

**MINUTES OF A PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL  
HELD ON TUESDAY 5 AUGUST 2014 AT 7.30 P.M. IN YALDING VILLAGE HALL**

**PRESENT**

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

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

**1. APOLOGIES FOR ABSENCE**

Councillor Symon Wilson, due to holidays; it was agreed to accept his apologies.

Councillor Nick Thomson arrived part way through the meeting.

**2. DECLARATION OF INTEREST OF COUNCILLORS IN ANY ITEM**

**2.1. DECLARATION OF CHANGES TO THE REGISTER OF INTERESTS**

There was none declared.

**2.2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**

There was none declared.

**2.3. REQUESTS FOR DISPENSATION**

There was none requested.

**3. PLANNING**

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

Planning decisions are recorded at the end of the minutes.

**4. FINANCE**

**4.1. PAY BILLS**

A list of bills (as attached) totalling £15,118.92 exclusive of VAT was circulated and proposed VR seconded MS and all agreed that they be paid.

**4.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £4,384.12 was circulated.

**5. URGENT BUSINESS**

There was no urgent business

**COMMENTS ON PLANNING APPLICATIONS**

14/500910/FULL Kenward Trust Head Office Kenward Road  
New extension

**NO COMMENT**

14/500914/LBC Kenward Trust Head Office Kenward Road  
Listed Building Consent for new extension

**NO COMMENT**

14/501305/LBC Willow Grove Lees Road Yalding

Listed building consent - to replace the current timber floors at ground-floor level (all modern timbers), at Willow Grove, with solid concrete floors, as a flood mitigation measure

**OBJECT**

**No evidence has been provided, such as a surveyor's report, to identify what flood mitigation measures would be beneficial to the property without causing additional flood risk to neighbouring properties. The proposal to introduce of so much concrete into a Zone 3 flood area must be referred to the Environment Agency and its advice adhered to.**

**It is believed that this work has been completed prior to any permission being granted. Councillors wish this application to be referred to the planning committee and the concrete removed.**

14/501244/FULL

Medway Wharf Marina Bow Bridge Wateringbury.

Conversion of existing games room to holiday unit

**NO OBJECTION**

**This property is in a flood zone. YPC has no objection provided a condition is attached to any permission restricting the occupation for seasonal use only (dates to be stated). Note: there now appears to be no provision for a bathroom in the main house.**

14/501106/FULL

2 Acott Fields Yalding

Conversion of existing balcony into conservatory

**NO COMMENT**

14/500774/LDCEX

The Cottage Kenward Orchard Kenward Road

Lawful Development Certificate for an existing use of static residential unit and land as single dwelling

**OBJECT**

**There is a further caravan which is not shown on the plan. Councillors do not believe that either caravan has been lived in continually for 10 years. The plan does not show any access.**

14/501701/FULL

The Chestnut Tree Benover Road

Construct two flood defence walls

**OBJECT**

**No evidence has been provided, such as a surveyor's report, to identify what flood mitigation measures would be beneficial to the property without causing additional flood risk to neighbouring properties. The application must be referred to the Environment Agency and its advice adhered to. YPC wishes this matter to be referred to this planning committee.**

14/501702/LBC

The Chestnut Tree Benover Road

Listed Building Consent to construct two flood defence walls

**OBJECT**

**No evidence has been provided, such as a surveyor's report, to identify what flood mitigation measures would be beneficial to the property without causing additional flood risk to neighbouring properties. The application**

**must be referred to the Environment Agency and its advice adhered to. YPC wishes this matter to be referred to this planning committee.**

14/501473/FULL 30 Lyngs Close Yalding  
Erection of single storey front and side extension and detached outbuilding to rear garden.

**NO COMMENT**

14/501340/PNEXT 1 Kings Cottages Yalding Hill Yalding  
Prior Notification for a proposed rear ground floor extension which: A) Extends by 3.3 metres beyond the rear wall of the original dwelling B) Has a maximum height of 3.1 metres from the natural ground level. C) Has a height of 2.4 metres at the eaves from the natural ground level.

**NO APPROVAL NEEDED**

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

**Not enough information, The Chairman will review.**

MA/13/1997 Kenward Orchard, Kenward Road - APPEAL  
Erection of two extensions to rear elevation of building to provide an additional 22 rooms.

**SUPPORT MBC's COMMENTS AND REASONS WHY THE APPEAL SHOULD BE DISMISSED.**

MA/13/1997 20, Kenward Road - APP/U2235/D/14/2222769 APPEAL  
Erection of part one/part two storey rear extension.

**NO COMMENT**

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

MA/13/1005 Croft Cottage, Claygate Road, Laddingford  
Retention of residential caravan for occupation by Mr John Smith i.e. Retention of the use of land to station the said caravan.

**GRANTED**

MA/14/0274 Wards Moat, Vicarage Road, Yalding  
Single storey side extension and addition of rooflights..

**GRANTED**

MA/14/0274 Wards Moat, Vicarage Road, Yalding  
An application for listed building consent for internal alterations, including relocation of staircase, single storey side extension and addition of rooflights.

**GRANTED**

MA/14/0290 Beltring Cottages, Maidstone Road, Paddock Wood  
Erection of a two storey extension.

**REFUSED**

- MA/14/0609      11, Downs Road, Yalding  
 An application for a rear conservatory  
**GRANTED**
- MA/14/0675      Riverside, Lees Road, Yalding  
 Listed building consent for extension to create second floor, raising of  
 garage roof and associated alterations.  
**GRANTED**
- MA/14/0665      29, Medway Avenue, Yalding  
 Single storey front and side extension.  
**GRANTED**
- TA/0082/14      1, Hopgarden Oast, Oast Court, Yalding  
 Conservation area notification of intention to remove tree (Norway  
 Maple) from front of house and replace with new tree.  
**GRANTED**

There being no further business the meeting closed at 20.41 pm.

Signed.....

Date.....