

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 07 OCTOBER 2025 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Andy Sanders (AS)

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

1. APOLOGIES FOR ABSENCE

Councillor Woods sent her apologies due to work commitments; Councillor Bates sent her apologies due to sickness; 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, KG and TC declared an interest in agenda item 12.2 as they had bills for payment.

2.3. REQUESTS FOR DISPENSATION

None were requested.

2.4. DECLARATION OF ANY GIFTS RECEIVED

None were declared.

3. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

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 02 SEPTEMBER 2025

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS

5.1. 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.

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

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

5.3. REVISED CODE OF CONDUCT

This has currently stalled. There is currently a Code of Conduct in place so Parishes are legal.

5.4. BOOT SCRAPER AT KINTONS BRIDGE

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

5.5. 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.

5.6. REQUEST FROM THE CRICKET CLUB RE CCTV

Awaiting The Cricket Club's CCTV policy.

5.7. 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.

5.8. MOLE CONTROL

Daffodils have been purchased and KG is arranging planting.

5.9. MOTION TO BUY A NEW BIN FOR THE KINTONS

The bin is on order.

5.10. DAMAGED GOAL POSTS AT JUBILEE FIELD

The contractor has paid and the goal posts are on order.

5.11. LETTER FROM WATERINGBURY PC RE ADDITIONAL 7.5-TON SIGNAGE NEAR THE BROOKSIDE ROUNDABOUT

Wateringbury PC has been advised that there are sufficient signs from all directions and YPC would not support any further signage.

5.12. THE BOATHOUSE PREMISES LICENCE

It is understood that the application has been withdrawn. It was noted that a lease is for sale.

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

The Clerk to provide a letter to the cricket club for their grant application to Kent Cricket, the club will inform The Clerk of the grant requirements.

6. POLICE MATTERS

There is now a PCSO assisting the two beat officers, she has been invited to Parish Council meetings. It was suggested she should be invited to attend the pop-up café and perhaps the WI craft fair.

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 sent her apologies; she had sent a report which was circulated. Councillor Summersgill and Councillor Couch sent their apologies; they had sent a report which 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

There was none declared.

10.2. SCHEME OF DELEGATION

It was confirmed that the following planning application was responded to in line with the Scheme of Delegation and the response is included at the end of the minutes of this meeting

- 25/503295/FULL - High Lees Oast Wagon Lane Paddock Wood – Object

10.3. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS

- 25/503275/FULL - 2 Revellers Corner Cottages, Queen Street – Object
- 25/503738/FULL - Tatt Cottage, High Street, Yalding – Object
- 25/503638/FULL - Wood Lodge, Lughorse Lane, Yalding – No Comment
- 25/504031/FULL - The Boathouse – No Comment
- 25/504032/LBC - The Boathouse – No Comment

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

10.4. YALDING ENTERPRISE PARK (YEP)

No further update.

10.5. ANY OTHER PLANNING MATTERS

10.5.1. THE GEORGE – UPDATE

25/502615/FULL - The Clerk has asked the planning officer to correct the titles of the misleading documents. The Clerk wrote to Angela Woodhouse, Director of Strategy, Insight and Governance, MBC and it was referred back to the planning officer who replied saying the application was fine, that the documents were not misleading as he was only looking at flooding matters. This seems inappropriate when the documents have been misleading across most of the applications.

The Clerk replied to the owners email inviting a formal complaint.

10.5.2. LAND NORTH AND SOUTH OF KENWARD ROAD

10.5.2.1. UPDATE ON APPLICATION 25/503066

The planning representations were submitted as directed at the last meeting and are recorded at the end of the minutes. YPC called it in to MBC planning committee as no one else had, it is expected to be referred to planning committee on 16 October 2025.

10.5.2.2. MOTION TO ACCEPT THE TRANSFER OF LAND SOUTH OF KENWARD ROAD SUBJECT TO SATISFACTORY HEADS OF TERMS AND LEGAL ADVICE

The Chairman proposed, AS seconded and it was resolved unanimously to accept the transfer of land south of Kenward Road subject to satisfactory heads of terms and legal advice.

