

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 6 SEPTEMBER 2016 AT 7.30 P.M. YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Sophie Cooper (SC)
Trish Oyler (TO)
Andy Sanders (AS)
Nick Thomson (NT)

William Bird (WB)
Ken Gough (KG)
Patricia Robbins (PR)
Michael Stewart (MS) Vice Chairman

Maidstone Borough Councillor Steve McLoughlin (left part way through the meeting).

1. DECLARATION OF INTENSION TO RECORD PROCEEDINGS

There were none declared.

2. PUBLIC SESSION

Twelve members of the public attended the meeting, none of whom had asked to speak.

3. APOLOGIES FOR ABSENCE

All Councillors were present.

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 25 and 26 in Closed Session.

6. POLICE MATTERS AND NEIGHBOURHOOD WATCH

PCSO Nicola Morris sent her apologies and had nothing major to report.

7. PLANNING

7.1. PLANNING APPLICATIONS

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

7.2. ANY OTHER PLANNING ISSUES

Planning decisions are recorded at the end of the minutes.

8. APPROVE OF MINUTES

8.1. TO APPROVE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 5 JULY 2016

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

8.2. TO CONFIRM MINUTES OF THE PLANNING AND FINANCE MEETING HELD ON 2 AUGUST 2016

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

9. MATTERS ARISING FROM THE PREVIOUS MEETING

9.1. FENCE - THE PONY FIELD

The work to extend the fence will be done when the area has been dug out and cleared.

9.2. ENFORCEMENT OF WEIGHT RESTRICTION

The signs have not been made yet but the Chairman now has proofs.

9.3. TO AGREE THE STYLE OF THE YALDING SIGN AND WHETHER TO PURCHASE

The Chairman and The Clerk will carry out a site visit to review potential fonts.

9.4. SYNGENTA - UNTIDY SITE

The hedge has been cut and the fence re-erected but the Chairman will chase for a meeting. The old pavilion has been removed from the playing field.

9.5. PARISH TIDY

KG has completed the work.

9.6. TOWN BRIDGE

The Chairman has spoken to Amey who will be able to offer advice. She has waited to pursue until after the Neighbourhood Plan meeting.

9.7. THE LEES CAR PARK, ERODING RIVER BANK AND MAINTENANCE THE BEULT

Permission needs to be sought from the Environment Agency (EA) before work can commence. However, KG has been given a map of the old route of The Teise and it could be the rerouting that has caused the erosion, in which case, the EA should pay. There is also a number of maintenance issues on The Beult. KG has met with the new manager at the Yalding depot. The temporary fence has been re-erected.

9.8. DEFIBRILLATORS

The backing board has been delivered to mount the fourth machine.

9.9. TO AGREE TO REPAIR THE FINGER POST OPPOSITE TOWN BRIDGE

The post has been delivered, The Clerk has chased KCC to fit and paint the post and ask for the contribution of £150.

9.10. POST TO PROTECT THE VERGE BY OAST COURT/THE HIGH STREET

KG has purchased four posts and will arrange fitting.

9.11. WELCOME PACK

SC now has the sample pack and is chasing up the missing inserts. A set of starter packs will be made up for distribution.

9.12. CATTLE GRID AND HEIGHT RESTRICTION ON THE LEES

KG has a price from Yalding Forge.

9.13. COUNCIL LAND

The owner of 1 Wayside Cottage has put in a gate leading to Jubilee field and appears to have moved the fence. The Clerk has sourced the up to date drawing details and has passed them to KG who will liaise with AS.

9.14. REVIEW AGAIN THE POSSIBILITY OF A BUS ROUTING VIA YALDING STATION

The bus operator is willing to support this proposal. Councillors all agreed that another request for this should be made to KCC. The Clerk has established the contact at KCC, The Chairman will ask residents to write request letters.

9.15. THE OLD TIP, GRAVELY WAYS

The Chairman has the land ownership details. KCC has agreed to undertake work to the dangerous trees and bill the owner as he is not responding to correspondence. Yalding Parish Council (YPC) will write to him to ask him to pay to close the entrance.

Should he not respond it was agreed that YPC should go ahead with this anyway. KG/AS will have a site visit to discuss.

9.16. UKPOWER

The Chairman has written again to UK Power Networks with respect to moving the sub-stations above flood level.

