

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

**PRESENT**

Geraldine Brown (Chairman)  
Sophie Cooper (SC)  
Patricia Robbins (PR)  
Nick Thomson (NT)

Michael Stewart (MS) Vice Chairman  
Ken Gough (KG)  
Andy Sanders (AS)

**ACTIONS**

**1. DECLARATION OF INTENSION TO RECORD PROCEEDINGS**

There were none declared.

**2. APOLOGIES FOR ABSENCE**

Councillor Trish Oyler (TO) send her apologies due to sickness which were accepted.  
Councillor William Bird (WB) sent his apologies due to other commitments which were accepted, KG asked that it be minuted that he did not accept WB's apologies.

Maidstone Borough Councillor Steve McLoughlin sent his apologies.

**3. PUBLIC SESSION**

There were three members of the public present who did not wish 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**

It was requested that TO be given a dispensation to discuss flooding.

It was requested that all Councillors be given a dispensation to discuss traffic issues on Town Bridge.

The Clerk granted these dispensations.

**5. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION**

It was agreed to take items 28 and 29 in Closed Session.

**6. POLICE MATTERS**

PCSO Nicola Morris attended the meeting and gave a brief update on recent crime, none of which was of a serious nature.

**7. PLANNING**

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

**7.2.** Planning decisions are recorded at the end of the minutes.

**8. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 2 JUNE 2015**

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

**9. TO APPROVE MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON 19 MAY 2015**

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

## **10. TO CONFIRM MINUTES OF THE ANNUAL PARISH MEETING (APM) HELD ON 19 MAY 2015**

Proposed MS, seconded PR and all agreed that the minutes were a true record of the proceedings; they will be signed following approval at the 2016 APM.

## **11. MATTERS ARISING FROM THE PREVIOUS MEETING**

### **11.1. LIGHTING JUNCTION BENOVER ROAD AND TOWN BRIDGE**

The light is up and working and KG will be painting the post once the weather is suitable. The signs from the Kent County Council (KCC) post will then be attached. The light makes a huge difference to the safety of the corner.

### **11.2. WEBSITE**

The website needs a complete update which The Chairman will undertake ready for September.

### **11.3. LITTER AND FLY TIPPING**

The fly tipping posters have been received and will be displayed accordingly.

### **11.4. FOUL WATER - SYMONDS LANE**

The Chairman will chase this up.

### **11.5. NEW LITTER BIN AT THE ANCHOR**

The current bin has been replaced by Maidstone Borough Council (MBC) with a new blue bin; our new green bin has been fitted next to it. The blue bin is to be painted green.

### **11.6. LITTER AT THE KINTONS**

Community Payback will be asked to do a joint litter picking day with Yalding Parish Council (YPC).

### **11.7. FENCE - THE PONY FIELD**

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

### **11.8. NEIGHBOURHOOD PLAN**

Richard Eastham has offered potential dates in September to carry out the first review.

### **11.9. ENFORCEMENT OF WEIGHT RESTRICTION**

The Chairman will speak to PCSO Nicola Morris.

### **11.10. POST TO PROTECT THE VERGE BY OAST COURT/THE HIGH STREET**

A site meeting to be arranged.

### **11.11. REPLANTING OF TREE ON THE HIGH STREET**

The residents are in favour of a Crab Apple Tree.

### **11.12. CATTLE**

Six cattle have been loaned from Mr Shead at Brookside and are now on The Fen.

### **11.13. JUBILEE FIELD**

The Clerk has contacted the group and explained that this matter will be on our September agenda, when we review the Housekeeping List.

#### **11.14. THE PONY FIELD**

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

#### **11.15. LITTER - MBC PROPOSAL**

The Chairman had circulated the litter proposal from MBC. All agreed that it was a good improvement. The portable impact barrier will be particularly useful to allow litter picks to be carried out on the highway.

#### **11.16. COUNCIL LAND**

The football club will replant the land under the goal at Jubilee Field when they replant The Kintons. MBC have inspected the burnt bin at the Kintons and have no concerns, it has since been burnt again, which has actually improved it, The Clerk will remove the jagged edges. The damaged footpath signs have been removed. The nettles and long grass at The Tatt has been cut.

#### **11.17. TO AGREE THE STYLE OF THE YALDING SIGN AND WHETHER TO PURCHASE**

Heritage Signs have sent a photo of a potential sign they have been asked to review the font in order that the sign is more in keeping.

#### **11.18. PUBLIC ACCESS DEFIBRILLATORS**

Two defibrillators and cabinets have been ordered.

#### **11.19. BROADBAND**

The current service from Callflow is appalling. The Clerk has contacted Callflow and is awaiting Andy Conibere, who has agreed to have a response by 20 July.