10.5.3. TO NOTE INFORMAL COMPLAINT AND FOI REQUEST REGARDING THE HANDLING OF PLANNING APPLICATIONS AT LAWTON PLACE, COLLIER STREET

An informal complaint and FOI request regarding the handling of planning applications 25/502947/FULL & 25/500211/FULL at Lawton Place has been received. The Clerk wrote back inviting a formal complaint.

It was noted 25/500211/FULL was refused by MBC and an appeal has been lodged APP/U2235/W/25/3373330 which will be dealt with via written representations. 25/502947/FULL was granted permission.

10.5.4. APP/U2235/C/25/3367781 - THE STABLES, WAGON LANE – TO NOTE APPEAL HEARING DATE

The hearing date of 8 October 2025 at 10:00am in MBC Town Hall was noted.

10.5.5. FEEDBACK TO CLOCK HOUSE FARM WITH REGARD TO THEIR PLANTING PLANS

A meeting was held on 19 September. It was in regard to further polytunnels, plans were considered and Clock House agreed to hold a public meeting/open day Chair/AS/KG/DS/Clk attended and had no comments re the plan.

There were no other planning matters.

11. POLICIES AND PROCEDURES

There are no policies and procedures to approve this month.

12. FINANCE

12.1. SCHEME OF DELEGATION

It was confirmed that £251.38. no VAT was paid to The Franconian Sausage Co. Ltd for the Parish Picnic sausages which was approved in line with the Scheme of Delegation and is included in the bills list attached to the minutes of this meeting.

12.2. MOTION TO PAY BILLS

It was proposed AS, seconded PJ and resolved by all to make payment of bills totalling £15,049.86 exclusive of VAT as per attached list. The Chairman, KG and TC declared an interest as they had bills for payment and did not vote.

AS and DS will authorise them electronically.

12.3. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £2,722.15 was circulated.

12.4. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted or previously approved spend.

12.5. BANK BALANCES AS AT THE END OF AUGUST 2025

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

- NatWest £42,004.16
- Unity Trust £57,083.84

12.6. BANK RECONCILIATIONS FOR AUGUST 2025

It was confirmed that these have been signed as correct.

12.7. MOTION TO ACCEPT THE ANNUAL AUDIT RETURN EXTERNAL AUDITOR REPORT

The external audit has been completed and published.

There were no issues reported, no 'except for matters' and no 'minor scope for improvement.'

It was proposed The Chairman, seconded PJ and resolved by all that the report be accepted.

12.8. MOTION TO PURCHASE A NEW BARRIER ARM FOR THE LEES CAR PARK

It was proposed by TC, seconder DS and resolved by all to spend £1.035 (excluding VAT) for two new barrier arms, including transport.

12.9. MOTION TO CARRY OUT FURTHER WORK ON THE KINTONS TRACK

It was proposed by KG, seconded TC and resolved by all to spend up to £750 to further repair The Kintons track.

12.10. TO DISCUSS A POTENTIAL GRANT FOR THE CRICKET CLUB FOR THE TOILETS AT THE KINTONS

KG suggested that YPC provide the materials for the hard standing for new toilets at The Kintons out of the open spaces budget; all agreed.

13. OPEN SPACES

13.1. REPORTS FOLLOWING VISUAL UPDATE INSPECTIONS OF COUNCIL OWNED LAND

13.1.1. THE LEES

Inspection complete, no new issues.

13.1.2. THE LEES PICNIC AREA

Now closed for the season.

Inspection complete, no new issues.

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

Not inspected but not aware of any 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.

13.3. OTHER ISSUES

13.3.1. LEES PICNIC AREA – INVESTIGATE FAILURE OF THE CARD ENTRY SYSTEM

The barrier card-reader memory appears to have been wiped; this needs to be resolved before the start of the next season.

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 standard bollard at the library that has been demolished has been added to the highways portal.

The bell bollard has still not been returned, The Chairman/KG are chasing.

- **HIGHWAYS IMPROVEMENT PLAN (HIP) PROGRESS**

A HIP meeting has been arranged for 9 October.

- **WATER ON VICARAGE ROAD** – The Clerk managed to arrange a meeting with the Deputy Cabinet Member, but it was cancelled due to sickness, this has been rearranged to 9 October.

