

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON  
TUESDAY 6 MAY 2015 AT 7.30 P.M. IN YALDING VILLAGE HALL**

**PRESENT**

Geraldine Brown (Chairman)  
Ken Gough (KG)  
Andy Sanders (ASJ)  
Michael Stewart (MS)  
Symon Wilson (SW)

Jason Bryant (JB)  
Vivienne Robinson (VR)  
Angela Seckleman (AS)  
Nick Thomson (NT)

**ACTIONS**

**1. APOLOGIES FOR ABSENCE**

Maidstone Borough Councillor Steve McLoughlin sent his apologies.  
County Councillor Paulina Stockell sent her apologies.

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

There were none declared.

**3. PUBLIC SESSION**

There were four members of the public present who wished to speak in objection to the application to convert The George Public House into housing. Mrs Absalom-Gough spoke on behalf of the group.

**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 23 and 24 in Closed Session.

**6. POLICE MATTERS**

PCSO Nicola Morris sent her apologies.

**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.

**8. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 7 APRIL 2015**

Proposed MS, seconded SW 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**

**KG**

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. **KG**

### **9.3. WEBSITE**

Photographs of Councillors will be put on the website. **CHAIR**

### **9.4. WELCOME PACK**

To be updated to include flood information. The welcome pack is not being made available. The Chairman will speak to RC and put on June agenda. **JUNE AGENDA**

### **9.5. LITTER AND FLY TIPPING**

The Clerk has received the fly tipping posters, and will display accordingly. The new plans for dealing with litter in the borough will be discussed at the Parish Liaison meeting on 4 June with MBC. **CHAIR**

### **9.6. 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. MBC Cllr Mrs Blackmore is in dialogue with Southern Water and has asked for details to be passed to her. **CHAIR**

### **9.7. OUT OF HOURS ROTA**

The Clerk will purchase an Orange pay as you go mobile and draw up an out of hours' rota for the June agenda. **JUNE AGENDA**

### **9.8. LITTER BIN AT THE ANCHOR**

Awaiting fitting by Maidstone Borough Council (MBC) **CLK**

### **9.9. PARISH TIDY – The date of the next Parish Tidy is 11 October 2015** **NFA**

### **9.10. LITTER AT THE KINTONS**

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

### **9.11. YALDING NAMEPLATE ON LEES ROAD**

Kent County Council (KCC) will not pay for a sign with the Invicta top; The Clerk is awaiting a quote. East Peckham Clerk has indicated that they paid £1,250. **CLK**

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

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

### **9.13. PUBLIC ACCESS DEFIBRILLATORS**

Clerk to chase JC and also to ascertain whether any funding will be forthcoming from the concert. **CLK**

### **9.14. 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. This will be discussed at the next JTB meeting. **CHAIR**

### **9.15. NEIGHBOURHOOD PLAN**

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

### **9.16. UNINSURED ASSET REVIEW**

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

#### **9.17. ENFORCEMENT OF WEIGHT RESTRICTION**

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

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

The Chairman is arranging a site meeting. **CHAIR**

#### **9.19. FOOTBALL CLUB**

The Clerk has written to Kent asking them to brief referees that bad language must be controlled. The Clerk has also written to the Saturday and Sunday leagues. There has been quite a bit of news coverage and the football club has put up posters saying bad language will not be tolerated. **NFA**

#### **9.20. CALLFLOW SERVICE DROP**

The service is still bad. The Clerk to write to Andy Conibere to ask when the system is to be upgraded. **CLK**

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

VR suggested a Crab Apple Tree. The Chairman has spoken to many residents who like this idea. **CHAIR**

#### **9.22. FISHING CLUB PARKING**

Nothing has been heard from CALPAC. **NFA**

#### **9.23. VE STREET PARTY**

A great day and a great success. Many thanks to all those people who came out to help. MS formally thanked The Chairman and The Clerk for organising the event. It was agreed to send a letter of thanks and a small thank you to Red House for allowing us to use the front of their property for the bar. KCC would like beacons to be lit at 9.30pm on Friday 8 May. It was agreed that it would be placed at The War Memorial; The Chairman will advertise via Parish News. **CHAIR**

#### **9.24. 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. **NFA**

#### **9.25. CATTLE**

The Clerk has spoken to Mr Shead from Brookside to advise that we would like to graze 5/6 cattle on the Fen. **CLK**

#### **9.26. 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. **JUNE AGENDA**

#### **9.27. PORTABLE TOILETS FOR THE FEN**

The portable toilet is now on The Fen and will remain there until the end of September. **NFA**

#### **9.28. 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. **CLK**

#### **9.29. 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 reappointed as the Internal Auditor for YPC.

The Chairman proposed that the KCC criteria be accepted, JB Seconded and all agreed. **NFA**

#### **9.30. FOOTBALL CLUB GRANT**

A request for a grant for £1,000 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, the grant be awarded on the condition that the money be spent on the youth teams; all agreed. **NFA**

#### **9.31. STROKE INFORMATION FOR PARISH COUNCILS**

The National Health Service has 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 Chairman will solicit views via Parish News. **NFA**

#### **9.32. 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. The Clerk has fed back. **NFA**

#### **9.33. FLOOD FUND**

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

#### **9.34. ST MODWEN UNTIDY SITE**

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

#### **9.35. 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. See note re litter above. **NFA**

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

No report was available.

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

No report was available.

