

**MINUTES OF A YALDING PARISH COUNCIL MEETING HELD ON
TUESDAY 01 SEPTEMBER 2026 AT 7.00 PM IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)	Jason Buckland (JB)
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 and the Deputy Clerk declared that they were audio recording.

PUBLIC SESSION

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

1. APOLOGIES FOR ABSENCE

Councillor Chapman sent his apologies due to holiday which was accepted.

2. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

2.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

DS declared that she had changed her address and will complete a new declaration form.

2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

KG and AS 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. TO APPROVE MINUTES OF:

4.1. THE FULL COUNCIL MEETING HELD ON 02 JULY 2026

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

4.2. THE PLANNING AND FINANCE MEETING HELD ON 04 AUGUST 2026

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

5. MATTERS ARISING FROM THE PREVIOUS MEETINGS – JULY AND AUGUST MEETINGS

5.2. TRANSFER EE MOBILE PHONES TO A YALDING PARISH COUNCIL (YPC) ACCOUNT

EE Residential may be able to move them to a business account. **CHAIR/KG**

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

KG needs support cementing them in, which he is arranging. **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The PAT testing of The Parish Councils portable assets is out of date.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. **KG/CLK/DEPCLK**

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

Completion date for The Land Registry of the middle of August. The Clerk is trying to stop this and change it to the Post Office address. **CLK**

5.6. SPEED INDICATOR DEVICE

The Clerks are pre-checking locations. **CLK**

5.7. LEES PICNIC AREA

The barrier permit reader is not working, KG is investigating options to repair. Move to monitor list **ML**

5.8. 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**

5.9. SPEEDWATCH SPEED GUN

The police have confirmed to JC the company to order from, but they are currently out of stock. Unipar, our current contractor, makes its own but they are also having problems sourcing the component parts. In the meantime, Unipar has repaired the old equipment FOC. **ML**

5.10. HOUSEKEEPING LIST

The Chairman will circulate. **CHAIR**

5.11. PLAYScheme 2026

KW has managed to secure a grant from The Yalding Education Foundation for £500 providing it is spent on activities and equipment. The Clerk has asked Play Place to provide invoices accordingly. A thank you has been sent and the cheque has been received. **NFA**

5.12. POTENTIAL TRANSFER OF THE LEES PUBLIC CONVENIENCE TO YPC FROM MBC

Councillors felt that the toilets were an important asset for the Lees Picnic Area and car park but it was agreed to seek legal advice as to the validity of the covenant contained in the transfer document to Maidstone Borough Council (MBC) dated 27 March 1991 with regard to the transfer of MBC assets to any new Unitary Authority. The Chairman has asked YPC solicitor to look at it. **CHAIR**

5.13. POLLING DISTRICT REVIEW

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

5.14. INVESTIGATION INTO THE EFFECTIVENESS OF THE MBC PLANNING COMMITTEE

There is a stage 2 of the complaints procedure and it is recommended that MBC Monitoring Officer be asked to look at the conduct issue. The Clerk has sent The Chairman a draft letter to review, this would need to be sent soon as there is a 6 month deadline. Awaiting approval of the draft letter from The Chairman. The draft response was recirculated.

CHAIR

6. POLICE MATTERS

The Clerk has invited the Kent Police Commissioner to a Parish Council Meeting to discuss the lack of visibility of policing and the gap that taking away the community officers has caused. The ability to close roads for ourselves and South East 4x4 Rescue may also be part of the discussion. A reply has been received stating that the issues YPC wish to discuss relate to operational matters this is not something the PCC can assist with. He forwarded YPC email to District Commander for Maidstone, Chief Inspector Adam Duke and Community Safety Unit Inspector, Steve Kent and asked that they make direct contact to arrange a meeting. Nothing further has been received from them. The Clerk will chase.

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 and Councillor Couch had previously sent a report which was circulated. Councillor Russell attended the meeting and gave a verbal update and a discussion took place.

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

- 26/26/503140/LBC - Flat 2 Wardes Moat, Vicarage Road – No comment
- 26/503186/FULL - Nightingale Farm, Benover Road - Object
- 26/502871/FULL - Mill Place Farmhouse, Symonds Lane – Object
- 26/503256/LBC - Auckland Barn, Oast Court - No Comment
- 26/503250/LAWPRO - Pond Cottage, Darman Lane - No Comment

The Clerk left the room for 26/503256/LBC, as it was an application for her property.

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)

The Padel Studio should be opening shortly.

10.3.2. FERNHAM HOMES – LAND NORTH OF KENWARD ROAD

The construction traffic route is yet to be agreed. The Clerk has responded to the application to discharge the condition. This condition is still pending a decision. The Clerk has written to the planning officer for an update, who has said that Kent County Council (KCC) has removed any objections. The planning officer is progressing it.

