

**MINUTES OF A MEETING OF YALDING PARISH COUNCIL HELD ON
TUESDAY 4 OCTOBER 2016 AT 7.30 P.M. YALDING VILLAGE HALL**

PRESENT

Geraldine Brown (Chairman)
Trish Oyler (TO)
Andy Sanders (AS)

Ken Gough (KG)
Patricia Robbins (PR)
Nick Thomson (NT)

1. DECLARATION OF INTENSION TO RECORD PROCEEDINGS

There were none declared.

2. PUBLIC SESSION

There were two members of the public present, neither had requested to speak.

3. APOLOGIES FOR ABSENCE

Councillor Michael Stewart sent his apologies due to holiday, Councillor Sophie Cooper sent her apologies due to family commitments, and Councillor Bird sent his apologies due to being delayed in London; all 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

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 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 6
SEPTEMBER 2016**

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

9. MATTERS ARISING FROM THE PREVIOUS MEETING

9.1. ENFORCEMENT OF WEIGHT RESTRICTION

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

9.2. 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.

9.3. SYNGENTA – UNTIDY SITE

The hedge has been cut and the fence re-erected, the old pavilion has been removed from the playing field. Having now received the dates for the Local Plan Examination regarding this site, the Chairman feels it appropriate to await his comments before meeting with St Modwen.

9.4. DEFIBRILLATORS

The fourth machine was fitted on 3 October 2016

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

The post has been delivered, it has been agreed that YPC will paint and cross charge Kent County Council (KCC).

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

KG has purchased four posts and will arrange fitting.

9.7. 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.

9.8. CATTLE GRID AND HEIGHT RESTRICTION ON THE LEES

KG has a price from Yalding Forge.

9.9. 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.

9.10. 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.

9.11. 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.

9.12. UKPOWER

The Chairman has received confirmation that it is not feasible to move the sub-station at Lyngs Farmhouse to Lyngs Close as this will reduce the power level to residents along Lees Road to an unacceptable level. She will forward the correspondence to the Environment Agency (EA).

9.13. ROAD SAFETY BENOVER ROAD/SPEEDWATCH

Several volunteers have come forward for Speedwatch and we have received an email from the new Maidstone co-ordinator advising that training can now be done online and that we will have this information in a couple of weeks.

9.14. 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.

9.15. WI TREE ON THE LEES.

They will hold planting Ceremony on the Saturday 15th October.

9.16. LOCK-UP

The proposed works are: repoint all surfaces in suitable material; joist replaced at front; front of roof reinstated; cut the overhanging trees and confirm what can be done to door (repair/replace). KG will obtain quotes.

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

The Clerk has raised the job with KCC.

9.18. 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 has asked Maidstone Borough Council (MBC) to provide one, they will consider as part of their bin review.

9.19. 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.

9.20. THE CRICKET CLUB

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

9.21. PLAYScheme

The playscheme accounts and parent's feedback have been circulated.

9.22. LIFE RING

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

9.23. CONSULTATIONS

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 reviewed and circulated a summary, no comment required.

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 didn't attend the meeting and didn't send a report.

12. CONSULTATIONS

Two consultations have been received this month.

12.1. Council Tax Referendum Principles – 28 October

12.2.KCC Local Transport plan 4 – 30 October - all councillors to review.

13. VISUAL INSPECTIONS OF COUNCIL LAND

All inspections completed, nothing major to report.

The horses on the field next to The Kintons continue to escape. It was agreed to investigate the process to get horses taken away if they are on your land.

The hedge at Fowle Hall Green to be cut.

14. LOCAL PLAN UPDATE

KALC has joined forces with CPRE, Joint Parishes Group (the group that fought KIG), Bearstead and Thurnham Society and Leeds Castle (The Team) to produce representations on the plan and to appear at the examination. These representations have been circulated. Sessions 1 to 6 started on Tuesday 4 October.

The Yalding representations need to be submitted by 20 October and the hearing is on 15 November. The Chairman will contact the other invited participants to put together a consolidated approach.

15. 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.

16. FLOODING

16.1. ARRANGE ROTA FOR THE POSTER EXHIBITIONS

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 needs to be drawn up of Councillors/Flood Wardens to be in attendance.

