

**A MEETING OF YALDING PARISH COUNCIL WILL BE HELD ON
TUESDAY 07 JULY 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

**Declaration of intention to record proceedings
Public session**

AGENDA

1. Apologies for Absence
2. Declaration of Interest of Councillors in any item
 - 2.1. Declaration of Changes to the Register of Interests
 - 2.2. Declaration of Interest in items on the agenda
 - 2.3. Requests for Dispensations
 - 2.4. Declaration of any gifts received
3. Decision to take Agenda item 22 under Closed Session
4. To Approve Minutes of The Parish Council Meeting held on 02 June 2026
5. Matters Arising
6. Police Matters
7. County Councillor's report
8. Borough Councillors' reports
 - 8.1. The Borough Councillors have received representation with regard to problems on Hampstead lane
9. Biodiversity and Climate Change
10. Planning
 - 10.1. To declare any lobbying or formal representation
 - 10.2. Scheme of delegation
To confirm the following planning applications were responded to in line with a Scheme of Delegation and the response is included at the end of the minutes of this meeting
 - 26/501938/FULL - Coach House, Kenward Road – No Comment
 - 26/502138/FULL - 22 Medway Avenue – No Comment
 - 10.3. Motion to resolve representation to the following planning applications
 - 26/502277/TPOA - 3, Oast Court Yalding
 - 26/502221/FULL - 1 Fowle Hall Green Cottages, Pike Fish Lane
 - 26/502036/FULL - Willow Farm, Lughorse Lane
 - Any other applications received before the meeting
 - 10.4. Major Developments update
 - 10.4.1. Yalding Enterprise Park
 - 10.4.2. Fernham Homes – Land North of Kenward Road
 - 10.4.2.1 To Confirm the final road names on the development
 - 10.4.3. Fernham Homes – Land South of Kenward Road
 - 10.5. Any other planning matters.
 - 10.5.1. Motion to take YPC complaint with regard to the effectiveness of the MBC Planning Committee to stage 2 and the Monitoring Officer.
 - 10.5.2. Freedom of Information request received regarding planning applications at Lawton Place
 - 10.5.3. Notification of a Planning appeal for 26/501223/FULL Land At Lawton Place, Benover Road
 - 10.5.4. Notification that the enforcement appeal APP/U2235/C/26/3378504 - Pearview Symonds Lane will be held on 11 August 2026, 10 am at Town Hall, High Street, Maidstone
 - 10.5.5. To note the YPC have removed the call in for planning application 26/500525/FULL - Bower Mount providing the EA's recommended conditions are applied.
11. Parish Business (Not otherwise on the agenda)
 - 11.1. Notification of any welcome letters that need to be sent
 - 11.2. Neighbourhood Plan (NhP)
 - 11.3. Post Office Update
 - 11.4. To discuss the potential transfer of The Lees Public Convenience to YPC from MBC
12. Policies and Procedures
13. Finance
 - 13.1. Scheme of Delegation
To confirm it was agreed to pay £500 to Berry & Lamberts Solicitors as a retainer in order for them to act as YPC solicitor for the Post Office lease. This was approved in line with the Scheme of Delegation. It will be included in the appropriate bills list attached to the minutes of the meeting.
 - 13.2. Motion to pay bills
 - 13.3. Confirm Receipts
 - 13.4. To confirm monthly spend against budget
 - 13.5. To confirm bank balances as at the end May 2026
 - 13.6. To confirm that bank reconciliations for May 2026
 - 13.7. To discuss the report of the independent remuneration panel and agree whether to forego members allowance
 - 13.8. British Gas, invoicing issues

14. Open Spaces
 - 14.1. Reports following visual inspections of Council owned land
 - 14.1.1. The Lees PJ
 - 14.1.2. The Lees Picnic Area KG
 - 14.1.3. Yalding Village Green and Verges DS
 - 14.1.4. Jubilee Field DepClk
 - 14.1.5. Laddingford Verges KW
 - 14.1.6. The Kintons DepClk
 - 14.1.7. Fowle Hall Green AS
 - 14.1.8. The Tatt DS/KG
 - 14.2. Equipment Inspections
 - 14.2.1. Jubilee Field Play Area DepClk
 - 14.2.2. The Kintons Play Area DepClk
 - 14.2.3. Defibrillators DepClk
 - 14.3. Other Issues
 - 14.3.1. Trees on the Village Green
 - 14.3.2. Car Park
 - 14.3.2.1. Non-domestic rates
 - 14.3.2.2. Discussion with regard to potential damage to car exiting the carpark, Freedom of information request and potential insurance claim.
 - 14.4. Request to use Parish Land
 - 14.4.1. Request from a resident to use the Kintons for private one-to-one football training sessions
15. Highways
 - 15.1. Kent County Council
 - Review the Highways List
 - HIP progress update
 - To discuss path to Laddingford bus stop based on a cost of £10,882
 - 15.2. Town Bridge
 - 15.2.1. Toll Bridge Initiative
 - 15.3. Other Highway Issues
16. Community Resilience
 - 16.1. Motion to Adopt the Community Resilience Plan
 - 16.2. Flooding
 - 16.2.1. Flood Warden Update
 - 16.2.2. Sandbags
 - 16.2.3. Substation move
17. Local Government Reorganisation (LGR)
 - 17.1. MBC Community Governance Review update
 - 17.2. Public assets transfer and management MBC
 - 17.3. LGR Creation of Unity Authorities update
 - 17.4. Public assets transfer and management KCC
18. Events
 - 18.1. Parish Picnic – 13 September 2026
 - 18.2. Yuletide Market
 - 18.2.1. Update on KCC road closure costs
 - 18.2.2. To discuss suggested changes to the road closure logistics from The Yuletide Working Party
19. Consultations – To review the consultation list and agree any action
 - Staplehurst Neighbourhood Plan Regulation 16 Notification
 - Any other consultations notified prior to the meeting
20. Correspondence
 - 20.1. KALC and other authority correspondence received and circulated as noted in minutes
 - 20.2. Other general correspondence received and circulated as noted in minutes
 - 20.3. Any other correspondence received before the meeting
21. Other Parish Matters (Not for resolution) - Councillors to report to The Clerk in advance

CLOSED SESSION