

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 6 MAY 2014 AT 7.30 P.M. IN YALDING VILLAGE HALL**

PRESENT

Geraldine Brown Chairman (Chair)
Vivienne Robinson(VR)
Angela Seckleman (AS)
Nick Thomson (NT)

Ken Gough (KG)
Andy Sanders (AJS)
Michael Stewart (MS)
Symon Wilson (SW)

1. APOLOGIES FOR ABSENCE

Councillor Jason Bryant sent his apologies due to work commitments which was accepted.

Maidstone Borough Councillor Rodd Nelson- Gracie sent his apologies.

2. PUBLIC SESSION

Callum Findlay, Alasdair Robertson and Graham Spellman attended the meeting with regard to agenda item 15. Elka and Steven Day with regard to a planning application and Tim Reader attended the meeting.

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

NT declared a part interest in agenda item 13, Maidstone Draft Local Plan as his property is adjacent to a proposed development in the plan.

3.3. REQUESTS FOR DISPENSATION

There was none requested.

4. DECISION TO TAKE AGENDA ITEMS UNDER CLOSED SESSION

It was agreed to take items 23, 24, 25 and 26 in Closed Session.

5. POLICE MATTERS

PCSO Nicola Morris sent her apologies as she was on leave but had nothing to report.

The Chairman reported that a new inspector, Jody Gagan-Cook, has been appointed.

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 1 APRIL 2014

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

8. MATTERS ARISING FROM THE PREVIOUS MEETING

8.1. LIGHTING JUNCTION BENOVER ROAD AND TOWN BRIDGE

The Clerk has chased the Kent County Council (KCC) contractor for the quote but has yet to receive it.

8.2. 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.

8.3. THE KINTONS

8.3.1. MEETING WITH DIOCESAN AGENT

The agent felt that, if the site was included in the local plan, it would be beneficial to all parties to work together to achieve a development that worked for the village. He also indicated that the woodland may be passed over to the Parish and he would chase the contribution to the repairs to the track.

8.3.2. 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.

8.4. 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.

8.5. WEBSITE

Photographs of Councillors will be put on the website.

8.6. LITTER BIN AT THE ANCHOR

Still awaiting fitting by Maidstone Borough Council (MBC), who have confirmed they are progressing it. Litter bin opposite car park needs resiting following the floods.

8.7. LEES CAR PARK

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

8.8. 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.

8.9. GROUNDS MAINTENANCE - MISSING TREES

The trees have been planted.

8.10. 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.

8.11. 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”.

8.12. SCHOOL VISITS

Twyford Preschool visits will be arranged, AJS and AS agreed to attend. VR is looking at April time.

8.13. REMEMBRANCE DAY

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

8.14. WATER BILL

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

8.15. CHANGES TO MBC PLANNING PROCEDURE

The Clerk has replied to the survey, The Chairman will bring this up at the Parish Liaison meeting.

8.16. LADDINGFORD CHRISTMAS TREE

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

8.17. WEIGHT RESTRICTION

KCC Cabinet Member has not yet ratified the decision as the officer has been involved in an inquest.

8.18. 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.

A letter has been sent to UKPN thanking them for their support and asking for their long term actions to improve the infrastructure.

8.19. CONSULTATIONS

S106 Consultation, MS has reviewed.

8.20. CATTLE FOR THE FEN

AJS to purchase cattle within the next two weeks.

8.21. TOILETS FOR THE FEN

The toilets were in place on 1 May.

8.22. TIPPING

The Clerk has report the waste that has been dumped on private land in Gravely Way to The Environment Agency.

8.23. DAMAGED TREE ON LEES ROAD

The Clerk has reported the damaged tree on The Lees Road to KCC Highways and the rights of way officer with a copy to British Ballooning.

8.24. GLASS UNDER TWYFORD BRIDGE

KG will have a look under Twyford Bridge as it is believed that there is broken glass left by the flood.

9. COUNTY COUNCILLOR'S REPORT

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

10. BOROUGH COUNCILLOR'S REPORT

No Maidstone Borough Councillors attended the meeting and no report was forwarded.

11. CONSULTATIONS

No consultations have been received this month.

12. VERGES IN THE HIGH STREET

The verges are not finished as KCC have patched the road at the same time, the permit has expired and a new one needs to be issued. As the winter pothole programme needs to be finished by the end of May, the contractors will not be back until after then. Emmett Hill, Mill Lane and Vicarage Road are on the programme of works. To protect the investment in the High Street of patching instead of filling, a surface dressing will be applied at a later date.

13. MAIDSTONE LOCAL PLAN

Councillors met with Design South East and toured Yalding Village. KCC has lodged its response to the consultation. The Clerk did not progress an extension as Bank Holidays had already been included and an Emergency Planning Meeting was not needed as this meeting was before the deadline. The Public Meeting went well and the Chairman has circulated the slides. A draft response was circulated, discussed and finalised. The Chairman will circulate The Parish Councils final response via parish news.

14. FLOODING

The Flood Repairs & Renewals Grant cannot be pooled. The UKIP candidate for the borough election for Marden and Yalding has posted a notice online to say that the Grant is actually a loan that needs to be repaid. MBC have confirmed this is not the case and has circulated this information via the database.

The Chairman spoke to the Vicar, about the distribution of emergency funds; he has set up a small committee, excluding the church wardens. He has agreed that match funding from the Cleaves Charity will be made available.