#### **11.20. THE VICARS PICNIC**

The documents showing the fencing off the arena has been circulated.

#### **11.21. CHRISTMAS LIGHTS AT LADDINFORD**

The Christmas lights need to be taken down.

#### **11.22. RIVER BEULT**

The EA maintenance on the Beult needs to be chased up. The Chairman will talk to Neil Gunn.

### **12. COUNTY COUNCILLOR'S REPORT**

County Councillor Paulina Stockell did not attend the meeting.

### **13. BOROUGH COUNCILLOR'S REPORT**

Maidstone Borough Councillor Steve McLoughlin did not attend the meeting.

### **14. CONSULTATIONS**

No consultations have been received this month.

### **15. VISUAL INSPECTIONS OF COUNCIL LAND**

**Laddingford, Jubilee Field and Verges** – NT

**The Lees** - KG

**The Kintons** – NT – The bag of gravel needs to be removed.

**Fowle Hall Green** – AS

**Yalding, Village Green and Verges** - Clerk

**The Tatt** – Clerk

**All areas have been inspected.**

PR will carry out a weekly inspection of The Kintons play area.

The Clerk has asked MBC to rectify the list of small issues from their monthly inspections.

## **16. LOCAL PLAN**

### **16.1. UPDATE**

KALC have now lobbied all members and will address the next full MBC council meeting. There has been no further action on appointing a consultant.

### **16.2. PETITION AGAINST YALDING BEING DESIGNATED A LARGER VILLAGE**

The Chairman will circulate the words for the petition and will set up an online version of the petition.

### **16.3. MONITOR TOWN BRIDGE TRAFFIC IN SUPPORT**

KCC has advised that the strips at the top of Yalding Hill have been placed there by DFT Smart Motorways Project and KCC will ask them to share the results, which is normal practice. Banners will be ordered asking traffic to give way on the bridge. A manual traffic survey will be arranged for early September.

## **17. FLOODING UPDATE**

An update had been circulated. The HR Wallingford report has not yet been issued as they are awaiting some additional comments. The Chairman has asked for the second report to be amended before it is issued as it contains an error showing Lees Road as The High Street.

Another visit to The Leigh Flood Storage Area is to be arranged.

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.

## **18. WELCOME PACK**

SC has worked with Rachel Curley to update the old welcome pack. This was taken to and approved by the Parochial Church Council (PCC). This was not the same as that proposed at the previous YPC meeting and a different design was also developed. Both versions were discussed and Councillors agreed that they preferred the new, loose leaf version. It was felt that as the PCC had approved the original version, Councillors should attend the next PCC meeting to discuss it with them.

## **19. BANK MANDATE**

The mandate has been completed by NT. The Clerk has requested whether KG could be added to the mandate to allow signing of cheques, not for himself or The Chairman, but in an emergency. KG was happy to do this and all agreed.

## **20. CATTLE GRID AND HEIGHT RESTRICTION ON THE LEES**

This matter needs to be expedited although a question hangs over the height restrictor due to access for the canoes. It was agreed to hold a site meeting.

The Car park tenants have not acknowledged the letter sent to them requesting that they do not allow overnight parking. A letter will be sent asking for a response.

## **21. IDENTIFICATION BADGES**

AS proposed, PR seconded and all agreed that all Councillors should have badges for identification proposes only. All Councillors can use these badges to identify themselves. Councillors may point out if people are not complying with The Lees' bylaws but should never attempt to enforce them and put themselves at risk.

## **22. ILLEGAL FISHING/ILLEGAL FIRES ON THE LEES**

The Lees is common land and no one owns the fishing rights. There are Environment Agency bylaws to control fishing. Whilst it's accepted that there are some illegal fires, they are not thought to be a major problem. Councillors may point out if people are not complying with bylaws but should never attempt to enforce them and put themselves at risk.

## **23. HOUSEKEEPING LIST**

The Chairman explained the purpose of the housekeeping list and that it would be updated in September.

## **24. HIGHWAY PROJECTS**

### **24.1. THE VERGES ALONG VICARAGE ROAD**

KG will take photos of the verges and the one in Kenward Road.

### **24.2. CUTTING OF KCC VERGES**

AS expressed concern regarding the cutting of the verges at Teiseside Nursery, near Woodfalls and on the corner of Hampstead Lane/Lees junction.

## **25. FINANCE**

### **25.1. PAY BILLS**

A list of bills (as attached) totalling £10,936.85 exclusive of VAT, was circulated; proposed MS seconded PR and all agreed that they be paid.

