROM A RESIDENT WITH REGARD TO HAVING MORE OPPORTUNITIES FOR CHILDREN IN YALDING

The Council received a letter from a resident seeking more opportunities for young people in the Parish. It was agreed that a response would be sent outlining the absence of a suitable location for a bike ramp and the limited availability of volunteers to run a youth club. Members also noted that many local groups already struggle to secure volunteers and that the Parish does offer a range of established clubs including Scouts and Cubs, Cricket and Football clubs, musical theatre and dance schools as well as the newly formed Yalding and Laddingford Entertainers (YALE), which already has several younger members amongst its membership.

20.5. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

No further Correspondence has been received.

21. OTHER PARISH MATTERS (Not for resolution)

There were no other matters.

CLOSED SESSION

COMMENTS ON PLANNING APPLICATIONS

Erection of a two storey side and rear extension and patio.

NO COMMENT

26/500965/TPOA

Lyngs Close, Yalding (Central green)

TPO Application to prune 1no. Common lime tree (T4) west side of canopy by 2m, to suitable growth points, up to a height of 5m. To prune 1no. Cherry tree (T12) on east side of canopy by a maximum of 2m, to suitable growth points. Canopy is encroaching on overhead services. To raise low canopies of 2no. Common lime trees (T13 and T14), to raise T13 to 5m over the road and raise T14 to 4m and prune to give 2m clearance from overhead services on the central green

NO COMMENT

26/500970/LBC

Mileham Farm House, Gravelly Ways

Listed Building Consent for replacement of 2no. windows and 1no. door to rear with new slimline glazed units of dwellinghouse

OBJECT

Yalding Parish Council are unsure whether the proposed revisions are sympathetic to the existing and would therefore ask the planning officer to pay particular attention to this before making a decision

26/500969/FULL

Mileham Farm House, Gravelly Ways

Replacement of 2no. windows and 1no. door to rear of dwellinghouse. Erection of single storey extension to existing pool house with an attached new pergola. Demolition of existing stable block and removal of hardstanding. Erection of a replacement stable block in a different position with associated hard standing. Installation of solar panels on the new stable, existing garage and pool house (Ancillary to the main dwelling

OBJECT

Yalding Parish Council are unsure whether the proposed revisions are sympathetic to the existing and would therefore ask the planning officer to pay particular attention to this before making a decision.

26/500727/FULL

Pear Tree Cottage, Benover Road

Continued use of land as residential garden land and erection of an incidental outbuilding.

OBJECT

Yalding Parish Council objects to the removal of agricultural land in this area. Councillors would urge the planning officer to ascertain exactly what the land is currently being used for as it has been

reported that commercial activity may be taking place.

26/500678/FULL

Land At Manor Farm Laddingford

Proposed Installation of a Ground Mounted Solar PV Farm with two transformer substation units Ancillary Infrastructure and Equipment, Landscaping and Access from Lees Road.

NO COMMENT

26/501047/FULL

Finchley Park

Change of use of land from agricultural to residential, replacement of two storey rear extension to main house, erection of a single storey rear extension, and loft conversion and extension, including installation of 6no. dormer windows. Conversion of existing barn to a pool house, including replacement of roof and installation of a roof lantern and solar PV panels.

STRONGLY OBJECT

The development would represent inappropriate and unjustified encroachment of further built development into the open countryside that will result in significant harm to the intrinsic character, appearance and openness of the area, with a failure to contribute positively to the conservation and enhancement of the landscape. The proposal is contrary to LPRSP9, LPRSP15, LPRTL2 of the Maidstone Borough Local Plan Review (2024) and Government guidance NPPF.

If the planning officer is of a mind to approve Councillors ask the it be but before the MBC planning committee.

MBC PLANNING DECISIONS SINCE LAST MEETING

26/500183/LBC

1 Walnut Tree Cottages, High Street

Listed Building Consent for erection of replacement rear conservatory, reinforce/repair existing north boundary wall, replace existing side access gate to the north.

WITHDRAWN

26/500182/FULL

1 Walnut Tree Cottages, High Street

Erection of replacement rear conservatory, reinforce/repair existing north boundary wall, replace existing side access gate to the north.

WITHDRAWN

26/500231/FULL

Moonrakers, Darman Lane, Laddingford

Demolition of existing conservatory and erection of two storey side extension and part single part two storey rear

extension, re-rendering of property to provide cream painted render finish with cladding return quoin stones, window head lintels and slip window cills and widening of existing access.

GRANTED

25/505235/FULL

21 Downs Road, Yalding

To demolish the garage and construct a single storey side extension with a flat roof with roof lights, replace conservatory roof with flat roof with roof lantern, erect a front porch with pitched roof, retain side parking space and provide parking space to front garden area with permeable surface. Paved patio to the rear with close boarded fence and gates.

GRANTED

25/504771/LBC

1 Bell Cottage, Maidstone Road

Listed Building Consent for the replacement of roof felt, batons and tiles (using as much of the old tiles as possible) like for like. Replacement of MDF rear door with an Oak Barn Style door (works completed).

GRANTED

There being no further business the meeting closed at 21.39

Signed.....

Date.....