### **12. CONSULTATIONS**

No consultations have been received this month. There were two outstanding.

- KCC Customer Service Policy - 12 May 2015 - MS reviewed, no comment required.
- Draft Taxi Licensing Policy - 31 May 2015 - MS reviewed, no comment required.

### **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. **KG**

NT reported that a piece of corrugated metal has come off the roof of the pavilion and been dragged towards the play area, The Clerk will ask the football club to remove it. **CLK**

### **14. 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.

### **15. MONITOR LIST**

The monitor list was reviewed and updated accordingly.

### **16. LOCAL PLAN - UPDATE**

MBC has confirmed that the report from consultants will not be available until the end of June. Meanwhile, KALC have questioned why MBC officers have written to all owners of rejected sites to ask if they would consider use of the land for gypsy and traveller accommodation..

### **17. FLOODING UPDATE**

The reports will not be available until after the election.

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. **CHAIR/CLK**

### **18. CARAVANS ON LEES CAR PARK**

Councillors agreed that caravans should under no circumstances be allowed on the car park. It was agreed that a letter should be sent to the tenants reminding them that no overnight parking should be allowed whatsoever. This includes the horse drawn caravans that have been coming for several years. It is the tenants' responsibility to enforce this. **CLK**

### **19. HIGHWAY PROJECTS**

#### **19.1. VICARAGE ROAD DRAIN COVER**

KCC do not consider this to be dangerous. **NFA**

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

The verges along Vicarage Road are starting to erode. KG to look at this and other verges and a rolling plan to re-instate verges may need to be added to following years' budgets. **KG**

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. KCC will look into the complaint. **CHAIR**

## **20. FINANCE**

### **20.1. PAY BILLS**

A list of bills (as attached) totalling £5,908.47 exclusive of VAT, was circulated; proposed SW seconded VR and all agreed that they be paid.

### **20.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £60,356.92 was circulated.

### **20.3. PAINTING STREET FURNITURE**

A quote of £425 has been received to paint all the street furniture. NT proposed, JB seconded and all agreed this was acceptable.

## **21. CORRESPONDENCE**

No correspondence had been received.

## **22. PARISH MATTERS**

### **22.1. PLAY STREET SCHEME**

NT briefed the meeting about the play street scheme, which allows roads to be closed for up to 3 hours a month to let children play in the street. NT will circulate the details.

### **CLOSED SESSION**

## **COMMENTS ON PLANNING APPLICATIONS**

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

### **STRONGLY OBJECT**

Due to the size of the building and the vast outside amenity area, the George used to be the heart of the village with entertainment at weekends, good food and beer and many fund raising activities were organised here by the Landlord. This state of affairs, as proved by the Chequers at Laddingford also in our Parish, is something that is needed by this vibrant village and is an ideal place for the many young families that we have to walk to with the children. Councillors believe that it has been under-utilised by the current owner, who is nearing 80 years of age, and a lack of enthusiasm has resulted in no food, no entertainment, bad company and bland décor. They do not feel that it has been substantially marketed at a realistic price, but it is understood that it is currently under offer.

The property sits in a Flood Zone 3 area and was flooded badly in the October 2000 and during the Christmas 2013 floods, when the water came up at frightening speed. The proposed development would potentially increase the number of people at risk and increase the burden on both local volunteers and the emergency services in a rescue situation. The Flood Risk

Assessment accompanying the application, dated August 2011, is out of date and does not reflect the nature of the flooding of Winter 2013/14.

The design of the proposed development is not architecturally in keeping with the village and is very overbearing.

The plans do not indicate the potential use of the land annotated as "Lawn).

Councillors feel that to lose this village amenity would be devastating to the community and they question the statement that the facility is no longer viable. We all believe it can be and the number of letters sent to you from local residents demonstrates this without doubt.

Should the planning officer be of a mind to approve this application this Council insists that it is presented to the planning committee.

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.

**NO COMMENT**

15/502810/OUT

Downs House, Blunden Lane, Yalding

Outline application for the erection of one dwelling, with access, scale and layout to be considered at this stage and all other matters reserved for future consideration

**NO COMMENT**

15/502682/FULL

Honeysuckle Cottage, Kenward Road, Yalding

Proposed single storey extension to front elevation and two storey extension to side with addition of porch and conservatory to rear elevation

**NO COMMENT**

15/502623/FULL

The Stables, Wagon Lane, Paddock Wood .

Part retrospective, creation of one pitch for a chalet style mobile home and storage of one touring caravan.

**STRONGLY OBJECT**

The development is visibly intrusive within the 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 a Flood Zone 2 which would be inaccessible during a flood event. If the planning officer is of a mind to grant planning permission, Yalding Parish Council wishes to see the application reported to the Planning Committee.

**MBC PLANNING DECISIONS SINCE LAST MEETING**

14/0641/GFBR

Marshalls Farm, Hunt Street, West Farleigh

Continued siting of polytunnels at Small Profits, Maynards Farm and Marshalls Farm, West Farleigh. In part retrospective.

**GRANTED**

15/501746/FULL

Quinces 2 Kenward Road Yalding

Proposed part first floor front extension over garage.

**GRANTED**

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

**PRIOR APPROVAL NOT REQUIRED**

15/501829/TCA

1 The Tatt, High Street, Yalding

Conservation area notification to fell 1 Leylandii.

**RAISED NO OBJECTION**

There being no further business the meeting closed at 21.15 pm.

Signed.....

Date.....