### **25.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £3,837.49 was circulated.

### **25.3. TO AGREE TO SPEND £700 TO CARRY OUT THE TREE SAFETY INSPECTION**

A quote has been obtained to carry out the tree safety inspection from The Mayhew Consultancy, recommended by YPC's tree surgeon, for £700. This is half the cost quoted by Landscape Services. NT proposed, MS seconded and all agreed this contractor be appointed.

### **25.4. EXPENDITURE AGAINST BUDGET REVIEW**

The only expenditure in the first quarter that was not included in the budget was for the defibrillators. This expenditure was approved at a full Council meeting and purchased mainly with grants from Friends of Yalding Surgery and The Vicars Picnic.

## **26. CORRESPONDENCE**

No Correspondence has been received this month.

## **27. PARISH MATTERS**

There were no parish matters.

### **COMMENTS ON PLANNING APPLICATIONS**

15/503908/FULL      The Old Barn, Queen Street, Paddock Wood.  
Timber clad two bay garage plus storage.

### **NO COMMENT**

15/504510/FULL      Land Adj to Eastwells, Kenward Road, Yalding.

Erection of three 4 bedroom detached houses with integral garages and two parking spaces per dwelling.

**OBJECT**

**The development is outside the settlement envelope/boundary in open countryside. If planning officers are of a mind to approve the application Yalding Parish Council request that it is referred to the planning committee.**

15/503931/FULL

2 Kennel Cottages, Bow Hill, Wateringbury.

Erection of a two storey building to provide games room.

**OBJECT**

**The property sits in a flood area and was flooded badly during the Christmas 2013 floods, when the water came up at frightening speed. There is no Flood Risk Assessment accompanying the application. Yalding Parish Council does not support development in a flood area. A Flood Risk Assessment must be undertaken to reflect the nature of the flooding of Winter 2013/14 and it is essential that this ensures water is not dispersed elsewhere causing flooding to properties that otherwise would not have flooded.**

**The requirement for two stories for a playroom is not adequately explained.**

15/502736/FULL

Green Acres, Wagon Lane, Paddock Wood.

Change of use of land as a gypsy caravan site comprising six pitches with associated access road, hard standings, fencing and gate.

**OBJECT**

**The development is visibly intrusive within the open countryside and will result in a concentration of such development which would be harmful to the character of the area.**

**The site is situated within an area identified as being at a High Risk of flooding which is inaccessible during a flood event. The Flood Risk Assessment accompanying the application is out of date, a Flood Risk Assessment must be carried out that reflects the nature of the flooding of Winter 2013/14.**

**There are no accompanying plans to demonstrate how the regrading of the land is to be dealt with or what measures will be put in place to ensure there is no redistribution of water to other properties. We believe the land is clay based and as such any excavation will immediately fill with water.**

**In a previous appeal APP/U2235/A/13/2196449) the planning inspector states ‘..in this case I consider that greater weight attaches to the public interest, and to the interests of the site occupants as members of the local community to protection from flood risk, then to the occupants’ rights for respect for their homes. Dismissal of the appeal is necessary and proportionate, and it would not result in a violation of the human rights of the site occupants.. .**

**The application Points out that there several vulnerable people to be housed on this site but it fails to demonstrate that a safe access and egress to and from the site can be provided at times of flooding and as such puts these vulnerable residents at risk.**

15/504671/FULL

Lower Barn, Fowle Hall, Pike Fish Lane, Paddock Wood.

Demolition of 2No static caravans and associated outbuildings and erection of 2No single family dwellings.

**NO COMMENT**

15/504367/FULL

Stocks, Claygate Road, Laddingford.

Erection of L-shape garage block to accommodate 2 cars, tractor, lawnmower, workshop and shelter for animals in winter.

**NO COMMENT**

**No comment to this application however a caravan was permitted on this site during the demolition of the barn and building of the house, despite constant reminders to enforcement this caravan remains on site. YPC request that immediate enforcement action is taken to remove the caravan.**

#### **MBC PLANNING DECISIONS SINCE LAST MEETING**

15/502769/PN

Agricultural Buildings Adjacent 1 & 2 Hillside Cottages, Kenward Road.

Prior notification for the change of use of agricultural buildings and land within its curtilages to a 5-bedroom house and a 2-bedroom bungalow falling within Class C3 (dwellinghouse), together with associated building operations.

**PRIOR APPROVAL NOT REQUIRED**

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

**WITHDRAWN BY APPLICANT**

MA/14/0085

Willow Gardens, Lindfield Farm, Willow Lane, Paddock Wood. Proposed front extension, garage conversion and new front porch. Pitched roof dormers to front and rear elevations of main roof.

**REFUSED 01.05.2014 – GRANTED ON APPEAL - 5.10.2014**

There being no further business the meeting closed at 22.10 pm.

Signed.....

Date.....