Councillors to make themselves available.

The Chairman would like to purchase a life size cut out of a telephone box at a cost of £95 as an indicator of the flood levels, all agreed.

16.2. UPDATE ON JOINT PARISHES FLOOD GROUP

The constitution has been drafted. East Farleigh and Barming have joined the group. The next meeting will be after the poster exhibitions.

17. PARISH TIDY – TO ARRANGE

The Parish Tidy will take place on Sunday 16 October. The Chairman will send out a plea via Parish News for residents to tidy outside their properties. KG will put out the banners. Rubbish sacks will be left for people to use. The Clerk will contact the scouts with some suggestions to litter pick and grass pull etc. on The Kintons and The Jubilee Field.

18. POND WARDEN TRAINING – OFFER OF BESPOKE TRAINING

There is currently no pond warden training, we have been offered a visit from one of the trainers to meet and talk about our needs. The Chair will send out a request for volunteers via Parish News.

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 and a highways officer will contact The Chair to discuss

19.3. HIGHWAYS LIST

Councillors to forward issues to The Clerk who will update and circulate the list.

20. FINANCE

20.1. PAY BILLS

A list of bills (as attached) totalling £13,967.67 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 £610.62 was circulated.

20.3. MONTHLY SPEND AGAINST BUDGET REVIEW

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

20.4. AUDIT RETURN REVIEW

The Audit Return has been reviewed by the external auditors, no comments were received. It has been posted on the parish notice boards and website as this is now a legal requirement.

20.5. APPROVE FINANCE REGULATIONS

The Chairman and The Clerk have not had time to complete this document, it will be circulated as soon as it's complete.

20.6. TO DISCUSS THE OPENING AN ADDITIONAL BANK ACCOUNT TO ALLOW INTERNET BANKING

There is a need to move over to internet banking as suppliers are now asking for direct payment to bank account and are refusing cheques. In order to meet the strict criteria, Unity Bank is recommended for use by parish councils and it is one of the few banks that can offer card facilities. It is recommended that councillors and clerks do not use their own credit/ debit cards. It is also recommended that parishes operate in two banks if their funds at any time are in excess of the £75k ceiling for recompense. The proposal is to stay with NatWest and to keep YPC reserves here (less than £75k). Then open an account at Unity Bank for day to day payments and running costs. It was agreed to pursue this with details and full recommendations at a future meeting.

20.7. DYNAMIC COUNCILLOR COURSE – 12 NOVEMBER 2016

Details of this course have been circulated. None of the Councillors present were able to attend. It was suggested that Councillor Bird attend as he has not completed a full training session yet. The Clerk will contact him. The other Councillors not present will also be asked.

20.8. TO REPLACE DEAD FRUIT TREES ON THE FEN

Medway Valley Countryside Partnership (MVCP) have inspected of the 'newly' planted fruit trees at The Fen; 27 are alive, 11 are dead and 4 have some signs of life. Consequently, they would like to replace 11 dead ones at a cost of £302.50. They will attempt to graft onto the existing 4 trees with some signs of life taking grafts from the existing tree stock in the orchard. No new tree guards would be required. They have asked if YPC would be prepared to fund this. All agreed.

21. CORRESPONDENCE

21.1. VICARS PICNIC 2017

The Vicars Picnic have asked permission to use The Lees again in 2017. The dates will be 14 & 15 July. All agreed, The Chairman will approach The Fishing Club.

21.2. DEVELOPMENT OF LAND AT VICARAGE ROAD, PUBLIC CONSULTATION

The developer and agent has asked YPC to Promote a public consultation on 10 October 2016. The Chair and The Clerk had a brief meeting with them. The main reason was them asking, if planning permission were granted, would YPC accept cash from them to enhance The Kintons instead of them having to provide open space (i.e. play area) on the site. They also intimated that there could be a money available to enlarge the school. They were considering using the track to part of the site, and having houses overlooking the track. Concerns were expressed about this. Feedback was given to them on the output of the Neighbourhood Planning workshops. It is important that as many people as possible and all councillor to attend the public consultation.

