

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 05 MAY 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)	Tim Chapman (TC)
Ken Gough (KG)	Pip Jamison (PJ)
Andy Saunders (AS)	Ian Simmons (IS)
Dee Ann Stead (DS)	Kelly Woods (KW)

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

PJ declared that she was audio recording.

**PUBLIC SESSION**

There were no members of the public present.

**1. APOLOGIES FOR ABSENCE**

Councillor Buckland sent his apologies due to personal reasons 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 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 to 24 in Closed Session.

**4. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 07 APRIL 2026**

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

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

**5.2. BOOT SCRAPER AT KINTONS BRIDGE**

A boot scraper will be installed at The Kintons at a cost of up to £200. KG has purchased one and will arrange installation.

**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**

KG is putting foundations in.

#### **5.5. PAT TESTING OF PARISH COUNCIL ASSETS**

The PAT testing of The Parish Councils portable assets is out of date. A list will be prepared. We need to sort this out.

#### **5.6. 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.

#### **5.7. 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.

#### **5.8. LEES PICNIC AREA**

The barrier permit reader is not working, KG is investigating options to repair, need to download instruction on the unit. The Chairman querying a rates charge for 2026/27.

#### **5.9. 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.

#### **5.10. 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". The Deputy Clerk is ordering these and is implementing all other actions.

#### **5.11. POTHoles**

The matter has been raised with the Highway Steward.

### **6. POLICE MATTERS**

Increased antisocial behaviour with catapults are being reported, the police are aware of these and ask that they are report to 999 if seen in action.

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

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

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

Councillor Summersgill attended the meeting; he had previously sent a report which was circulated. Councillor Russell did not attend the meeting and did not send a report.

### **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. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS

- 26/500850/FULL - Land South Of West Pike Fish Farm – object and call in.
- 26/501209/FULL - Three Sons, Hampstead Lane – Strongly object as a neighbour
- 26/501223/FULL - Land At Lawton Place, Benover Road – object as a neighbour

Applications received after the agenda was issued:

- 26/501616/FULL - Great Fowle Hall Oast House, Darman Lane – no comment
- 26/501567/NOAFTP - High Lees Oast, Wagon Lane – no comment

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

## 10.3. MAJOR DEVELOPMENTS UPDATE

### 10.3.1. YALDING ENTERPRISE PARK (YEP)

Nothing to report.

### 10.3.2. FERNHAM HOMES – LAND NORTH OF KENWARD ROAD

Construction has commenced; the construction traffic route is yet to be agreed.

KCC has asked for urban style street lighting along the front of the development. A further meeting with the developer and KCC has been arranged for 11 May. Example of other developments with no additional lighting has been drawn up include the extension to Mount Avenue and Blunden Lane and the Bentletts development on the Collier Street/Laddingford border.

#### 10.3.2.1. TO CONFIRM THE NAMING OF THE ROADS ON THE DEVELOPMENT

Councillors had previously circulated ideas, the final list was agreed as:

Remembering that this site was once a hop garden and the land to the south will be called The Hop Garden.

1	Lupulin Way	Lupulin is the oil contained in all hops required for brewing.
2	Fuggles Corner	A variety of hop once grown here, this is a corner site.
3	Tutsham End	Variety of hop grown here cultivated by Gerald Warde from Tutsham Farm, West Farleigh, part of the Warde family from Wardes Moat. This is at the end of the site nearest to West Farleigh.
4	The Goldings	Another variety of hop grown here.
5	The Timber Bats	Name of the wooden poles that support the hops.
6	Target Lane	The last variety of hop to be grown on the site.
7	Bramling Cross	In itself, a variety of hop grown on the field opposite. The road appears as a cross.
8	Progress Row	Again, another variety of hop grown opposite. This appears as a short row of dwellings.

### **10.3.3. FERNHAM HOMES – LAND SOUTH OF KENWARD ROAD**

The Chairman has placed a notice via Parish News and the Parish Magazine for a solicitor; no qualified candidates have come forward. The Chairman suggested and all agreed that Berry and Lambert in Paddock Wood be appointed.

The Clerk has written to Fernham Homes to confirm Heads of Terms and Councillors agreed these subject to legal comment.

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

### **10.4.1. 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**

One to deliver to The Glebe.

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

The Clerk has asked for a current copy for the steering committee to review, DH has responded and is working on the final draft.