14.2. OUTSTANDING ISSUES FROM THE GLEBE DEVELOPMENT

• PARKING ON THE SITE

A meeting was held on 10 September, Vistry reported they would not block a car park at the front but has little resources to support it. However there seems that there could be some blocks to this in the land transfer from the Rochester Diocese. The Chairman will review the documentation and make a recommendation on where to go with this.

14.3. TOWN BRIDGE

A meeting to discuss the toll bridge with the Deputy Cabinet Member has been rearranged to 9 October.

14.4. OTHER HIGHWAY ISSUES

• TOWN BRIDGE REPAIRS

Town Bridge was scheduled to be closed on 8 October to look at the trees growing out of the base, however this has been cancelled and will be rearranged for later in October. At the same time the stonework will be repaired.

15. FLOODING

15.1. GENERAL UPDATE

The Highways Manager has agreed to replace damaged road closed signs. An inventory of the contents of the container has been completed.

There is a meeting planned with KCC/EA to look at road closures 14 October.

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. A meeting with the deputy cabinet member has been arranged for 9 October.

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 DEBRIEF

The Parish Picnic was well attended despite the weather.

17.2. REMEMBRANCE SUNDAY PARADE

The Parade will be held on 9 November; The Road Closure has been approved. The Clerks will put out all the signage; KG and TC will get the barriers out. The Chairman will arrange a request for volunteer Marshalls.

17.3. YALDING YULETIDE MARKET

The Yuletide Working Party wish to move their bank account to Unity Bank to improve compliance. To do this they need a constitution. A constitution has been drafted which has been reviewed by Charles Lister, DS, The Chairman, and KALC. Some amendments are required.

18. CONSULTATIONS

No new consultation has been received this month.

September:

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

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 – 04,11,18, 25 September 2025
- KALC Fortnightly Bulletin - 19th September 2025
- KALC News – September and October 2025
- New Grants Available to Support Older Adults in Kent

19.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED

- MBC Parish Newsletter September 2025
- Invitation to The Mayor of Maidstone's Gin Distillery Tour
- Barrie Cook Talk hosted by Kent Archives

19.3. REQUEST FROM A RESIDENT FOR THE PARISH TO ADOPT LAND SOUTH OF KENWARD ROAD

An email from a resident requesting The Parish adopt the land south of Kenward Road was noted.

19.4. REQUEST FROM A RESIDENT TO IDENTIFY IF THERE IS SUITABLE LAND IN LADDINGFORD FOR ALLOTMENTS.

Councillors considered the request unfortunately they could not identify any suitable, available land at this time but are open to discuss any suggestions.

19.5. FUNDING REQUEST FROM BABY UMBRELLA CHARITY FOR £236

It was agreed this would be considered as part of the 2026/27 budget.

19.6. FUNDING REQUEST FROM PADDOCK WOOD COMMUNITY ADVICE CENTRE FOR 25/26

It was agreed this would be considered as part of the 2026/27 budget.

19.7. OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

There was none.

20. PARISH BUSINESS

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

A list was prepared.

20.2. MOTION TO FILL THE CASUAL VACANCY POSITION

Following interview, it was proposed by AS, seconded The Chairman and resolved by all to invite Jason Buckland to fill the casual vacancy.

20.3. MOTION TO RENEW THE POST OFFICE LEASE

It was proposed by The Chairman, seconded AS and resolved by all to renew the post office lease for 15 years with a 5-year break clause subject to satisfactory heads of terms.

20.4. YALDING ENTERTAINERS – UPDATE

KW has prepared an update and a constitution which was circulated.

20.5. TO DISCUSS PAT TESTING OF PARISH COUNCIL ASSETS

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

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

The address lodged with The Land Registry for Parish owned land is different for each parcel of land depending on when it was registered. It was proposed by TC, seconded PJ and resolved by all to authorise The Clerk to Yalding Parish Council, to make all necessary enquiries and take all steps reasonably required to update the registered contact address at HM Land Registry to the following address:

Yalding Parish Council, PO Box 873, Yalding, Maidstone, Kent' ME18 6JY.

For the following parcels of land:

- The Lees – K625642
- The Tatt – K496091
- The Village Green -CL42
- The Kintons – K625643
- Jubilee Field – K834392

21. OTHER PARISH MATTERS (Not for resolution)

- KG advised that there is a problem with dog fouling at The Kintons; it appears that the culprit owner had been approached but they had been abusive. It was agreed to send out a Parish News.