SW Continues to liaise with the Environment Agency (EA) and progress is being made; any updates will be published in the parish magazine or parish news.

14.1. NATIONAL FLOOD FORUM (NFF) TRAILERS

NFF trailer has been very successful; it will be at Little Venice on 10 May from 2 to 7 pm and at Yalding Village Hall car park from noon to 3 pm on 11 May.

14.2. FLOOD FAIR AND EA SURGERY

A Flood Fair is planned with a provisional date of Saturday 31 May. A rota will need to be drawn up.

15. REQUEST TO SUPPORT AN APPLICATION OF ACCESS TO RIVER LEVEL DATA TO THE ENVIRONMENT AGENCY

Symonds and Parsonage Lanes' Flood Group, have requested that YPC support a request they have sent to The Environment Agency asking for river level data in order that they can model their own flood warnings. The EA via Andrew Pearce has

requested a meeting with this group and have invited YPC to attend. Councillors have sympathy with the needs of this group and SW agreed to attend any such meeting and The Chairman agreed to ensure that the meeting is with the correct people at the EA.

16. LOCK UP

The Clerk circulated the report from DH, it was agreed to hold a site meeting to discuss.

The Chairman will chase the quotations for the door.

17. CLEAVELANDS GARAGE SITE NAME

The developers have asked for input into naming this site. The Clerk will check on the deadline and if time permits will put something in the parish magazine asking for suggestions alternatively JB will be asked to do a leaflet drop in Laddingford.

18. HIGHWAYS

KG has meet with Highways to discuss water issues, they are coming out to address the issues week commencing 12 May.

19. HIGHWAY PROJECTS

19.1. SPEEDING IN LADDINGFORD

Feedback is still awaited.

19.2. KENWARD ROAD FLOODING

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

19.3. DARMAN LANE

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

19.4. VICARAGE ROAD DRAIN COVER

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

19.5. POTHOLES

The Clerk has started to compile and report a list of potholes. Several potholes in The High Street have been repaired as part of the verges projects.

20. FINANCE

20.1. PAY BILLS

A list of bills (as attached) totalling £3,429.92 exclusive of VAT, was circulated and proposed MS seconded SW and all agreed that they be paid.

20.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £59,466.75 was circulated.

20.3. TREE IN HIGH STREET

A quote for £260.00 plus VAT has been received from Aspen to fell, remove and grind out the stump of the field maple in The High Street which was accepted.

20.4. PLAYScheme CHARGES

It was agreed to keep the charges the same as in 2013. The Clerk will continue to ask other parishes for contributions. It was agreed that children from parishes that do not support the scheme will pay £1 more if they do not attend one of the parish schools.

20.5. 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 agreed.

21. CORRESPONDENCE

No correspondence was received.

22. PARISH MATTERS

22.1. ST MODWEN

SW suggested that YPC write to St Modwen to discuss the untidy state of the site and border landscaping.

22.2. CHRISTMAS LUNCH

The Chairman reported how well the Christmas Lunch went. VR will write to The Kent Messenger and everyone that donated thanking them.

COMMENTS ON PLANNING APPLICATIONS

- | | |
|------------|---|
| MA/14/0362 | The Tatt, High Street, Yalding
Erection of a pre-built cabin in the garden
NO COMMENT |
| MA/14/0539 | Eastwells, Kenward Road, Yalding
Erection of three 4 bedroom detached houses with integral garages and two parking spaces externally
Councillors have no objection, in principle, to development on this site as it is within the village boundary provided adequate sight lines can be achieved. Councillors are, however, disappointed that more four bedroom homes are being proposed when it is smaller two and three bedroom properties that are required in the village. They would prefer to see a greater density of smaller houses. |
| MA/14/0290 | Beltring Cottages, Maidstone Road, Paddock Wood
Erection of a two storey extension.
A flood risk assessment is requested. |
| MA/14/0415 | 2, Acott Fields, Yalding
Conversion of existing balcony into a conservatory
NO COMMENT |
| MA/14/0588 | Downs Farmhouse, Yalding Hill
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.
NO COMMENT |
| 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.
NO COMMENT |

MA/14/0622 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.

NO COMMENT

TM/11/1096/RVAR East Peckham Quarry, Hale Street, East Peckham
Details of Landscaping Wildlife Enhancement and Public Rights of Way Enhancement pursuant to conditions (2), (3) and (14) (respectively) of TM/11/1096 (Retention of Rail Sidings for permanent use to import construction aggregates. Relocation of Ready Mix Concrete Plant)

SUPPORT

Councillors request that any reinstatement is mindful of the effect on flooding.

MA/14/0059 Orchard Place, Benover Road, Yalding
Change of use of land for the stationing of 1(no) residential caravan for Gypsy accommodation including resurfacing of site and associated work.

OBJECT

MBC PLANNING DECISIONS SINCE LAST MEETING

MA/14/1090 Downs Farmhouse, Yalding Hill
Erection of a detached 3 bay car barn

GRANTED

MA/13/2015 The Old Farmhouse, Upper Fowle Hall, Willow Lane
First floor rear extension.

GRANTED

MA/13/2016 The Old Farmhouse, Upper Fowle Hall, Willow Lane
Listed Building consent for a first floor rear extension.

GRANTED

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

Signed.....

Date.....