

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 1 JULY 2014 AT 7.30 P.M. IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Ken Gough (KG)
Michael Stuart (MS)

Jason Bryant (JB)
Angela Seckleman (AS)

Maidstone Borough Councillor Steve McLoughlin
County Councillor Paulina Stockell.

1. APOLOGIES FOR ABSENCE

Councillor Vivienne Robinson sent her apologies due to a family commitment; Symon Wilson, Andy Sanders and Nick Thomson sent their apologies due to work commitments, all were accepted.

2. PUBLIC SESSION

No members of the public attended.

3. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM

3.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS

None were declared.

3.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

There was none requested.

3.3. REQUESTS FOR DISPENSATION

There was none requested.

4. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

It was agreed to take items 29, 30, and 31 in Closed Session.

5. POLICE MATTERS

PCSO Nicola Morris sent her apologies and had nothing to report.

6. PLANNING.

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

Planning decisions are recorded at the end of the minutes.

7. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 3 JUNE 2014

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

8. TO APPROVE MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON 20 MAY 2014

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

9. TO CONFIRM MINUTES OF THE ANNUAL PARISH MEETING HELD ON 20 MAY 2014

The minutes were confirmed but will be signed as correct at the next Annual Parish Meeting.

10. MATTERS ARISING FROM THE PREVIOUS MEETING

10.1. LIGHTING JUNCTION BENOVER ROAD AND TOWN BRIDGE

The Clerk received a quote for the post from the Kent County Council (KCC) contractor for £128.75, it has now been ordered.

10.2. WAR MEMORIAL WATER SATURATION

The proposal needs to be shown to Highways before work is carried out as the water could overflow onto the road. The Chairman will contact John Reynolds.

10.3. THE KINTONS FOOTPATH TO THE HIGH STREET

A budget of £5000 has been agreed to improve this footpath. It was agreed that a target date of the start of the new school year in September be set.

10.4. THE SIGNS ON THE LEES PONY FIELD

A cattle grid and a height restriction to be fitted at the entrance/exit to the car park as well as a grid at the village end of The Lees, with a budget of up to £5000.

The Clerk has received a quote and artwork for the signs on The Lees Car Park and The Pony Field which she will review with the Chairman.

10.5. WEBSITE

Photographs of Councillors will be put on the website.

10.6. LITTER BIN AT THE ANCHOR

The litter bin opposite car park has been resited. Maidstone Borough Council (MBC) have advised that a new design of dual bin has been drawn up and a prototype is being manufactured. This will then be shown to four parishes, including Yalding, for comment.

10.7. LEES CAR PARK

A letter will be sent to the tenants reiterating their responsibilities.

10.8. THE TATT

The Chairman will write up the proposal for car parking, which will be circulated for comment. She will also get an estimate of the costs to draw up a legal agreement.

The Clerk will attempt to establish who is currently parking there and who has legal access and the ownership of the land in front of one and two The Tatt needs to be established.

10.9. POST OFFICE

It was agreed to write to the delivery sector manager express Yalding Parish Councils (YPC) concerns about changes to Royal Mail Delivery services.

10.10. SIGNS

The Clerk has received a quote and artwork which needs to be reviewed for the required signs. It was agreed to go ahead and purchase two moveable banners advertising "pick up your dog waste".

10.11. REMEMBRANCE DAY

A checklist of responsibilities will be sent to the Parochial Church Council (PCC) for future use.

10.12. WATER BILL

SW reported that there is a bill going through parliament which will affect residents insurance and he will circulate.

10.13. CHANGES TO MBC PLANNING PROCEDURE

The Chairman will bring this up at the Parish Liaison meeting. Due to the change in leadership of MBC, this was cancelled and will be rescheduled.

10.14. LADDINGFORD CHRISTMAS TREE

The electricity supply to Laddingford Christmas tree was water damaged in the flood, a quote to repair will be sought.

10.15. WEIGHT RESTRICTION

This became permanent with effect from 16 June.

10.16. FLOODING

The emergency plan has been updated a review will take place to align it to the KCC Community Emergency template.

RC has been asked to update the welcome pack to include flood information.

The Chairman will write to MBC asking for their assurance that all flood risk assessments accompanying planning application are post the recent floods.

The distribution of emergency funds via the church has been placed on the monitor list.

