

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 7 APRIL 2015 AT 7.30 P.M. IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Angela Seckleman (AS)
Symon Wilson (SW)

Jason Bryant (JB)
Andy Sanders (ASJ)
Michael Stewart (MS)

ACTIONS

1. APOLOGIES FOR ABSENCE

Councillor Vivienne Robinson sent her apologies due to illness, this was accepted.

Councillor Nick Thomson sent his apologies due to holiday, this was accepted.

Maidstone Borough Councillor Steve McLoughlin sent his apologies

2. DECLARATION OF INTENSION TO RECORD PROCEEDINGS

There were none declared.

3. PUBLIC SESSION

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

4. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

4.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

4.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None were declared.

4.3. REQUESTS FOR DISPENSATION

None were requested.

5. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

It was agreed to take items 25 and 26 in Closed Session.

6. POLICE MATTERS

PCSO Nicola Morris was not present.

7. PLANNING

7.1. New planning applications are recorded at the end of the minutes.

Planning decisions are recorded at the end of the minutes.

7.2. POTENTIAL DEVELOPMENT OFF KENWARD ROAD

The Chairman briefed councillors on the potential development on this site. This site was added to the call for sites after the deadline and was rejected, this being the reason Yalding Parish Council(YPC) had no knowledge of it. The Chairman proposed that YPC reiterate to the developer the reasons that MBC rejected the site along with the fact that Town Bridge has a major traffic problem and as such YPC could not support any development, all agreed.

7.3. TEISESIDE NURSERY

A developer has suggested that they are to submit plans for local needs housing on the Teiseside Nursery. This site was rejected from the local plan as it was not a sustainable and suitable site due to it being completely surrounded by a Flood

Zone 3 area. No local needs housing scheme will be permitted in an area liable to flooding. The Chairman proposed on these grounds YPC could not support this development, all agreed.

8. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 3 MARCH 2015

Proposed MS, seconded JB and all agreed that the minutes be signed as a correct record.

9. MATTERS ARISING FROM THE PREVIOUS MEETING

9.1. LIGHTING JUNCTION BENOVER ROAD AND TOWN BRIDGE

The post is to be fitted.

9.2. THE SIGNS ON THE LEES PONY FIELD

A cattle grid and a height restriction to be fitted at the entrance and exit to the car park as well as a grid at the village end of The Lees, with a budget of up to £5,000.

The Clerk and Chairman have reviewed and decided that no further signage is required at this time.

9.3. WEBSITE

Photographs of Councillors will be put on the website.

9.4. DAMAGED TREE ON LEES ROAD

The work has been completed.

9.5. WELCOME PACK

The welcome pack availability to be chased.

The welcome pack to be updated to include flood information.

9.6. LITTER AND FLY TIPPING

The Clerk is still awaiting fly tipping posters from Maidstone Borough Council (MBC).

9.7. FOUL WATER - SYMONDS LANE

The Chairman has written to Martin Jeynes, head of Environmental Health at MBC to pursue the problem of foul water on Symonds Lane. Councillor Blackmore is in dialogue with Southern Water and has asked for details to be passed to her.

9.8. OUT OF HOURS ROTA

The Clerk will purchase an Orange pay as you go mobile and draw up an out of hours' rota.

9.9. LITTER BIN AT THE ANCHOR

MBC have ordered the new bin.

9.10. PARISH TIDY

Town Bridge no longer needs weeding.

9.11. LITTER AT THE KINTONS

KG will ask if Community Payback can do a joint litter picking day with YPC.

9.12. YALDING SIGN

Kent County Council (KCC) will not pay for a sign with the Invicta top, The Clerk will get a quote.

9.13. FENCE - THE PONY FIELD

KG suggested that the fence on The Lees Pony Field be extended slightly at the Laddingford end, all agreed.

9.14. PUBLIC ACCESS DEFIBRILLATORS

We await JC'S feedback.

9.15. TRAFFIC ON TOWN BRIDGE

Phil Sully kindly undertook a survey to compare with one he had undertaken about nine years ago. Unfortunately, it was inconclusive due to road works on the approach roads. The Chairman has thanked him for his efforts. She has also emailed KCC for an update on proposed rural traffic modelling.

9.16. NEIGHBOURHOOD PLAN

The Clerk has asked Richard Eastham for potential dates to carry out the first review.