21.3. CHARITY EVENT – REQUEST TO HOLD IT ON THE LEES CAR PARK

A resident has asked if they can use The Lees Car Park for a charity music event with a bar and Hog Roast. This is a back-up plan as it is already booked at Hunton village hall, the hall committee has approved it grudgingly but it is going to The Parish Council for final approval.

Their aim is to raise money for project in our parish, as well as two children's charities, Dandelion time, and Demelza house. The target is for 300 adults to attend; she has sold about half of these. They will hold it in a 9 x 18 marquee with a hard wood floor to protect the grass. The event will be held on 29 October 4-11.59 p.m. Professional security will be present as well as car parking ushers. She has applied for a TENS and has public liability insurance.

Councillors felt that this would set a precedent that can't be fulfilled as the land floods and is under an environmental stewardship scheme which has restrictions. At this time, they do not feel they can support it.

21.4. SCOUT RAFT RACE ON THE LEES

The Scouts have decided they would like to hold their raft race on 16 July. Their Plan is to use the waterway below the bridge, with access from the Lees. They would also like to use the Lees for car parking. The event will not be open to non-scout teams. Councillors confirmed that this is acceptable.

22. PARISH MATTERS

There were no parish matters.

COMMENTS ON PLANNING APPLICATIONS

- 16/505769/LBC The Coach House, Wardes Moat, Vicarage Road
Listed building consent - Internal layout amendments (amendment to 14/0275)
NO COMMENT
- 16/505766/LBC The Coach House, Wardes Moat, Vicarage Road
Listed building consent - amended width of proposed French doors (amendment to 14/0275).
NO COMMENT
- 16/506951/FULL Anchor Inn and Hotel, Hampstead Lane
Demolition of bungalow, outbuildings and garages. Part demolition and redevelopment of the Anchor Inn and the addition of two residential flats to the hotel with internal and external alterations. Creation of link between Hotel and listed public house. Refurbishment of footbridge and new river wall edge balustrade
DEFERED FOR SITE MEETING
Post meeting note after site meeting.
NO COMMENT
- 16/506952/LBC Anchor Inn and Hotel, Hampstead Lane
Listed Building Consent for demolition of bungalow, outbuildings and garages. Part demolition and redevelopment of the Anchor Inn and the addition of two residential flats to the hotel with internal and external alterations. Creation of link between Hotel and listed public house. Refurbishment of footbridge and new river wall edge balustrade
DEFERED FOR SITE MEETING
Post meeting note after site meeting.
NO COMMENT
Councillors request that The Conservation Officer ensures that the original features are protected, restored and maintained
- 16/505749/FULL 10 Mount Avenue, Yalding
Erection of a single and a two storey rear extensions – **AMENDED PLAN**
ORIGINAL OBJECTION STANDS
- 16/507080/FULL Applelynn, Benover Road
Erection of a polytunnel for agricultural use.
The clerk was asked to look at the extent of the removal of the agricultural occupancy condition under MA/120793. If this covers the whole of the property then councillors strongly object to a request to reinstate agriculture, if not then no comment will be made.
Post meeting note – confirmation that the agricultural occupancy was removed from the whole property.
STRONGLY OBJECT

MBC PLANNING DECISIONS SINCE LAST MEETING

16/503559/FULL 1 And 2 Rose Cottages, The Green, Yalding
Demolition of existing detached garage and redundant chimney of no 2 Rose Cottages. Proposed enlargement to existing porch and addition of a balanced flue to 2 Rose Cottages. Internal and external alterations to both 1 and 2 Rose Cottages including replacement windows, together with provision of driveway and parking spaces

GRANTED

16/503701/FULL Upper Fowle Hall, Queen Street, Paddock Wood
Subdivision of Upper Fowle Hall and conversion of former Hopper Hut (currently in ancillary domestic use) to a self-contained three bedroomed dwelling.

WITHDRAWN

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

REFUSED

16/505903/PNQ The Tractor Shed Lavender Farm Yalding Hill Yalding
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)

GRANTED

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.

GRANTED

There being no further business the meeting closed at 23.10 pm.

Signed.....

Date.....