9.17. LETTER REQUESTING DOUBLE YELLOW LINES AT THE JUNCTION OF ACOTT FIELDS

The Chairman has written to explain.

9.18. CONSULTATIONS

Contaminated land supplementary planning document, TWBC, SW has advised that no action is required.

9.19. FISHING CLUB PARKING

KG will work on providing the parking and ascertain if 28 days parking will be sufficient which will mean planning permission will not need to be sought.

9.20. TO DISCUSS A REQUEST TO BORROW LIGHTS ON 6 AUGUST 2016

Lights borrowed and safely returned. The borrowers called in a lot of favours but raised £6,000 for the charity.

9.21. ROAD SAFETY BENOVER ROAD

A Resident, has serious concerns about the traffic speeds on Benover Road, she has volunteered to join the Speedwatch team. The Chairman will send out a request via Parish News for other volunteers so that a training course can be set up.

9.22. TOW PATH/PUBLIC FOOTPATH ALONG THE MEDWAY FROM TEA POT ISLAND

The tow path and the all the public footpath is overgrown and impassable. The Clerk contacted the PRoW officer who agreed to cut it in early August.

9.23. PARISH TOUR

The eight Councillors who participated felt the tour was very informative and useful to help Councillors discharge their duties

9.24. KINTONS TRACK

The Clerk contacted The Church to chase again the cutting of the overgrown hedges on The Kintons track from The High Street; they have now been cut back.

9.25. 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.

9.26. WI TREE ON THE LEES.

The WI have decided on a Hornbeam tree, Councillors agreed this was acceptable. They have asked to meet with Councillors to discuss location. A meeting will be set up at the end of September. They plan is to have a planting Ceremony on the Saturday 15th October.

10. COUNTY COUNCILLOR'S REPORT

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

11. BOROUGH COUNCILLOR'S REPORT

Maidstone Borough Councillors Steve McLoughlin had nothing to report. He left the meeting part way through.

12. FLOODING

This agenda item was postponed until they end of the meeting. The meeting was temporally closed to allow members of the public to comment on this item and then reopened before the resolutions.

12.1. TO DISCUSS THE BENEFIT OF A PUBLIC INQUIRY INTO THE OPERATION OF THE LEIGH FLOOD STORAGE AREA

The Environment Agency (EA) would welcome a public inquiry, however, it was questioned if this would solve any matter unless the EA were found to have been negligent. The HR Wallingford report was issued with eleven pages of questions and answers which didn't satisfy all. At a Public Inquiry (PI), the Inspector would take note of this report. A PI will cost a huge sum of money that could be better used elsewhere. Councillors agreed that it was important to look forward not back and this would only delay moving forward. There was however, a concern that until this issue is independently reviewed some interested parties will never be in a position to move forward.

A member of the Medway, Beult & Teise Flood Group confirmed that they have not called for a PI.

The Chairman proposed that at this point in time having a costly public inquiry looking back was of no benefit. However, it was noted that when the planning is submitted to increase The Leigh Flood Storage Area, it is possible that a PI to confirm that this will not worsen the situation may be appropriate. AS seconded, all Councillors unanimously agreed.

12.2. JOINT PARISHES FLOOD GROUP

12.2.1. TO CONFIRM YPC'S MEMBERSHIP OF THE GROUP

This group was being set up to look at the future and not at what has gone before. The make-up of the group has been circulated. The first meeting was held on Friday 26th August and attendees agreed to take the discussion back to their parish councils for agreement. It is hoped that everything can, in future, go through this group and that all parishes will support each other.

The Chairman proposed that Yalding Parish Council (YPC), whilst it is in the interest of YPC to do so, join this group. PR seconded and Councillors agreed unanimously.

12.2.2. TO DISCUSS THE AIMS OF THE GROUP

The Aims of the group were discussed having been circulated in advance.

The Chairman proposed that the aims of this group be accepted, albeit with some condensing. MS seconded, 6 Councillors agreed and 1 abstained.

12.3. ENVIRONMENT AGENCY NEWSLETTER 3 – TO DISCUSS THE CONTENT

This has been circulated via Parish News. The conclusions of the modelling are that:

- It is not feasible to construct Flood Storage Areas (FSAs) on the Beult and Teise.
- It is feasible to increase storage at Leigh – this will go ahead.
- It is considered that Property Level Resilience (PLR) is the best way forward.

This was discussed and there were concerns that engineering solutions can still be looked at and that the above group (12.2.1) can add pressure to ensure this happens.

