

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON  
TUESDAY 02 JUNE 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)  
Andy Saunders (AS)  
Dee Ann Stead (DS)

**DECLARATION OF INTENTION TO RECORD PROCEEDINGS**

There was none declared.

**PUBLIC SESSION**

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

**1. APOLOGIES FOR ABSENCE**

Councillor Jamison sent her 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**

The Chairman and KG declared an interest in agenda item 13.1 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 item 22 and 23 in Closed Session.

**4. PREVIOUS MINUTES**

**4.1 TO APPROVE THE MINUTES OF:**

• **THE PARISH COUNCIL MEETING HELD ON 05 MAY 2026**

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

• **THE ANNUAL PARISH COUNCIL MEETING HELD ON 19 MAY 2026**

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

**4.2 TO CONFIRM THE MINUTES OF THE ANNUAL PARISH MEETING HELD ON 19 MAY 2026**

Councillors confirmed the minutes were correct.

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

**5.1. BOOT SCRAPER AT KINTONS BRIDGE**

KG purchased a boot scraper online which has been installed.

**NFA**

## **5.2. 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. **CHAIR/KG**

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

KG is putting foundations in. **KG**

## **5.4. 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The PAT testing of The Parish Councils portable assets is out of date.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. **KG/CLK/DEPCLK**

## **5.5. 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. **CLK**

## **5.6. UPDATE ON THE SPEED INDICATOR DEVICE**

Toby Butler, Kent County Council (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, there will be time to do this once the External Audit documentation is complete. **CLK**

## **5.7. LEES PICNIC AREA**

The barrier permit reader is not working, KG is investigating options to repair, need to download instruction on the unit. **KG**

## **5.8. 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. The Clerk had contact Barbara Westmacott (BW) at KCC for advice on this. If 50% of profit is given to registered charities then the fee is only £25. The current TTRO lasts 18 months so would only need to be paid every other year from now on. However, BW is looking to see if there is anything else that can be done. **CLK**

## **5.9. 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. **DEPCLK**

## **5.10. SPEEDWATCH SPEED GUN**

The Clerk has informed Speedwatch; JC has asked the police who have confirmed the company to order from. **CLK**

## **5.11. 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 has written 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. Hospice in the Weald has replied saying that only its young people's services cover Yalding and that is going to close soon. The Clerk will add to the budget list for next year. **CLK**

## **6. POLICE MATTERS**

A discussion took place on the lack of visibility of policing and the gap that taking away the community officers has caused. KG requested that the police commissioner be invited to a Parish Council meeting. **CLK**

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

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

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

Councillor Gouch and Councillor Summersgill sent their apologies, they had previously sent a report which was circulated. Councillor Russell joined the meeting at 20.15; she had previously 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**

None were declared.

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

- 26/501963/LBC - The Wing, Wardes Moat, Vicarage Road – 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. An application to discharge the condition has been lodged with Maidstone Borough Council (MBC) for comment. The Chairman has spoken to the planning officer who has asked us to identify a maximum size of vehicle and delivery times. He is suggesting not before 9.30 am or after 2.45pm.

KCC has asked for urban style street lighting along the front of the development. After a further meeting KCC confirmed that they will not allow Yalding Parish Council (YPC) to adopt any heritage lighting even if the developer would pay for it. Therefore, six urban style lights will be installed.

#### **10.3.2.1. TO CONFIRM THE CHANGES TO TWO OF THE SUGGESTED ROADS ON THE DEVELOPMENT**

The Developer did not like two of the previous suggestions Target Lane (6) or Progress Row (8) and has asked for alternatives. Whitebine Path and Brewers Walk will be submitted instead.

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

Berry and Lamberts, solicitors, in Paddock Wood have been appointed to act for the Council with regard to the transfer of land. Fernham Homes have not corresponded further about the Heads of Terms. An application to discharge the condition with regard to the play/gym equipment has been lodged with MBC for comment. The Chairman has spoken to the planning officer; the children's equipment on the north site is okay but the adult equipment for the south site is not suitable for the age group for which we are aiming.

#### **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. The Clerk will find out if there is a higher level of complaint.

**CHAIR/CLK**

##### **10.4.2. NOTIFICATION OF A PLANNING APPLICATION APPEAL - 25/504606/FULL - LAND WEST OF BENOVER ROAD**

The planning application appeal was noted.

##### **10.4.3. NOTIFICATION OF A PLANNING ENFORCEMENT APPEAL - 26/500046/ENF – PEARVIEW, SYMONDS LANE**

The Clerk will write to the planning inspector as follows:

This is not Gypsy, Traveller and Travelling Showpeople type of accommodation; it is a large bricks and mortar development which is unsuitable in the open countryside with no amenities in close proximity.