9.17. UNINSURED ASSET REVIEW

Approval of all Assets should remain part of The Annual Parish Council Meeting with more detail added to the asset register.

9.18. ENFORCEMENT OF WEIGHT RESTRICTION

Inspector Gagan-Smith has given permission for a Lorry Watch, she has suggested three watches in three different locations over three separate days. PCSO Morris will co-ordinate.

9.19. POST TO PROTECT THE VERGE BY OAST COURT THE HIGH STREET

The Chairman is arranging a site meeting.

9.20. DEVELOPMENT IN PADDOCK WOOD

A letter was sent as agreed

9.21. VISUAL INSPECTIONS OF COUNCIL LAND

The Clerk has written to Kent asking them to brief referees that The Kintons is a children's play area and players' language must be controlled. The Chairman has spoken to a Yalding player who advises that the Saturday team is in the Kent League and that the referees are unknown to the players and they are obliged to act on foul language. However, the Sunday team is just in a local league where referees are all known to and friends with the players and they find it difficult to control the language. The Chairman has asked The Clerk to find out more about the Sunday league.

9.22. CALLFLOW SERVICE DROP OUTS

KG has been to their office and they are monitoring Yalding.

9.23. MOLES ON THE KINTONS

The Clerk has declined the offer to sort out the mole problem at The Kintons.

9.24. FOOTBALL CLUB GRANT REFERENCE

The Clerk has completed the football club's reference for a grant from The Kent Community Foundation.

9.25. REQUEST TO HIRE YULETIDE LIGHTS

The Clerk has informed the resident of Collier Street that she may borrow the Yuletide lights at her own liability.

9.26. REPLANTING OF TREE ON THE HIGH STREET

VR suggested a Crab Apple Tree.

9.27. RESPONSIBLE PARKING

The Chairman has provided both schools with the KCC leaflets and banners promoting responsible parking.

9.28. PARKING ON THE LEES CAR PARK

The Clerk has written to the tenants asking them to ensure that when they renew the parking permits for the new season they make it clear that there is no parking during the closed season.

9.29. FISHING CLUB PARKING

A discussion took place about helping the fishing club with their parking problems and allowing limited parking for matches if the land is dry. The Chairman has emailed the Club who will discuss at their meeting this month.

10. COUNTY COUNCILLOR'S REPORT

County Councillor Paulina Stockell didn't attend the meeting and didn't send a report.

11. BOROUGH COUNCILLOR'S REPORT

Borough Councillor Steve McLoughlin didn't attend the meeting and didn't send a report.

12. CONSULTATIONS

Two consultations have been received this month with one outstanding

- Consultation on future delivery of Library, Registration and Archive services in Kent - 8 April

MS had reviewed and proposed YPC disagree with the proposals on the grounds that there is insufficient information at this stage, e.g. procedures for establishing such a trust and the financial commitments involved and what happens if the trust fails. Also there is no indication of the geographical scope of such a trust and how an individual village library might be affected. The proposed changes could have a significant adverse impact on the vital amenity (educational and social) in the village we represent.

- KCC Customer Service Policy - 12 May 2015 - MS to review
- Draft Taxi Licensing Policy - 31 May 2015 - MS to review

13. VISUAL INSPECTIONS OF COUNCIL LAND

Laddingford, Jubilee Field and Verges - JB

The Lees - KG

The Kintons - NT

Fowle Hall Green - AS

Yalding, Village Green and Verges - Clerk

The Tatt - SW

The Pony Field on the Lees needs a litter pick, KG will organise with Community payback.

No other issues were reported.

14. LOCAL PLAN - UPDATE

Many sites were removed from the plan by Scrutiny Committee and eight further sites have been called in by Members. However, the site in Yalding was not called in as Councillor Steve McLoughlin had reached an agreement at Scrutiny that further traffic analysis will be necessary before any development of this site takes place in order to assess whether the impact of the site and developments in adjoining areas

on traffic flows along Vicarage Road and across Town Bridge is sustainable. Nothing further will happen with the plan until after the election when the new committee system comes into being at which point everything could change.

Kent Association of Local Councils (KALC) has finally met with MBC who has agreed to have their figures with respect to the objectively assessed housing need checked alongside of KALC's calculations by an independent company and a further meeting has been scheduled for the end of April.