10.17. DAMAGED TREE ON LEES ROAD

The Public Rights of Way officer has removed the tree, The Clerk and KG will check it. The loose cable has been reported.

10.18. REQUEST TO SUPPORT AN APPLICATION OF ACCESS TO RIVER LEVEL DATA TO THE ENVIRONMENT AGENCY (EA)

The Chairman agreed to ensure that the meeting is with the correct people at the EA and a date of the 11th July at 10am has been set.

10.19. LOCK UP

A site meeting will be arranged to discuss.

The Chairman will chase the quotations for the door.

10.20. CLEAVELANDS GARAGE SITE NAME

The winning name was Nightingale Place, which Golding Homes have agreed to apply for.

10.21. ST MODWEN

The Chairman wrote to St Modwen but her email was not passed to the correct person, Colin Chatt, until after he had made a visit. He has emailed to say he will make contact and make another visit shortly.

10.22. CHRISTMAS LUNCH

The Chairman reported how well the Christmas Lunch went. Letters of thanks to be sent.

10.23. YALDING HIGH STREET - REVIEW GAS WORK REINSTATEMENT

Despite agreement that the highway would not be dug up it has been and the project has overrun. The Chairman will discuss with John Reynolds to ensure everything is completed before 15 June. The Chairman has complained to British Gas re the state of the verge and has asked for a site meeting.

11. COUNTY COUNCILLOR'S REPORT

County Councillor Paulina Stockell attended the meeting. She reported that she is happy to support the playscheme with a small grant. The Clerk invited her to attend the playscheme barbeque on 8 August along with Borough and Parish Councillors.

12. BOROUGH COUNCILLOR'S REPORT

Maidstone Borough Councillors David Burton and Annabel Blackmore sent their apologies. Steve McLoughlin attended the meeting, he had nothing to report but pointed out that the new cabinet are keen to work with the parishes.

13. CONSULTATIONS

One consultations was received this month- Underground Drilling Access - 15 August 2014, It was agreed that SW was best placed to review this.

14. MONITOR LIST

The monitor list was reviewed and updated.

15. HOUSEKEEPING LIST

Due to the low attendance it was agreed that it would be more appropriate for the housekeeping list to be reviewed at the next meeting.

16. LOCAL PLAN

The Chairman has met with Cllr David Burton, Cabinet Member for Planning and Transport, and Cllr John Perry, Cabinet Member for Communities and Leisure. She has met them again together with the new Leader of the Council, Annabelle Blackmore, on 4 July. Whilst the methodology of arriving at the housing numbers is not disputed, the dispersal of development and the interpretation of the results of the report are. The chairman was very happy to report new regime is talking to KALC. Michael Murphy has resigned and the Chairman suggested that MBC employ Flo Churchill who has considerable experience. The KALC team, and MBC are meeting with Paul Carter to attempt to ensure that all the three levels are working together.

17. FLOODING

The Chairman has been invited to join the KCC flood committee. A trip will to The Leigh Barrier will be organised during the summer. Meetings with respect to improving the flood warnings continue. The Chairman is pressing MBC to take the lead with regard to a surveyor.

18. UKPN

A very successful meeting was held with UKPN who are looking to move one sub-station to a non-flooded site and raising another. They are also moving the pole on the river bank on Worley's land as it is in danger of slipping into the river.

19. WELCOME PACK

JB has offered to support the layout and the printing of the welcome pack and AS will do the research. The Clerk will organise the distribution. A meeting should be arranged with RC.

20. CATTLE FOR THE FEN

Three cattle have been purchased but more are required as they aren't making much progress with the grass. A breeder is willing to loan 6 Suffolk however he requires them to be TB tested first, this coincides with our 48 month test. It was agreed that we should pursue this option.

21. HAY CUTTING ON THE LEES

The Hay really needs cutting. It was agreed to talk to Dave Morgan.

22. REQUEST TO SITE A RECYCLED-PLASTIC BENCH ON THE LEES CAR PARK

The tenants had previously sought permission to remove one of the wooden benches and replace it with a recycled-plastic bench. Councillors had refused. They were asked to reconsider and a sample of the material was supplied. The material was heat tested; it burnt badly and emitted fumes. There was concern that as there is a history of barbeques being lit on benches, this material could be potentially quite dangerous. Councillors refusal stands however it was reiterated that having a wooden bench in a different location would be acceptable.

