

**MINUTES OF A PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 4 AUGUST 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Dee Ann Stead (DS)

Tim Chapman (TC)
Ian Simmons (IS)
Kelly Woods (KW)

DECLARATION OF INTENTION TO RECORD PROCEEDINGS

The Deputy Clerk declared that she was audio recording.

PUBLIC SESSION

There were five members of the public present one of which had asked to speak about the MBC G&T strategy and particularly the selling off of plots on the UKLI land on Darman Lane.

1. APOLOGIES FOR ABSENCE

Councillors Saunders and Jamieson sent their apologies due to holidays and Councillor Buckland sent his apologies for personal reasons; 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.

2.1.1. CONFIRM THE REDACTION OF COUNCILLORS' PROPERTY INFORMATION

It was confirmed that all Members had requested that their address be redacted and the Monitoring Officer has been advised accordingly.

2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

KG and TC declared an interest in agenda item 4.1 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. PLANNING

3.1. TO DECLARE ANY LOBBYING OR FORMAL REPRESENTATION

None was declared.

3.2. MOTION TO RESOLVE REPRESENTATION TO THE FOLLOWING PLANNING APPLICATIONS

- 26/26/502674/LBC - 1 Walnut Tree Cottages High Street Yalding – **No Comment**
- 26/502363/ADV - The George, Benover Road – **Object in current form**

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

3.3. ANY OTHER PLANNING MATTERS

3.3.1. REMOVAL OF CALL-IN FOR 26/500850/FULL

As The Environment Agency (EA) had no objections, the removal of the call in was confirmed. However, the Planning Officer has been asked to take the EA's informatives into consideration.

3.3.2. CHANGES TO PLANNING COMMITTEE RULES

The Chairman had previously circulated and explained the changes to planning committee rules.

- **Removal of call-in for 26/501047/FULL - Finchley Park**

The Planning Office has written to explain why she is recommending the application to be approve, on this basis Councillors agreed to remove the call-in to MBC Planning Committee.

4. FINANCE

4.1. MOTION TO PAY BILLS

It was proposed KW seconded IS and resolved by all to make payment of bills totalling £10,480.96 exclusive of VAT as per attached list.

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

DS and TC will authorise them electronically, KG will authorise TC's payment.

4.2. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £17,338.63 was circulated.

4.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted spend.

4.4. BANK BALANCES AS AT THE END OF JUNE 2026

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

- NatWest £22,284.20
- Unity Trust £93,211.44

4.5. BANK RECONCILIATIONS FOR JUNE 2026

It was confirmed that these have been signed as correct

5. ANY URGENT BUSINESS

5.1. POLLING DISTRICT REVIEW

MBC Electoral Services are proposing to remove the Laddingford polling station and have issued a constitution. It was agreed that Yalding Parish Council (YPC) would write to object. The Chairman will send the consultation out on Parish News and it will be put on Facebook. **CHAIR**

5.2. RELIGIOUS GYPSIES 8-10 AUGUST 2026

The religious gypsies will be on The Lees 8 to 10 August.

6. OTHER PARISH MATTERS (Not for resolution)

- The Chairman explained the changes to the election terms for parish councils as part of the Local Government Reorganisation.

COMMENTS ON PLANNING APPLICATIONS

26/502674/LBC

1 Walnut Tree Cottages, High Street, Yalding

Listed Building Consent for emergency structural stabilisation including construction of 4no. new brick piers, partial reconstruction, and replacement of gate to the curtilage listed boundary wall (works started.)

NO COMMENT

26/502363/ADV

The George, Benover Road

Advertisement Consent for Installation of 2x externally illuminated signs, 1x non illuminated projecting hanging sign, and 1x non illuminated window graphic. One painted sign on the side elevation.

OBJECT IN CURRENT FORM

The application is inaccurate and incomplete in the description of proposed illuminated signs. The application description refers to two externally illuminated signs, yet only one is shown on the submitted drawings and only one on the application form. If a second illuminated sign is proposed, full details and scaled drawings must be provided for consultation otherwise the description needs amending to prevent two signs gaining permission by default.

Councillors object to the reintroduction of the hanging sign. Although the bracket remains, no sign has been present for many years. Reinstating it is unnecessary and would add visual clutter within the Conservation Area.

Any approved lighting must be restricted to LED downlights only and must be switched off when the premises are closed.

Retention of the original painted sign as shown in the photograph to the side of the building is welcomed.

The sign to the front on the single storey section, also shown in the photograph, appears on the drawings as being retained, however, there is no detail of the narrative proposed thereon. The current wording is now irrelevant; therefore, details of the proposed wording should be submitted or the sign removed.

In the report to committee for application 25/502615/FULL, the planning officer confirmed that the applicant had agreed to reinstate decorative window film to two of the three front ground floor windows, displaying the former pub name "The George". This film was intended to maintain views into the shop while enhancing the frontage and referencing the building's historic use. To date, the film has not applied and Councillors feel that the current application should encompass this.

Should the Local Planning Authority be minded to approve any part of this application, conditions must be applied to ensure clarity, control of illumination, removal of unapproved signage, and compliance with the submitted drawings.

Should the planning officer recommend approval and the above points not be considered and conditions not applied, Councillors request that the application be put before Members of the planning committee.

MBC PLANNING DECISIONS SINCE LAST MEETING

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.

GRANTED

26/502138/FULL

22 Medway Avenue

Erection of a single storey wrap around extension along with changes to front elevation finish.

GRANTED

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.

GRANTED

26/501938/FULL

Coach House, Kenward Road

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

GRANTED

26/502277/TPOA

3, Oast Court Yalding

TPO Application to reduce 1no. over mature Blue Atlas Cedar Tree, height 18-20m and 18-20m spread (asymmetric, least on E side, most on N side), by thinning selected branches: those over hanging the drive, south (by 3-4m x 7), to neighbouring houses; those overhanging the neighbour east (3-4m x 6); those impacting on a young Monkey puzzle tree, west (2-3m x 3 + 2).

GRANTED

There being no further business the meeting closed at 19.48

Signed.....

Date.....