

**MINUTES OF A PLANNING AND FINANCE MEETING OF YALDING PARISH COUNCIL  
HELD ON TUESDAY 2 AUGUST 2015 AT 7.30 P.M. IN YALDING VILLAGE HALL**

**PRESENT**

**PRESENT**

|                                    |                    |
|------------------------------------|--------------------|
| Geraldine Brown (Chairman)         | Sophie Cooper (SC) |
| Ken Gough (KG)                     | Trish Oylar (TO)   |
| Patricia Robbins (PR)              | Andy Sanders (AS)  |
| Michael Stewart (MS) Vice Chairman |                    |

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

There were none declared.

**2. PUBLIC SESSION**

There was one member of the public present.

**3. APOLOGIES FOR ABSENCE**

Councillor Bird sent his apologies due to unforeseen circumstances, Councillor Thomson sent his apologies due to work commitments, which were accepted.

**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**

There was none requested.

**5. PLANNING**

**5.1. PLANNING APPLICATIONS**

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

**5.2. ANY OTHER PLANNING ISSUES**

There were no other planning issues.

Planning decisions are recorded at the end of the minutes.

**6. FINANCE**

**6.1. PAY BILLS**

A list of bills (as attached) totalling £7338.69 exclusive of VAT, was circulated; proposed TO seconded PR and all agreed that they be paid.

**6.2. CONFIRM RECEIPTS**

A list of receipts (as attached) totalling £5255.50 was circulated.

**6.3. MONTHLY SPEND AGAINST BUDGET REVIEW**

Spend against budget was reviewed. There was unbudgeted spend this month for the finger arm on the sign post on Lees Road/Benover Road of £354.40. This spend was agreed at a previous meeting and Kent County Council (KCC) have agreed to contribute £150.

## 7. WATER SAFETY

There have been three incidents at the weir in the last four weeks, one where the sluice gate was opened. The Chairman and The Clerk held a site meeting with The Environment Agency (EA), Kent Fire and Rescue and PCSO NM. The EA are working on the locks up stream so that the sluice gates open less frequently, they agreed to look at more appropriate signage. They were not keen on making access to the pool more difficult, however The Chairman would like to look at a chicane or gate. It was felt that an information leaflet and open day may help to inform the public of the dangers.

## 8. SECURITY

The Chairman has ascertained that the security firm used by The Vicars Picnic would be happy to carry out occasional security visits as required to parish land. It was agreed that this may be useful and that The Chairman should get further information and a quote.

## 9. ANY URGENT BUSINESS

There was no urgent business.

## 10. SITE VISIT TO DISCUSS WORK TO THE LOCK-UP

Councillors visited The Lock-up to discuss any required work.

It was agreed to agenda this item again in September for a decision on the way forward.

### COMMENTS ON PLANNING APPLICATIONS

16/505383/FULL 4 Lees Cottages, Lees Road

Erection of a two storey side extension along with refurbishment and internal alterations.

#### OBJECT

**The proposal is to convert a cottage into a large house, virtually doubling the size of the property. By the nature of its size and appearance, the proposed extension would be intrusive and overbearing and would cause unacceptable harm to the rural character, appearance and openness of the countryside and the neighbouring properties.**

16/505326/FULL Pear Paddock, Symonds Lane

Variation of conditions 1 and 2 of MA/13/0103 to either make permission permanent or a further temporary permission.

#### OBJECT

**This development is harmful to the character and appearance of the area. Permanent permission should not be allowed. Previous permissions have been to named residents and their then current dependants, however, these dependants seem to be increasing. Should the planning officer be of a mind to grant any permission, Yalding Parish Council insist that the permission is only for Mr and Mrs Tom Coster (senior) and Mr and Mrs Thomas Coster and their resident dependants for a maximum period of three years. Despite the applicants arguments to the contrary, during times of heavy flooding this site is surrounded by flood water which prevents safe access and egress.**

16/505749/FULL 10 Mount Avenue, Yalding

Erection of a single and a two storey rear extensions.

**OBJECT**

**Whilst this application appears to add just one bedroom, we would query an en-suite to the downstairs TV room and would suggest that this room could be used as an additional bedroom, giving a total of five bedrooms, which is out of keeping with the design of the estate. With this number of bedrooms, we would suggest that there is insufficient parking.**

15/510424/FULL 2 Willow Grove Barn, Lees Road  
Erection of a conservatory to rear elevation

**OBJECT**

**Councillors assume this barn would have had its permitted development rights removed on conversion. Councillors note that a previous application for a conservatory was refused. To alter the character of this barn would cause harm to the Conservation Area and to the neighbouring listed properties.**

16/505998/ENV Kenward Road, Yalding  
EIA Screening Opinion - to install a 1.9km section of rising main across agricultural fields in Nettlestead.

**NO COMMENT**

16/505903/PNQ The Tractor Shed Lavender Farm Yalding Hill  
Prior notification for the change of use of a building and land within its curtilage from an agricultural use to a use falling within Class C3 (dwelling-houses)

**OBJECT**

**The applicant states that the farm is a thriving business and recently permission was granted by way of an LDC to convert an agricultural workers tea room into a single dwelling. A condition was placed on this application that the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or forestry, or a widow or widower of such a person to any resident dependants.**

**Councillors do not believe that the size of the business would support two families neither is there a requirement with fruit farming for anyone to be living on the site. As the business is thriving, the shed must be needed for storage of a tractor and other tools or are we to get a further application for another barn in due course.**

16/505882/FULL Orchard View Pike Fish Lane Laddingford  
Demolition of existing utility room. Erection of a two storey rear extension and a side porch.

**OBJECT**

**To extend this cottage will be to alter the character of the property and would cause harm to the rural character, appearance and openness of the countryside.**

**MBC PLANNING DECISIONS SINCE LAST MEETING**

MA/13/1809 The Dairy House, High Street, Yalding

Retrospective planning application for installation of photovoltaic panels on garage roof.

**GRANTED**

16/501458/LBX Mill Place Cottage, Symonds Lane

Listed Building Consent for alterations and extension to Cart Barn to form ancillary living accommodation to Mill Place Cottage

**GRANTED**

16/503527/LAW Laddingford Engineering Ltd, Lees Road, Laddingford

Lawful Development Certificate (Proposed) for erection of small machinery building.

**GRANTED**

16/504054/FULL 41 Mount Avenue, Yalding

Demolition of detached garage; Construction of attached garage, front porch, and side and rear ground floor extension

**GRANTED**

16/502979/FULL 58 Lyngs Close, Yalding

Single-storey rear extension; Side garage/store area with porch over front door; Construction of dropped kerb crossover

**GRANTED**

16/504457/FULL 6 Kenward Road, Yalding

Proposed single storey rear and side wraparound extension

**GRANTED**

16/504456/LAW 6 Kenward Road, Yalding

LDC for loft conversion

**GRANTED**

There being no further business the meeting was moved to The Lock-up at 20.15 pm.

Signed.....

Date.....