### **11.3. TO UPDATE THE HOUSEKEEPING LIST**

The Housekeeping list was deferred to the June meeting.

### **11.4. TO CONFIRM FUTURE USE AND ANY OTHER ASSOCIATED COSTS OF EXISTING POST OFFICE BUILDING**

The landlord is asking for £9k rent per year. The Chairman suggested that due to flood risk there is room for negotiation. Councillors agreed that this should be progressed.

A resident of Hunton has made an approach to use the post office area, Councillors agreed to progress this further.

### **11.5. UPDATE ON TRANSFER OF WEBSITE DOMAIN TO NEW HOST**

The new website is live and The Chairman, Clerk and Deputy Clerk have their emails on the new domain; there are a few teething problems to resolve. Once these are resolved Councillors will be issued with Parish Council email addresses.

### **11.6. UPDATE ON THE BOATHOUSE**

The Boathouse has now reopened. It was also noted that Teapot Island has reopened. (Note: the day after the meeting it was closed again as the lease had not been completed).

### **11.7. UPDATE ON THE WALNUT TREE**

There is no confirmed news, but still rumours about interest.

### **11.8. PLAYScheme 2026**

#### **11.8.1. TO AGREE DATES**

It was agreed this would run during weeks commencing 27 July, 3 August and 10 August 2026.

## **11.8.2. TO AGREE CHARGES**

Last year's charges were £8 per session for Yalding Parish residents and £11 per session for non-Yalding residents.

It was suggested that the costs for non-Yalding residents be increased but before a decision is made, The Clerk will check if Play Place costs will be increasing.

KW will check if the Yalding Education Foundation would be able to give a donation.

Many parents have asked for a change of time from 11am to 3pm to 10 am until 2pm, Play Place would like to trial this, it is still 4 hours so no extra cost to YPC. Councillors agreed.

## **12. POLICIES AND PROCEDURES**

### **12.1. MOTION TO APPROVE THE WEBSITE PRIVACY POLICY**

KW proposed, TC seconded and the motion was resolved unanimously.

## **13. FINANCE**

### **13.1. MOTION TO PAY BILLS**

It was proposed DS seconded KW and resolved by all to make payment of bills totalling £8,631.25 exclusive of VAT as per attached list.

KG did not vote as he had declared an interest.

AS and TC will authorise them electronically.

### **13.2. CONFIRM RECEIPTS**

A list of receipts, as attached, totalling £94,826.72 was circulated.

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

There was no unbudgeted spend.

### **13.4. BANK BALANCES AS AT THE END OF MARCH 2026**

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

- NatWest            £22,237.04
- Unity Trust        £25,275.52

### **13.5. BANK RECONCILIATIONS FOR MARCH 2026**

It was confirmed that these have been signed as correct.

### **13.6. REQUEST FROM SPEEDWATCH TO PURCHASE A SPEED GUN TO REPLACE EXISTING EQUIPMENT**

A short report was circulated on the benefits of the new gun.

Councillors agreed that, based on the benefits and the allocation in the budget a gun could be purchased £1385 exclusive of VAT but the old SID should be sold to support this.

## **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.

There are two trees fallen across the river from Twyford Boatyard. The Clerk will report to the EA depot.

#### **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**

Inspection complete, no new issues other than there is some garden waste being tipped; AS will investigate.

#### **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**

No new requests.

FLS may need to change the date of its fair from 13 June to 27 June.

## **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 has confirmed that there is a potential to install 15m of double yellow lines. It is being suggested that the HGV prohibition signs are improved at the same time. The Clerk has reported the missing signs in Maidstone since the weight restriction project; the HIP Officer has replied that she has had a meeting with the Planning and Advice Officer who has advised that as regulations have since changed and any signage that should have been in place at that time would now need to be considered as a new scheme. Following a review, it was concluded that the signage would not pass the feasibility stage as it could be misleading to road users. This is because the weight-restriction enforcement points for some of the routes are located at least five miles away from the proposed sign locations.
- 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 met with Councillor Jamieson to look at the presentation and she made some comments regarding the content. She suggested that she and the Clerk should write a short history of the problem. This will be done and the presentation dispatched by the end of May.