The road closure has been extended to 11th September.

Complaints are being received about traffic, noise and dust. Residents will be asked to keep logs.

10.3.3. FERNHAM HOMES – LAND SOUTH OF KENWARD ROAD

It was suggested that YPC should raise a query with regards to all the movement on the land and how the retention of habitat is being achieved.

The Clerk has replied to the discharge of the condition with regard to the play/gym equipment stating that the adult equipment for the south site is not suitable for the age group for which we are aiming. This condition is still pending consideration; The Clerk has written to the planning officer for an update; he has agreed to chase.

10.4. ANY OTHER PLANNING MATTERS

10.4.1. 25/500211/FULL - LAND AT LAWTON PLACE, BENOVER ROAD – TO NOTE A HIGH COURT ORDER TO THE INSPECTOR TO RE-DETERMINE THE APPEAL.

This application was refused on appeal. It was subject to a High Court challenge of the Inspector's decision the court has ordered that the appeal be re-determined. This does not necessarily mean that the Inspector will reach a different overall decision.

11. PARISH BUSINESS (NOT OTHERWISE ON THE AGENDA)

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

There were three to deliver.

11.2. NEIGHBOURHOOD PLAN (NhP)

DH has sent a final draft document in Word to MBC for review on the content and policies. MBC has responded with several amendments required, DH is working through them.

Rob O'Connell will be asked to format the plan into its finished shape before sending it to all Councillors and Steering Group members for comment.

11.3. OLD POST OFFICE

It is now understood that a decision on the new location could take several months to be agreed by Post Office Limited(POL). The Clerk has asked for an update but no reply has been received.

The Chairman is still progressing the lease agreement.

Premises currently has permission for Class E use.

- E(a) – Shops
- E(b) – Restaurants and cafés
- E(c) – Financial/professional services (banks, estate agents)
- E(d) – Indoor sport/recreation (gyms, yoga studios)
- E(e) – Medical/health services (clinics, dentists)

- E(f) – Crèches/day nurseries
- E(g) – Offices, R&D, and light industrial uses suitable for residential areas

Landlord wishes to restrict this to E(a) and E(g). Councillors agreed that YPC should insist that all class E uses should be acceptable to allow ease of sublease.

The Chairman has spoken to Trooli asking them to remove their equipment. There are currently only 14 properties left connected and the equipment will be removed by the end of October at the latest when copper services will be withdrawn by Trooli.

11.4. CALL FOR AGENDA ITEMS FOR KALC MEETING WITH KCC

Councillors agreed the following items to put forward:

- Road Closure Signage
- Appalling diversions for road closures
- Prohibitive cost of community event road closures
- Lack of attendance by County member at Parish Council meetings

11.5. CALL FOR MOTIONS FOR KALC AGM

Councillors agreed the following items to put forward:

- Regulations around road closures including misuse of emergency powers by utility companies

12. POLICIES AND PROCEDURES

There were none.

13. FINANCE

13.1. MOTION TO PAY BILLS

It was proposed DS seconded IS and resolved by all to make payment of bills totalling £7,931.90 exclusive of VAT as per attached list.

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

DS and AS will authorise them electronically, KG will authorise AS's invoice.

13.2. CONFIRM RECEIPTS

A list of receipts, as attached, totalling £9502.35 was circulated.

13.3. MONTHLY SPEND AGAINST BUDGET REVIEW

There was no unbudgeted spend.

13.4. BANK BALANCES AS AT THE END OF JULY 2026

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

- NatWest £22,300.29
- Unity Trust £96,645.92

13.5. BANK RECONCILIATIONS FOR JULY 2026

It was confirmed that these have been signed as correct

13.6. REQUEST TO SUPPORT MAIDSTONE & WEALD SAMARITANS

It was agreed to consider this and any future requests as part of budget setting.

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

The Environment Agency (EA) has cut up the two trees that had fallen across the River Teise from Twyford Boatyard to The Lees Picnic Area but has left the wood on The Lees river bank. The Clerk has requested that the EA remove this wood asap, they replied to say they don't remove the wood, a follow up has been ignored.

KG reported that the barriers are repeatedly being forced open.

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.

The vegetation overhanging the footway opposite The Pony Field. KG has cut it back.

NFA

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

14.3.1. THE LEES PICNIC AREA

It was agreed the picnic area would close on 4 October and the entry equipment would be removed.

JB has indicated that he would be prepared to manage the area in 2027 but not beyond.