Andy Stanford from Walsh & Co, whose mum and dad live at Little Venice, has offered his time for free as part of his ongoing professional development. David Goff, Collier Street Parish Council, and The Chair met with him together with three members of the Medway, Beult & Teise Flood Group. He is an expert and The Chair is keen for him to meet with the EA and Symon Wilson (SW). He has started to put some thoughts on how Yalding could be protected on paper and will forward those in due course. In his opinion JBA Consulting are a very good company and Jeremy Benn, founder, has been at the forefront of flood modelling for the past 20-30 years. SW and The Chair have met with JBA to view the outcome of the modelling.

It was agreed that if necessary money from the flood budget should be used to appoint Andy Stanford for certain tasks.

It was agreed that pressure should continue to be maintained for engineering solutions.

12.4. POSTER WORKSHOPS – TO DISCUSS THE ARRANGEMENTS

Three exhibitions are to be held in Collier Street, Yalding (the Church) and Tonbridge. The dates and times for Yalding are:

- Thursday 13th October 2pm to 8pm
- Friday 14th October 2pm to 8pm
- Saturday 15th October 10am to 4pm

A rota of Councillors/Flood Wardens to be in attendance and to organise refreshments.

The dates for the Community Workshops have yet to be announced.

YPC agreed to send a Councillor to the Medway, Beult & Teise Flood Group meetings whenever possible.

13. PARISH PICNIC

The Parish Picnic will take place on 11 September at 3pm on The Fen. Volunteers will meet at 10am in morning to put up gazebo's etc. All organisation is in hand. Dave King's apple press is getting a little worse for wear therefore all agreed that The Chair should order an apple press at a cost of £68.

14. CONSULTATIONS

Two consultations have been received this month.

- Highways England consultation - Managing freight vehicles through Kent – 23 September

Chair to reply after discussion with John Wilson.

- Kent Waste Disposal Strategy 2017 to 2035 – 2 October. MS will review.

15. VISUAL INSPECTIONS OF COUNCIL LAND

All inspections completed, nothing major to report.

There are horses back on the field next to The Kintons which are escaping. PCSO NM and the RSPCA are aware and are monitoring.

16. LOCAL PLAN UPDATE

The Coordination Team (Team) is preparing submissions for the Examination.

17. NEIGHBOURHOOD PLAN

The documentation has been received and will be circulated to The Steering Committee who will meet to discuss next steps. A discussion will also need to take place with MBC with respect to the compatibility with the local plan.

18. LOCK-UP

Councillors visited The Lock-up in August to discuss any required work. Following this site meeting, the proposed works are:

- Repoint all surfaces in suitable material.
- Joist replaced at front.
- Front of roof reinstated.
- Cut the overhanging trees.
- Confirm what can be done to door - repair/replace.

All agreed, KG will obtain quotes.

19. HIGHWAY PROJECTS

19.1. DISCUSS PROPOSAL TO REDUCE THE SPEED LIMIT ALONG THE BENOVER ROAD TO 40MPH FROM YALDING 30MPH THROUGH TO COLLIER STREET 30MPH.

Collier Street Parish Council have formally written to support this. Cllr P Stockell agreed to support this both in principle and financially, she suggested that YPC write to A Corcoran in the first instance.

19.2. THE VERGES ALONG VICARAGE ROAD

This has been added to the parish portal.

19.3. HIGHWAYS LIST

The Highways List has been updated and circulated, Councillors to forward comments to The Clerk.

20. FINANCE

20.1. PAY BILLS

A list of bills (as attached) totalling £3,158.75 exclusive of VAT, was circulated; proposed NT seconded TO and all agreed that they be paid.

20.2. CONFIRM RECEIPTS

A list of receipts (as attached) totalling £4,413.33 was circulated.

20.3. MONTHLY SPEND AGAINST BUDGET REVIEW

Spend against budget was reviewed. There was no unbudgeted spend this month.

20.4. BOLLARD FOR THE KINTONS

KG along with Community Payback have managed a project to install a bollard at The Kintons to protect The Cricket Club containers. YPC have provided the labour and paid for the project. The Cricket Club have agreed to provide a grant.

20.5. OAST COURT – TO AGREE TO SPEND £140.60 TO REDUCE THE TRIP HAZARD ON THE TRAFFIC CALMING STRIP.

All agreed to spend this money to improve this safety issue.