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.

COMMENT AND CALL IN

Following the Inspector's decision to uphold the appeal and grant outline planning permission for the erection of 112 dwellings (MA/23/505139), Yalding Parish Council (YPC) has the following comments with regard to this application for approval of reserved matters.

YPC has consistently expressed a number of concerns regarding the site since it was first proposed to allocate the land for residential development. These largely relate to the general impact on the character of the area given the prominent location of the site on the scarp of the Greensand Ridge, transportation/parking and flooding/surface water run-off.

NORTH SITE

YPC's concerns were considered by the Inspector at appeal who considered that the substantial development was suitable for this

location. Councillors, therefore, have no further comment to make other than to urge planners to ensure that the landscaping is substantial to protect the rural nature of the setting and protect the visually intrusive extension to the built form of the village.

It is worth noting that there seems to be a misconception by developers that Yalding traditionally has white weatherboarding and therefore carry this over onto new developments. YPC prefers not to see “copies” of traditional buildings but well-designed properties of the 21st Century that blend well with the heritage properties.

Transport/Parking

Traffic

Councillors continue to have grave concerns with regard the impact of traffic from this development on the very constrained local road network, however KCC Highways did not support these concerns at appeal. Therefore, YPC cannot have any further comment to make other than a desire for these concerns to be noted.

Parking

Parking is a severe, on-going issue in the village particularly since the displacement of many cars and vans from a recent development in the village (H1 65 The Glebe along Vicarage Road) onto Vicarage Road, itself which in turn has led to increased pressure on the High Street and other roads.

YPC is concerned that no more on-street parking shall be displaced from this development onto the highway, most particularly commercial vans, and it is essential that the development provides adequate parking and absorbs all of its own needs including visitor parking and commercial vehicles. Councillors do not believe that the parking strategy nor the additional on-road spaces proposed will accommodate this and we will inevitably end up with footway and verge parking causing damage to the verges themselves and any habitats.

Councillors ask for a planning condition that prevents the developer imposing parking restrictions on the site that would force vehicles to park on the highway and verges.

Flooding/surface water run-off

The topography of the proposed housing development site is such that as currently developed, with or without the polytunnel covers being in place, rainwater and surface water simply runs-off the land (including the higher land to the north). Levels fall from around 32m AOD on the northern boundary to around 18.5m AOD at the access point to Kenward Road. The southern site is up to 3m lower. Such run-off collects in Kenward Road at the foot of the scarp slope and results in flooding/drainage issues. There is real concern therefore that the addition of a greater extent of permanent built development alongside the extensive roadways and footways, together with almost inevitable cut and fill operations to ensure street/access gradients are not too steep or to provide level development platforms for the new housing will affect how surface water drains from the site. This is in addition to a concern that the implications for the water table and stability of the scarp slope itself and the potential presence of springs have not been sufficiently addressed in the application submission. YPC is aware of other sites elsewhere on the scarp/foot of the Greensand Ridge where this has caused significant issues when development takes place. Appropriate conditions must be applied to ensure any liability arising from such an incident would lie with the developer and or its successor in title and not with off development residents.

Drainage strategy

We have been advised that the current Drainage Strategy Technical Note, as submitted within this planning application:

- is incomplete
- does not explain where/which direction the additional effluent discharges
- simply states that they T-in to an existing main, under s106.
- has no reference to the condition of the existing main
- has no reference to any spare capacity of the existing main.

Councils therefore asked for confirmation and clarification of the above.

SOUTH SITE

The Inspector did agree that YPC should be allowed to influence the future use of the southern site for the benefit of the community as a whole, and to secure the potential benefits for the community on a long-term basis. Condition 18 of the Inspector's report states: *"Prior to, or as part of, any relevant reserved matters application, a scheme for the phasing, delivery and future management of the proposed public open spaces within the proposed development, including an Open Space Strategy specifically relating to the land south of Kenward Road produced in collaboration with the Council and Yalding Parish Council, shall be submitted to and approved by the Council. The development shall thereafter be built in accordance with the approved strategy."*

It with this in mind Councillors wish to ensure that an appropriate Open Spaces Strategy with the following considerations is approved:

Use of the area

The land to be used as a public open space with provision for the playing of sports, such as, but not limited to, cricket and football (see attached our proposed amendments to the Open Space Strategy).