An application for a business rates check is awaiting outcome from the Valuation Office, we are advised that it could be up to 18 months.

A claim has been submitted to YPC insurance for alleged damage to a vehicle, Insurance have indicated that as the claim is under the excess of £250 they will not determine it. The Clerk has asked for clarification on how it should be dealt with now.

14.3.2. TREES ON YALDING VILLAGE GREEN

Planning permission has been granted for the maintenance work. The Clerk to organise a date for the work to be undertaken liaising with the adjacent property owners.

14.3.3. ANNUAL ROSPA PLAY AREA SAFETY INSPECTION REPORTS

The reports were circulated, there were no major risks. KG and The deputy Clerk are prioritising the actions.

The main issue is the Rota Bounce which is not dangerous but is not working properly. A quote has been received from Playdale for £1,395.83 plus VAT and from another contractor for around £900 plus VAT. KG feels that it was not fitted properly. Playdale will be asked to look at it. **DepClerk**

14.4. REQUEST TO USE PARISH LAND

14.4.1. TO CONFIRM THAT YALDING CRICKET CLUB USED THE KINTONS FOR NATIONAL CRICKET WIDOWS' DAY ON 15TH AUGUST

The event took place.

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

- **TO CONFIRM PATH TO LADDINGFORD BUS STOP WILL NOW BE FUNDED BY KCC.**

It was confirmed that KCC have agreed to fund The footpath across the green at Laddingford to the bus stop, with a grant from the Kent Active Travel Fund.

- Double yellow lines outside Lyngs Farmhouse – This is with the design and delivery team, once complete it will go to formal consultation.
- The HIP has been updated; The items from the reserve list and the Whetsted Road signage has been added along with the chicane on Yalding Hill and the stop line at the Post Office and sent to The Chair for comments then it will be circulated for further comment. **CHAIR/CLK**

- **WATER ON VICARAGE ROAD** – Still nothing from Councillor Ford.

CLK

15.2. TOWN BRIDGE

15.2.1. TOLL BRIDGE INITIATIVE

The presentation is ready for submission to the minister. The Chairman will establish who the minister is with the recent cabinet changes. PJ will circulate.

CHAIR/PJ

15.3. OTHER HIGHWAY ISSUES

There were no other highways issues.

16. COMMUNITY RESILIENCE

16.1. MOTION TO ADOPT THE COMMUNITY RESILIENCE PLAN

The Chairman circulated the updated Community Resilience Plan, subject to some items being checked.

The Chairman proposed, KW seconded and it was agreed unanimously to adopt the plan subject to the changes discussed.

Storage of items: KG is arranging to have an area cleared for a small shed at Jubilee Field for Road Closure signs. **KG**

16.2.FLOODING

16.2.1. SUB-STATION UPDATE

The new pole mounted transformer is currently being installed. The work will be done partly from The Lees but also with traffic lights.

16.2.2. FLOOD WARDEN UPDATE

The flood warden list is almost complete with only a few gaps. The Chairman will send a Parish News asking for more volunteers. **CHAIR**

16.2.3. SANDBAGS

A storage box has been purchased for Tatt sandbags; chain & padlock are required. KG will arrange to install it. Jonathan Alawo has moved positions and has been replaced by at the EA. The Chairman has written to Richard Westcott at the EA requesting a Medway Confluence meeting and a discussion about sandbags **CHAIR/KG**

16.2.4. MAINTENANCE OF PRF

The Chairman will review the of Property Flood Resilience measures report, she has written to Peter Waring to find out where the maintenance by a third party has got to. **CHAIR**

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

The Chairman has chased and has had a reply from the Interim Senior Highway Manager and has been promised a reply. Nothing has been received. **CHAIR**

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 UNITARY AUTHORITIES UPDATE

17.4. PUBLIC ASSETS TRANSFER AND MANAGEMENT KCC

The Chairman gave a brief update on how it is progressing.

18. EVENTS

18.1. PARISH PICNIC – 13 SEPTEMBER 2026

The BBQ will be managed by PJ and KW.

The bar will be DS, AS, The Clerk and Deputy Clerk.

The Chairman will arrange supplies.

The Clerks' are arranging the documentation.

JC run the apple cutting.

The Clerk will ask the ice cream lady, if she wants to come.

All to be there for 12 to set up.

18.2. REMENBRANCE SUNDAY PARADE – 8 NOVEMBER 2026

The Road Closure application has been submitted.

18.3. YULETIDE MARKET

18.3.1. UPDATE ON ROAD CLOSURE TO DISCUSS THE NEED FOR A POLICY FOR ARRANGING ROAD CLOSURES FOR

The Clerk has applied for the road closure to KCC. It seems that are processing the two year event cover and 50% reduction for giving to charities.