20.6. REQUEST FOR A NEW BIN OPPOSITE ORCHARD VIEW GARAGE

A request has been received to put a bin outside The Environment Agency building on Hampstead lane. The Clerk will ask MBC to provide one, if they refuse a cost to provide and fit will be obtained.

21. CORRESPONDENCE

21.1. YALDING SCOUTS – REQUEST FOR VOLUNTEERING OPPORTUNITIES

The Beult group has requested community project for their group. The Chairman has suggested that they get involved with the parish clean up and that once the village hall has WFI then they could give computing classes. Councillors to send any other ideas to The Clerk.

21.2. THE ACTIVE WALKERS GROUP

A letter has been received from this group complaining about overgrown footpaths, The Chairman will reply via The Parish Magazine pointing them in the direction of the Public Rights of Way Officer.

21.3. THE CRICKET CLUB

The Cricket Club have sent a letter thanking The Parish Council, in particular KG and Community Pay, for the support they have given.

22. VICAR'S PICNIC (VP)

An excellent event with only one complaint and one incident. All Councillors agreed they would support the event in 2017. The Chairman and The Clerk will meet with the VP team for a review.

23. PLAYScheme

The playscheme was a huge success with 92.5% of places taken. The lowest attendance on any given day was 23 and the highest was 39. The feedback from parents was excellent. The cost to YPC was approximately £250. The Clerk will circulate the accounts.

24. PARISH MATTERS

24.1. RAILWAY PARTNERSHIP EVENT AT THE FEN

AS asked if they can borrow the apple press for this event. The Chairman agreed to advertise it in the parish magazine and to ask Paulina to judge the childrens fancy dress competition. AS will provide the date.

24.2. LIFE RING

The life ring at The Anchor sluice is missing, The Environment Agency are aware. The Chairman will chase.

COMMENTS ON PLANNING APPLICATIONS

16/506029/FULL Yalding Garden Centre, Benover Road.
Proposal: Changes to the elevational treatment of the visitor centre to include a balcony, dormer and roof lights to the rear elevation a porch to the front elevation and amendments to the design of the side extension (Retrospective).

NO COMMENT

16/506632/LBC Cherry Tree House, Vicarage Road
Listed Building Consent for removal of existing shower room, enclosing partitions and internal lobby door. Removal of end partitions to bedroom 2 en-suite to allow increase in size to accommodate shower. Removal and replacement of three windows and one opening to be increased in size. Removal of back door and replaced with existing inner back door. Demolition of existing low level brick enclosure.

NO COMMENT

16/506614/FULL 12 Vicarage Road, Yalding
Removal of boundary hedgerow dividing property with road and excavate base for drive/hardstanding to front garden

NO COMMENT

16/505132/LBC 2 Playden Church Cottage's, High Street, Yalding
Listed Building Consent for removal of recently constructed partition wall to create a more useable living space. Structure made of plaster board affixed to timber battens not of original construction, design or materials. Replace front and rear doors. (Works completed)

NO COMMENT

MBC PLANNING DECISIONS SINCE LAST MEETING

16/503772/OUT Land North of Kenward Road, Yalding
Outline planning application for the construction of up to 60 no. bungalows, houses and starter home apartments, inclusive of self build plots for sale, with 40% affordable housing and new vehicular access from Kenward Road with all matters reserved.

REFUSED

16/501806/FULL 1 Symonds Lane, Yalding
Erection of a detached garage, existing concrete garage and Avery to be removed.

GRANTED

16/504715/FULL Eastwells Kenward Road,
Erection of three 4 bedroom detached homes with integral garages and two parking spaces per dwelling (Revised scheme to 15/504510/FULL).

GRANTED

16/503047/FULL 2 Orchard Cottages, Lughorse Lane

Creation of a first floor bedroom with balcony above an existing ground floor extension and extending roof across accordingly. Conversion of the existing loft space to a habitable room.

GRANTED

16/504939/TPO Blunden Cottage, Blunden Lane

TPO application to 1no Oak - Reduce crown by approx. 30%

GRANTED

16/505383/FULL 4 Lees Cottages, Lees Road

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

GRANTED

MA/13/1204 41, Mount Avenue, Yalding

Proposed erection or extension.

WITHDRAWN

There being no further business the meeting closed at 21.45 pm.

Signed.....

Date.....