### **15.2.2. TO DISCUSS FURTHER SUGGESTIONS TO ASSIST THE FLOW OF TRAFFIC**

A short report from Councillors Buckland and Chapman was circulated with suggestions of adding a northbound uphill chicane on Yalding Hill and a Stop Line outside the Post Office. The Clerk will ask the HIP officer if these are possible within the current guidelines and bring it back to the next meeting.

## **15.3. OTHER HIGHWAY ISSUES**

There were no other highways issues.

## **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.

Despite two emails and a phone message, there has been no response from the highway manager with regard to road closure training. The Chairman will escalate this matter.

## **17. LOCAL GOVERNMENT REORGANISATION (LGR)**

### **17.1. MBC COMMUNITY GOVERNANCE REVIEW UPDATE**

All is progressing well.

### **17.2. PUBLIC ASSETS TRANSFER AND MANAGEMENT MBC**

Assets such as the leisure centre, cemetery, crematorium, museums etc will be transferred to new Unity Authority. Other local assets can be transferred to Town/Parish Councils.

### **17.3. LGR CREATION OF UNITARY AUTHORITIES UPDATE**

The final format will be announced in July; there will be elections in May 2027 for shadow Unitary Authority Councillors before going live in April/May 2028. There is some query as to when the Parish Council elections will be.

### **17.4. PUBLIC ASSETS TRANSFER AND MANAGEMENT KCC**

These will be transferred to the Unity Authority or sold.

## **18. EVENTS**

### **18.1. ANNUAL PARISH MEETINGS 19 May 2026.**

75 reports replies have been received to date.

A programme is being prepared; PJ will do a presentation on the toll bridge initiative and The Clerk will ask YALE to give a presentation.

## **19. CONSULTATIONS**

No new consultations have been received this month.

## **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 – 9,16, 23, 30 April 2026
- KALC bulletin – 17 April 2026

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

- Campaign to Protect Rural England -Newsletter - April 2026
- Open Spaces Society Magazine – April 2026
- MBC Parish Newsletter - April 2026

### **20.3. REQUEST FOR A GRANT FOR £500 FROM HEART OF KENT HOSPICE**

Councillors agreed that both local hospices should be given an annual grant of £250 from 1 April 2027. This will be agreed via the budget process. The Clerk will write to both hospices to explain this and suggest that should there be monies left in the general grant pot at the end of the year, The Council may be able to allocate a year early.

## 20.4. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

- A resident has complained about the tipper trucks to the Kenward Road development coming over Town Bridge, The Chairman has explained development traffic have exemptions but must stick to an agreed route.
- The Rows have asked if they may hire/borrow some lights for their daughter's wedding in July. It was agreed that The Council will loan the old lights with a donation towards to upkeep of the village lights.

## 21. OTHER PARISH MATTERS (Not for resolution)

There were no other matters.

## COMMENTS ON PLANNING APPLICATIONS

26/500850/FULL

Land South Of West Pike Fish Farm

Proposal for wide-scale habitat creation and enhancement to increase sustainable water resource management within West Pike Fish Farm, including creation of a floodplain wetland mosaic within an area of grassland, re-using excavated materials to creation additional habitat. Wetland mosaic will provide 12,000m<sup>2</sup> of wet and wet/dry habitat and be a maximum depth of 1.8m below existing ground level. Creation of a water storage lagoon with a capacity 5,585m<sup>3</sup> for use across the wider farm.

### OBJECT

**This application site is partly within a Flood Zone 3 and is a highly sensitive application that requires full input from the Environment Agency (EA). The planning officer has confirmed that the EA has been consulted but, to date, there has been no response. Councillors therefore must object pending the response from the EA.**

**Once this is received Councillors agreed that the final decision will be delegated to the Chairman/Clerk/Vice Chairman based on the EA's final response.**

**Should a response from the EA not be deemed satisfactory by this Council or not be forthcoming, Councillors request that this application be put before MBC Planning Committee.**

26/501209/FULL

Three Sons, Hampstead Lane

Retrospective - Change of use of the land for the stationing of static caravans, touring caravans for Gypsy / Traveller occupation, with associated hard and soft landscaping. Temporary permission sought to 20th May 2029 in line with Appeal decision reference APP/U2235/C/24/3340982

### STRONGLY OBJECT

**The proposals constitute inappropriate development and would, by definition, be harmful to the character, appearance, and wider public amenity value of the Green Belt in a manner contrary to the advice of the NPPF.**