15. FLOODING UPDATE

The Environment Agency (EA) are precluded from issuing the audit and the internal reports during Purdah. The first meeting of the Flood Funding Forum (FFF) has met and the Chairman was surprised to note within the Terms of Reference that KCC had agreed to uphold its original commitment to fund 50% of the proposed flood defence scheme. The Chairman of the meeting, Cllr Matthew Balfour, was questioned as to whether this meant that the scheme was now fully funded and he replied that, yes, it was and that any further money raised would not allow KCC to shun its responsibility on this scheme but would be put towards other schemes. However, the money is not easily identified within KCC's budget.

The Chairman is still working with the Deputy Monitoring Officer with regard to the delegated power to spend.

Places to store sand bags have been established and these will be sent to MBC.

16. VE STREET PARTY

The Chairman reported that plans for The VE day street party are well underway, further plans will be done via email as the party will take place before the next meeting.

17. PARISH COUNCIL ELECTIONS 2015

The Clerk has delivered eleven nomination papers to MBC.

The Chairman asked those Councillors who are re-standing to provide her with a short biography for the parish magazine. New candidates will also be asked.

18. ANNUAL PARISH MEETING

Councillors were reminded that regardless of the outcome of the election, current Councillors would be in place up until the point of the Annual Meeting of The Parish Council. The protocol for the meetings was briefed.

19. CATTLE

It was suggested that rather than purchase cattle this year that the option of allowing them to be grazed by Mr Stead be pursued again. All agreed. It was agreed that five would be sufficient.

20. JUBILEE FIELD

The Clerk had previously circulated a document from The Friends of Laddingford School which indicated improvements they wished to be made to The Jubilee Field. Councillors expressed some concerns about the proposals and how it would be funded both initially and ongoing. It was agreed that Councillors should meet with the group to discuss, but not until after the election.

21. HIGHWAY PROJECTS

21.1. VICARAGE ROAD DRAIN COVER

A drain cover in Vicarage Road is in danger of breaking; KG will look at it.

21.2. THE VERGES ALONG VICARAGE ROAD

The verges along Vicarage Road are starting to erode.

At the last KALC meeting, other parishes seemed to have no problem with meeting the highway steward. The Chairman is using the portal and filing complaints to KCC each time and she has also reported members of the public having problems and phoning in reports. It took 42 minutes to report the theft of the village nameplate through the portal. It is also unclear who are getting letters re overgrown vegetation. The Chairman has complained about this as well.

22. FINANCE

22.1. PAY BILLS

A list of bills (as attached) totalling £7,854.93 exclusive of VAT, was circulated; proposed MS seconded SW and all agreed that they be paid.

22.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £2,110.62 was circulated.

22.3. AGREE BUDGET 2015/16

The revised budget was circulated and discussed. MS Proposed, JB Seconded and all agreed this budget be accepted for 2015/16. Attached to the minutes.

22.4. MEMBERSHIP OF ACTION FOR COMMUNITYS IN RURAL KENT (ACRK)

It was agreed to continued with the joint annual membership of ACRK with the village hall at £32.50, to commence 1 April 2015.

22.5. PORTABLE TOILETS FOR THE FEN

It was agreed to put a portable toilet on The Fen from 1 May to 30 September 2015.

22.6. DONATION TO KENT TREE AND POND PARTNERSHIP

The Clerk reported that YPC now have three trained tree wardens and training for pond wardens was imminent. A small donation to Kent tree and pond partnership would allow this and further training to be received free and also gave another source of free advice. It was agreed to donate £50.

22.7. PAINTING STREET FURNITURE

The Clerk was trying to obtain a quote to paint all the street furniture but had not been able to in time for the meeting.

22.8. TO APPROVE KCC INTERNAL AUDITOR AND AUDIT CRITERIA

The internal audit criteria as suggested by KCC had been circulated. The Chairman proposed, MS Seconded and all agreed that KCC be reappoint as the internal auditor for YPC.

The Chairman proposed that the KCC criteria be accept, JB Seconded and all agreed.

22.9. FOOTBALL CLUB GRANT

A request for a grant for £1000 for the football club had been circulated. The Chairman proposed that as no other requests had been received for grants and there was money in the budget that the grant be awarded on the condition that the money be spent on the youth teams; all agreed.