23. THE LEES CAR PARK RIVERBANK REPAIR

The EA Quoted £18,000 for this project, which was included in the 2014/15 budget. KG believes that the project could be a lot cheaper if recycled concrete was used. He has checked with the EA who, as it will be grassed over, has no issue. It was agreed that KG will get a quote from Robert Body to do the work however it was agreed that as long as it is below the £18000 budget, the project should be progressed as soon as possible.

24. HIGHWAYS

A meeting between KG and the drainage engineer Alex Brauninger has taken place. KCC have found the broken pipe on Yalding Hill and will be repairing. Whilst the kerbing works are being undertaken on Vicarage Road, the drainage works and gully jetting will also be carried under the road closure order.

25. HIGHWAY PROJECTS

25.1. SPEEDING IN LADDINGFORD

Feedback is still awaited.

25.2. KENWARD ROAD FLOODING

A new pipe is going to be fitted at the bend in a few weeks.

25.3. DARMAN LANE

It is believed that there is a culvert that needs to be exposed.

25.4. VICARAGE ROAD DRAIN COVER

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

26. FINANCE

26.1. PAY BILLS

A list of bills (as attached) totalling £9,248.47 exclusive of VAT, was circulated and proposed MS seconded JB and all agreed that they be paid.

26.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £2779.01 was circulated.

26.3. REQUEST FROM CHURCH TO SUPPORT REPAIR OF CHURCH CLOCK STRIKE MECHANISM

During the repair of the church clock strike mechanism, further substantial problems were discovered which will cost £1,825 to repair. The Church has requested financial support from YPC but there is no money in budget for this.

26.4. CHRISTMAS LIGHTS ELECTRICITY

KG reported that the electricity cost that he has incurred due to the extended Christmas lights is extensive and asked if a councillor would verify it; SW has verified and KG has been compensated.

27. CORRESPONDENCE

27.1. REQUEST FOR MORE SEATING AND SHELTER AT JUBILEE FIELD

A request has been received from a resident from Laddingford for more seating and shelter at the playing area at Jubilee Field. Councillors are happy in principle however a previous shelter was burnt down. It was also felt anything should be appropriate to the surroundings. The Clerk will write and ask her to contact other possible sources of funding i.e. The Friends of Laddingford School and The Chequers, and come back with suggestions. In the meantime the Clerk will look at what is available.

28. PARISH MATTERS

There were no parish matters.

COMMENTS ON PLANNING APPLICATIONS

14/500511/OUT Cheriton House, Benover Road, Yalding
Outline application for the erection of 6 semi detached houses with all matters reserved for future/consideration.

STONGLY OBJECT

This development would be outside the village boundary and is considered inappropriate development in the countryside. The piece of land nominated is for agricultural use only.

14/500570/FULL 2 Orchard Cottages Lughorse Lane Yalding
Proposed removal of agricultural occupancy condition contained within planning permission MA/99/1518 varies at Appeal APP/U2235/A/00/1042639 and APP/U2235/C/00/1047163.

STONGLY OBJECT

On the basis of the information provided, Yalding Parish Council do not consider that it has been demonstrated that the property could not meet a local need for agricultural/forestry worker's accommodation or that the occupancy condition has outlived its usefulness. Furthermore, the removal of this condition could lead to an increased pressure for new dwellings in the countryside for the purpose of agriculture/forestry.

MBC PLANNING DECISIONS SINCE LAST MEETING

MA/14/0415 2, Acott Fields, Yalding
Conversion of existing balcony into a conservatory

REFUSED

MA/14/0588 Downs Farmhouse, Yalding Hill, Yalding
Erection of single storey side, front and rear extension with terrace area over, alterations to fenestration including insertion of dormer windows, existing brick work rendered at ground floor and first floor level clad in timber and associated works.

GRANTED

MA/14/0624 The Coach House, High Street, Yalding

Proposed return of stores (part of Coach House) to separate dwelling with associated works including partitions and stairs.

GRANTED

MA/14/0625

The Coach House, High Street, Yalding

Listed building consent for proposed return of stores (part of Coach House) to separate dwelling with associated works including partitions and stairs

GRANTED

There being no further business the meeting closed at 20.50 pm.

Signed.....

Date.....