We have a ticketed volunteer to close the road and the insurance company have confirmed that they will cover this.

South East 4X4 Rescue have agreed to man the barriers.

18.3.2. TO DISCUSS THE NEED FOR A POLICY FOR ARRANGING ROAD CLOSURES

It was agreed the above should be formalised in a policy once all the other documentation has been reviewed by KCC and MBC.

19. CONSULTATIONS

One new consultation has been received this month.

- National Highways & Transport Network - Public Satisfaction Survey – The Chairman will sent out on Parish News.

20. CORRESPONDENCE

20.1. KALC AND OTHER AUTHORITY CORRESPONDENCE RECEIVED AND CIRCULATED AS NOTED IN MINUTES

- NALC Chief Executive's bulletin – 9,16, 23, 30 July 2026 – 06, 13, 20,27 August
- KALC Bulletin Week Ended 14 August 2026
- KALC News – August 2026
- MBC Parish Newsletter – July and August 2026

20.2. OTHER GENERAL CORRESPONDENCE RECEIVED AND CIRCULATED AS NOTED IN MINUTE

- Open Spaces Society eZine – July and August 2026
- CPRE Kent – July and August 2026 Newsletters

20.3. GOLDING HOMES, REQUEST FOR EVENTS THEY CAN ATTEND TO HAVE A PRESENCE IN YALDING

It was suggested that they be pointed to the online parish magazine so they can check for suitable events or that they have surgeries in the library or the parish office when it opens.

20.4. MBC OFFER OF FREE PLANTERS

Councillors agreed not to take up this offer.

20.5. ANY OTHER CORRESPONDENCE RECEIVED BEFORE THE MEETING

None received.

21. OTHER PARISH MATTERS (Not for resolution)

There was no Parish Matters.

COMMENTS ON PLANNING APPLICATIONS

26/503140/LBC	Flat 2 Wardes Moat, Vicarage Road Listed Building Consent for internal alterations to include removal of 2no. modern partitions and reinstatement of a partition to its historic position, removal of existing fireplace and replacement with new wood burning stove and combi boiler. NO COMMENT Provided materials are in keeping with the age of the property.
26/503186/FULL	Nightingale Farm, Benover Road Retention of the existing hardstanding associated with and serving the commercial use of the adjacent buildings (retrospective). OBJECT This site is in a Flood Zone 3 and therefore any hard standing should be permeable. The applicant must supply details of the materials to be used and the Environment Agency must be consulted. Should The Planning officer decide not to take this into consideration Councillors ask that it be put before MBC planning committee.
26/502871/FULL	Mill Place Farmhouse, Symonds Lane Construction of a self-build, energy efficient, chalet style dwelling. OBJECT The proposal is contrary to Maidstone Borough Local Plan Review (2024). The development would represent inappropriate and unjustified encroachment of further built development into the open countryside.

The site sits in a Flood Zone 3 where new residential dwellings should not be considered. The application has no demonstration of safe access and egress at times of severe flooding this could potentially endanger the lives of occupants and the emergency services.

The development is located in an environmentally unsustainable rural location where future occupants would be reliant on the private motor vehicle for day to day needs, including access to goods and services.

If The Planning Officer is of a mind to approve Councillors ask that it be put before MBC planning committee.

26/503256/LBC

Auckland Barn, Oast Court

Listed Building Consent to replace front and rear doors with hardwood and glazing panels and replace 16no.windows with hardwood and identical doubled glazed sealed units.

NO COMMENT

Provided the materials are in keeping with existing.

26/503250/LAWPRO

Pond Cottage, Darman Lane

Lawful Development Certificate for the proposed siting of 1no. mobile home within the residential curtilage of the dwelling for the duration of internal building works (two years).

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

26/503006/TCA

The Green, Vicarage Road

Conservation area notification: Group of 3 Large Horse Chestnut - Reduce crowns on all 3 trees by approx 2m, ensuring all cuts are made to secondary live laterals to maintain a healthy and natural appearance.

GRANTED

26/502221/FULL

1 Fowle Hall Green Cottages, Pike Fish Lane

Demolition of existing single storey rear extension and front porch. Erection of a two-storey side extension above the existing ground floor side extension. Erection of a single-storey rear extension. Installation of two conservation rooflights and formation of a new open porch to the front elevation.

GRANTED

26/500525/FULL

Bower Mount, Lees Road, Yalding

Erection of an extension to an existing outbuilding.

GRANTED

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 12,000m² 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 5,585m³ for use across the wider farm.

GRANTED

There being no further business the meeting closed at 22.24.

Signed.....

Date.....