Electricity Substation

All agree that this has been erected without any due consideration to the visual impact on the approach to the Yalding Conservation Area and, therefore, requires specific screening to protect that view across the open space from all directions.

Play trail

As previously explained to the Inspector and the planning officer, Yalding Parish already has two strategic children's play areas that have been substantially renovated recently and it is understood that there is to be some form of play equipment to be installed on the developed, northern site. Therefore, there is no need for further children's play equipment in The Parish. Local residents have requested outdoor gym style equipment that can be used by both children and adults and, by installing such equipment at this location, would fulfil a Parish need. Each piece of equipment to be installed individually through the site, increasing the site's recreational use.

Trees

- No trees should be planted in such a way that, when fully grown, restrict the view from Kenward Road across to the Oast Houses in Oast Court, which is a view that has to be protected.
- Orchard type trees are unsuitable for the site; advice from a local farmer is that these trees require substantial maintenance and in recreational areas when, the fruit falls, can be dangerous if not collected. There are substantial orchards already within The Parish.
- The trees that are shown adjacent to the suggested wild flower grassland and forming part of the open amenity grass area should be moved beyond the pathway and no trees overhanging the pathways.

- The Kent Men of the trees have reported that Yalding is a “well tree’ed parish,;” it is requested that the trees be strategically placed to ensure that the openness of the space is maintained.
- When planting any trees, they should not impinge on the use of the amenity area or on the access required for maintenance.

Hedgerow

The hedgerow facing Kenward Road should be low planting, native species so as not to restrict the view and to allow the amenity area to be an open not an enclosed space. The hedgerow backing onto Oast Court requires some enhancement, again with native spaces, but again not restricting residents’ views.

Pathways

The pathways should be informal keeping in mind the desired appearance of open space.

Uncontrolled landfill

Councillors are aware of uncontrolled landfill on the bottom part of the site. This must be checked for contamination, removed and the area returned to grass.

Storage

There is currently a dilapidated toilet block building to the bottom of the site. This does not appear to have been included in either the outline or this planning application, nor any mention of its demolition. Some storage will be required on site for equipment to maintain the land and for equipment for the activities taking place on the land. It is requested that the dilapidated building be demolished and replaced with a suitable building (type to be agreed with YPC).

Riverbank

YPC is concerned regarding public access to the riverbank, the River Beult being a SSSI, due to important existing habitats, Therefore, Councillors do not wish there to be any public, direct access into that area nor seating in close proximity. It has been discussed with the planning officer that a maintenance path should be installed to the river but restricting access with a lockable gate and fence at an agreed point towards the bottom of the site.

Ownership

Following agreement of Heads of Terms to include any financial arrangements, YPC would be open to accepting the transfer of the land for £1. Shared access arrangements and access over the Swale onto the field needs to be agreed bearing in mind access is required for large grass cutting equipment. A gate should be installed to ensure the area of the attenuation pond is separated from the rest of the southern site, this not forming part of the transfer agreement.

Open Space Strategy

The current strategy needs to be updated in line with discussions between YPC and Fernham Homes and in line with the points above. Paragraph 3.3 of the strategy states “...*which is accessible to all residents of Yalding...*” This land is to be public open space and therefore needs to be accessible to all members of the public not just the residents of Yalding.

25/503295/FULL

High Lees Oast Wagon Lane Paddock Wood

Demolition of the existing stable building and erection of a single-storey outbuilding for use as a private gym ancillary to the main dwelling, including change of use of land from agricultural to residential.

OBJECT

Yalding Parish Council objects to this planning application in its current form.

The application proposals would degrade the retained traditional agricultural character and appearance of the host building and surrounding areas and would cause significant visual harm to the rural character and appearance of the countryside. Councillors would consider this inappropriate development in the open countryside.

If the planning officer is of a mind to approve Councillors ask that there is a condition for significant screening and the new building is legally tied to the main dwelling.

Councillors are unsure of the flood zone of the development site but are aware that the surrounding area falls within a flood zone 3.