**The proposal involves the provision of Highly Vulnerable residential accommodation in an area at high risk of flooding (flood zone 3) and there is significant potential to lead to a danger to life, damage to property and place an additional strain on emergency services in times of flood.**

**The site has been subject to a high court injunction, due to the reasons stated above. The order states: must remove all hardstanding, fencing, buildings, mobile homes and touring caravans on the Land by 4pm on 27th October 2023 and must cease residential use of the Land by 4pm on 27th October 2023. The Occupants have not complied with this order, they have had over three years since the hearing to find suitable alternative sites, instead they have just further developed the site including making illegal alterations to the highway worsening flooding of the road outside the site which regularly has to be closed at times of heavy rainfall.**

**The latest appeal decision referenced was in respect of one, not multiple plots. The appeal decision included the number of static and mobile caravans permitted on the plot. The appeal decision was for named occupants only. This application provides none of these actions and is therefore not in line with the appeal decision.**

26/501223/FULL

At Lawton Place, Benover Road

Formation of new vehicular access from B2162 Benover Road to land at Lawton Place, Benover Road, Yalding, Kent ME18 6AU.

#### **OBJECT**

**The proposed new access is onto the highway where the speed limit increases to 50 MPH and Councillors question if safe sight lines can be achieved; if this is the case, it is noted that regular maintenance of the trees and hedgerows would need to be undertaken to uphold these sight lines.**

**The development site is situated in a flood risk area; forming an entrance may increase the risk of flooding to neighbouring properties. It is understood that the interconnected ponds mentioned in the application provide drainage and attenuation, disturbance may interfere with this drainage system further increasing the flood risk to neighbouring properties.**

**There is nothing stated that the development will not lead to loss of habitat to protected species.**

26/501616/FULL

Great Fowle Hall Oast House, Darman Lane

Section 73 Application for Minor Material Amendment to approved plans condition 2 (to allow for the revised window and door positions and designs, internal layout with three bedrooms being retained and a small infill extension into courtyard) pursuant to 23/503128/FULL for Conversion of existing stable building to create three bedroom holiday let, together with associated car parking and amenity space.

**NO COMMENT**

26/501567/NOAPTP

High Lees Oast, Wagon Lane

Notice of development consisting of change of use of agricultural building to a flexible use falling within Class E (office) under Part 3, Class R.

**NO COMMENT**

**Councillors ask that The Planning Officer is satisfied with the suitability of the access and sight lines onto and from Wagon Lane.**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

26/500145/FULL

New Barns, Benover Road

Erection of a 9 inch flood wall, gateway piers, raised bed, part rendering of wall, demolition of existing bricks piers and garden wall, and installation of a sump pump (retrospective revised scheme to 14/502790/FULL).

**GRANTED**

26/500146/LBC

New Barns, Benover Road

Listed Building Consent for erection of a 9 inch flood wall, gateway piers, raised bed, part rendering of wall, demolition of existing bricks piers and garden wall, and installation of a sump pump (revised scheme to 4/502792/LBC, works completed).

**GRANTED**

26/500597/FULL

2 Oast Court, Yalding

Erection of self-build detached dwelling with new highway access and car parking off Kenward Road.

**GRANTED**

26/500720/FULL

2 The Glebe, Yalding

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

**GRANTED**

26/500965/TPOA

1 Lyngs Close, Yalding

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.

**GRANTED**

26/500453/FULL

The Packhouse, Queen Street, Paddock Wood

Section 73 - Application for Minor Material Amendment to approved plans condition 1 (to provide additional manoeuvring turning area for vehicles within the site) pursuant to 24/502343/REM for Approval of reserved matters (scale, appearance, layout and landscaping) pursuant to application 21/503225/OUT for proposed development of site with light industrial/storage business units and associated facilities.

**REFUSED**

25/504080/FULL

Land At Court Lodge Farm, Kenward Road

Siting and retention of polytunnels on site, provision of an irrigation lagoon and attenuation basin with associate engineering operations, landscaping and ecological enhancements.

**GRANTED**

25/504606/FULL

Land West Of Benover Road, Yalding

Use of land for the stationing of a 1no. static caravan for residential purposes, construction of utility building and stable building, parking for 2no. cars and 1no. touring caravan, and associated landscape works.

**REFUSED**

There being no further business the meeting closed at 22.14.

Signed.....

Date.....