The development is outside the settlement boundaries and represents 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.

The site occupies an unsustainable location remote from facilities and services and would lead to reliance on the use of private car to access services.

The site occupies a Flood Zone that has no access and egress at times of flooding. The site exposes occupants and members of the emergency services to serious risk in times of flood. In considering this appeal, it is important to note that Maidstone Borough Council has already assessed Symonds Lane as fundamentally unsuitable for development through the Local Plan Review process. In the 2019 Call for Sites, the land known as Mill Place Barn (Site 099) and Mill Place Farmhouse (Site 100) was submitted via the call for sites for potential allocation. The Council rejected the sites due to their location within a Flood Zone and the absence of any safe access or egress during flood events. The sites were also considered unsustainable as the location offers poor pedestrian connectivity, no safe walking route to village services, and relies on narrow lanes that themselves are subject to flooding. Development in this location would therefore conflict with the Council's settlement hierarchy and undermine the plan-led approach to directing growth to the most sustainable locations.

The Council's rejection of Sites 099 and 100 provides a clear and directly relevant precedent that development in this location is not suitable. Councillors respectfully request that the appeal be dismissed, the enforcement notice upheld and all buildings be demolished.

## **11. PARISH BUSINESS (NOT OTHERWISE ON THE AGENDA)**

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

There were two to deliver.

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

DH has reported that the final draft is being typed up at the moment.

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

The Housekeeping list was updated and will be circulated.

### **11.4. POST OFFICE**

#### **11.4.1. TRANSFER FROM ITS CURRENT LOCATION**

It is understood that a decision on the new location could be made on the 6th of June.

Post Office Limited (POL) has agreed to an outreach service of two hours a week. TC is still pushing for more hours. There is a Teams meeting planned to discuss this.

#### **11.4.2. RENEWAL OF LEASE OF THE BUILDING**

The Chairman is working on the agreement with the landlord.

Discussions are taking place with regard to the use of the building.

### **11.5. COUNCILLORS' EMAIL ADDRESSES**

All Councillors now have a Yalding Parish Council email address which they must use to for all Parish correspondence. Councillors are reminded to copy The Clerk into all email correspondence, use blind copies when writing to more than one personal email address and delete emails when they are no longer required.

### **11.6. PLAYScheme 2026 - TO CONFIRM CHARGES**

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

Play Place have confirmed that they are trying to keep costs constant but some resources may increase by up to 5%. As such it was agreed unanimously that the costs for non-Yalding residents should be increased to £13 per child per session.

KW has checked The Yalding Education Foundation constitution which states it is for the enhancement of education; it is for the Trustees to decide whether the Playscheme was eligible. It was agreed to request a donation. **KW**

## **12. POLICIES AND PROCEDURES**

There were none.

## **13. FINANCE**

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

It was proposed KW seconded IS and resolved by all to make payment of bills totalling £13,614.12 exclusive of VAT as per attached list.

The Chairman and KG did not vote as they had declared an interest.

DS and TC will authorise them electronically.

### **13.2. CONFIRM RECEIPTS**

A list of receipts, as attached, totalling £6,078.87 was circulated.

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

There was no unbudgeted spend.

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

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

- NatWest                £22,252.58
- Unity Trust           £102,786.69

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

It was confirmed that these have been signed as correct.

### **13.6. CONSIDER AND ACCEPT THE YEAR-END INTERNAL AUDIT REPORT 2025/2026**

The internal audit is complete and the audit form signed, the detailed internal audit report has been received and circulated no issues were raised. Both were considered and noted by Councillors.

### **13.7. CONSIDER THE ANNUAL GOVERNANCE STATEMENT 2025/2026**

The Governance Statements for 2025/26 had been previously circulated and they were each considered for approval.

### **13.8. APPROVAL OF THE ANNUAL GOVERNANCE STATEMENT 2025/2026**

Proposed KW, seconded KG, and resolved unanimously that the Governance Statement be signed by The Chairman as a true reflection of The Council's financial control.

### **13.9. CONSIDER THE ACCOUNTING STATEMENTS 2025/2026**

The Accounting statements for 2025/26 prepared and signed by The Responsible Financial Officer (RFO) had been previously circulated and were considered for approval.

### **13.10. APPROVAL OF THE ACCOUNTING STATEMENTS 2025/2026**

It was proposed TC, seconded DS and resolved unanimously that the Accounting Statements be signed and dated by The Chairman as a true reflection of The Council's accounts.

## **14. OPEN SPACES**

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

#### **14.1.1. THE LEES**

Not reported, not aware of any issues.

#### **14.1.2. THE LEES PICNIC AREA**

Inspection complete.

There are two trees fallen across the river from Twyford Boatyard. The Clerk has reported to the EA.