25/503275/FULL

2 Revellers Corner Cottages, Queen Street

Demolition of existing side and rear extension, erection of proposed two storey side extension and single-storey rear extension and hard standing with cross over/bridge onto public highway. Alterations to fenestration, addition of 1no. roof light to existing front elevation, addition of EV charging point and solar panels.

OBJECT

The property is situated in a Flood Zone 2. This application seeks to increase the number of bedrooms from three to five thus increasing the potential number of people at risk during times of severe flooding. It is the local authorities responsibly to ensure safe access and egress to a flood zone 1 at times of severe flooding is achievable.

The development would represent inappropriate and unjustified encroachment of further built development into the open countryside that would 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.

25/503738/FULL

Tatt Cottage, High Street, Yalding

Erection of a single storey side extension and changes to fenestration.

OBJECT

The development is situated in a Flood Zone 3. Councillors request that if the officers are of a mind to approve, that any property flood resistance measures are extended where necessary and that the officer is satisfied that the extension does not impact on the flow of flood water.

25/503638/FULL

Wood Lodge, Lughorse Lane, Yalding

Retrospective application for tarmac hardstanding.

NO COMMENT

25/504031/FULL

The Boathouse

Installation of palisade security gates and fencing to bridge along with the installation of new signage panels to bridge railings.

NO COMMENT

Councillors wish to point out the bridge has previously been used by young people jumping off into the river. This is extremely dangerous

and there has previous been a fatality. It also very uncomfortable for people dining outside. It is therefore important that the bridge is securely closed in a way the is sensitive to the surrounding area.

Originally the applicant wanted to demolish the bridge but this is not possible as service run under the bridge and is the only access and egress to Parsonage Lane if ever the lifting bridge fails.

This proposal seems a practical way to restrict inappropriate access to the bridge while retaining emergency access.

25/504032/LBC

The Boathouse

Listed Building Consent for installation of palisade security gates and fencing to bridge along with the installation of new signage panels to bridge railings.

NO COMMENT

Councillors wish to point out the bridge has previously been used by young people jumping off into the river. This is extremely dangerous and there has previous been a fatality. It also very uncomfortable for people dining outside. It is therefore important that the bridge is securely closed in a way the is sensitive to the surrounding area.

Originally the applicant wanted to demolish the bridge but this is not possible as service run under the bridge and is the only access and egress to Parsonage Lane if ever the lifting bridge fails.

This proposal seems a practical way to restrict inappropriate access to the bridge while retaining emergency access.

MBC PLANNING DECISIONS SINCE LAST MEETING

25/502770/FULL

Wolverley, Vicarage Road

Replacement of roof tiles with natural slate to rear and side elevations and installation of GB-Sol PV slate system to front elevation.

GRANTED

25/502993/FULL

Land West Of The Watermil, West Street

Demolition of existing timber storage shed and erection of a detached garage and storage building.

REFUSED

25/502741/AGRIC

Court Lodge Farm, Kenward Road

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

GRANTED

25/502929/LAWPRO

1 Lyngs Close, Yalding

Lawful Development Certificate for proposed rear dormer to existing loft conversion and internal alterations.

GRANTED

25/502953/LAWPRO

Little Venice Country Park And Marina

Lawful Development Certificate (Proposed) for the stationing of 33(no) caravans for holiday use.

GRANTED

- 25/502771/LAWPRO Wolverley, Vicarage Road
 Lawful Development Certificate for proposed rear dormer window and insertion of 3no. rooflights to front elevation.
GRANTED
- 25/502764/LDCEX 4 Trumans Farm Cottages, Willow Lane
 Lawful Development (existing) Use of land as residential garden, siting of shipping containers for domestic storage, erection of garden shed and Greenhouse, and laying of hardstanding.
GRANTED
- 25/503069/LAWPRO Court Lodge Farm, Kenward Road
 Lawful Development Certificate for proposed erection of seasonal polytunnels.
REFUSED
- 25/503216/AGRIC Gooselands Farm, Kenward Road
 Prior notification for an agricultural barn
PRIOR NOTOFICATION NOT REQUIRED
- 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.
GRANTED

There being no further business the meeting closed at 22.34.

Signed.....

Date.....