23. CORRESPONDENCE

23.1. STROKE INFORMATION FOR PARISH COUNCILS

The National Health Service have produced draft standards on care of stroke patients, parish council are being asked for their views. Councillors did not

believe they were in a position to comment. The chair will solicit views via parish news.

23.2. CODE OF CONDUCT - PROPOSAL TO REMOVE THE THREE MONTH RULE FOR COMPLAINTS ABOUT COUNCILLORS.

A complaint received by the Monitoring Officer must be rejected if the alleged misconduct happened more than 3 months ago. This is an absolute rule and there is no discretion. It is recommended that this rule is removed. Councillors felt that 3 months is a reasonable time for a complaint to be initially reported.

24. PARISH MATTERS

24.1. FLOOD FUND

MS reported that there has been no requests from the flood fund for several months so the church has decided to transfer the balance of £341.57 into the Relief in Need charity.

24.2. ST MODWEN UNTIDY SITE

SW asked that St Modwen be reminded to tidy their site.

24.3. LITTER ON NETTLESTEAD VERGES

SW asked that we write to Nettlestead Parish Council drawing to their attention the litter problem on the verges approaching Yalding.

COMMENTS ON PLANNING APPLICATIONS

- 15/501746/FULL Quinces, 2 Kenward Road, Yalding.
Proposed part first floor front extension over garage.
NO COMMENT
- 15/501156/FULL The George, Benover Road, Yalding.
Change of use from Class A4 (Drinking Establishment) to Class C3 (Dwellings) and conversion of existing public house with accommodation into three new 3-bedroom dwellings and erection of one 3-bedroom dwelling
OBJECT
There is insufficient information available to allow Councillors to make a sensible decision.
- 15/501720/FULL 1 Hillside Cottages, Kenward Road, Yalding.
Erection of ground floor extension to front, creation of first floor to side, changes to fenestration, insertion of dormer windows and rooflights.
OBJECT
There is insufficient information available to allow councillors to make a sensible decision.
- 15/501744/FULL 1 Elveys Cottages, High Street, Yalding.
Proposed front extension, garage conversion and new front porch. Pitched roof dormers to front and rear elevations of main roof.
NO COMMENT
- 15/501467/LDCEX Cheriton House, Benover Road, Yalding.

Lawful development certificate (existing) Storage and maintenance of mobile toilet units, marquee equipment and vehicle parking.

NO COMMENT

APP/U2235/A/00/1042639

& APP/U2235/C/00/1047163 2 Orchard Cottages, Lughorse Lane, Yalding

Notification of Appeal lodged with the planning inspectorate. Proposal: Re-application of proposed removal of agricultural occupancy condition contained within planning permission MA/99/1518, varied at appeal

ORIGINAL OBJECTION STANDS

15/501226

Unit 4, Trumans Oast, Upper Fowle Hall Farm, Willow Lane, Paddock Wood

Prior Notification for the change of use of a building from office to a dwellinghouse.

NO COMMENT

Councillors do not consider this building of special interest, however they ask that any approval for development is subject to the impact on; Transport and Highways, Contamination risks on the site and flooding risks on the site.

MBC PLANNING DECISIONS SINCE LAST MEETING

MA/14/0829

12, Killicks Cottages, Benover Road, Yalding,

An application for the erection of new rear dormer window.

GRANTED

14/504479/FULL

10 Lyngs Close, Yalding,

Erection of a rear two storey extension, a rear conservatory, alterations to access and creation of parking area.

GRANTED

14/504496/FULL

Allotment Gardens, Gravelly Ways, Laddingford

Retrospective; erection of detached day room for ancillary use in existing Gypsy/Traveller site

GRANTED

14/504496/FULL

Lavender Farm, Yalding Hill

Application for a Lawful Development Certificate for an Existing use for single residential dwellinghouse.

REFUSED

14/505246/FULL

Yalding Organic Garden Centre, Benover Road, Yalding,

Retention of existing storage steel building and temporary mobile home.

REFUSED

15/500579/FULL

The Old Forge, Claygate Road, Laddingford

Extension to existing cattery mobile home.

GRANTED

15/500558/LBC

Old Fowle Hall, Queen Street, Paddock Wood
Retrospective Listed Building Consent to fix CCTV.

GRANTED

There being no further business the meeting closed at 22.50 pm.

Signed.....

Date.....