The Speedbump has been removed from the exit.

Teapot Island has now reopened. Keith Blazye has asked if the sign that we removed at the car park entrance can be replaced.

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

Inspection complete.

The maintenance contractor has reported that he has damaged the manhole cover, he will pay for it.

#### **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

#### **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**

A request has been made for the use of The Lees for a charity horse drive which took place last year (In memory of a child). They would like it opened for a maximum of 2 hours to give the horses a break this will take place on the 19th of July. It was agreed this was acceptable; The Chair is happy to open and close the field. Last year they came back on the Monday to litter pick.

## **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 – This is with the design and delivery team, once complete it will go to formal consultation.
- 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. **CLK**

The HIP officer is checking with her colleague in the Tunbridge Wells Rural KCC division, who is taking the lead on this.

- **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. No further update. **CLK**

## **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 and the Clerk have written a short history of the problem and sent it to PJ to incorporate into the presentation for submission to the minister. **CHAIR/PJ**

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

The Clerk has asked the HIP officer if these are possible within the current guidelines she said it is unlikely. The chicane because of location and all the guidelines that go with it. The stop line because a priority is not allowed unless you have clear sight lines. She has however asked for it to be added to the HIP so she can give a more considered response. **CLK**

## **15.3. OTHER HIGHWAY ISSUES**

There were no other highways issues.

## **16. FLOODING**

The flood warden list is almost complete. **CHAIR**

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

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

### **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. **CHAIR/KG**

Despite two emails and a phone message, there has been no response from the highway manager with regard to road closure training. The Chairman has chased and has had a reply from the Interim Senior Highway Manager and has been promised a reply. **CHAIR**

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

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

MBC are trying to cut short The Parishes term of office to run Parish elections alongside the shadow unity elections next year. Then, in order to bring everything back into line, they are proposing the next election be in 2032, a five year term contrary to The Local government Act. It was agreed that YPC should object to this.

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

MBC has been asked to draw up a list of land in the Parish which is still in MBC's ownership.

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

See 17.1.

### **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 – DEBRIEF**

The meetings went well but resident turnout was disappointing. It was suggested social media be used to advertise such events.

### **18.2. PARISH PICNIC – 13 SEPTEMBER 2026**

The organisation was discussed.

## **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 – 7, 14, 21, 28 May 2026
- KALC News - May 2026

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

- Campaign to Protect Rural England -Newsletter - May 2026
- MBC Parish Newsletter – May 2026

### **20.3. TUNNELS UPDATE FROM CLOCKHOUSE**

Clockhouse have sent a letter regarding Court Lodge tunnels in Yalding which was noted.

### **20.4. REQUEST FOR A MEMORIAL BENCH FOR WILLIAM BIRD**

William Bird's family have requested a memorial bench on The Lees. They are happy to pay for a metal bench with an inscription.

Councillors agreed in principle and suggested the location should be under the self-sown oaks: they requested a simple metal bench and to previously approve a simple inscription.

### **20.5. PARISH LIAISON (MBC) – REQUEST TO ATTEND FAIRS OR EVENTS**

MBC have requested to attend any local events to promote the scheme and help residents think about healthy lifestyles. It was suggested that they contact the schools as they have fairs.

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

- A visitor has reported an incident in the water at the weir pool and requested improved signage and vegetation to be cut back. It was agreed that the sign should be moved and the vegetation be cut back as appropriate. DS will put the Kent Fire and Rescue video out on social media. The Clerk will reply as such and suggest that she also write to The Environment Agency.

- Email has been received with regard to damage to a vehicle leaving the car park with no details of the exact damage. The Clerk has written pointing them to the disclaimer in the entry sign. KG and Josh had already decided to remove one of the speed bumps which they have done.

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

There were no other matters.

### **CLOSED SESSION**

#### **COMMENTS ON PLANNING APPLICATIONS**

26/501963/LBC      The Wing Wardes Moat, Vicarage Road  
Listed building Consent for the internal and external alterations to the residential outbuilding to allow for the conversion of the store and home office to provide a carers accommodation ancillary to the main dwelling.

#### **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**

#### **MBC PLANNING DECISIONS SINCE LAST MEETING**

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

#### **REFUSED**

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 handstanding. 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).

#### **REFUSED**

26/500727/FULL      Pear Tree Cottage, Benover Road  
Continued use of land as residential garden land and erection of an incidental outbuilding.

#### **GRANTED**

25/505001/FULL      Manor Farm, Laddingford  
Proposed change of use of a redundant agricultural building for use as a pet crematorium, and retrospective erection of a lean-to extension at the building and handstanding on the access to the building.

**GRANTED**

There being no further business the meeting closed at 22.26.

Signed.....

Date.....