

MINUTES

COLLIER STREET PARISH COUNCIL

On Monday 11th November 2019

Orchard Room,

St Margaret's School, Collier Street

In Attendance: Cllr David Goff [Chairman] | Cllr Simon Hill [Vice Chairman] | Cllr Steve Barham | Cllr Andrew Papas | Cllr Deborah Papas | Cllr Dave Sealey | PCSO Nicola Morris | 29 members of the public | Clerk Alan Crocker

Prior to commencement the meeting observed a minutes silence as a tribute to the nation's war dead.

11.19.01. Apologies	None received	
11.19.02. Declarations of Interest	None declared	
11.09.03 PLANNING		
11.09.03.01	19/505018/Full The Old Coach House, Claygate, Marden, Tonbridge Kent TN12 9PL	
	Change of use of part of the site for the stationing of 4 no. mobile homes for Gypsy/Traveller occupation. Creation of new access track adjacent to existing field gate and associated hard and soft landscaping.	

The Parish Council listened to representatives of the many present and voted unanimously for this application to be REFUSED.

Our reasons for objection are as detailed:

1. The proposed development, by way of its design, size and scale, would result in an adverse and incongruous feature in the countryside leading to demonstrable harm to its character, appearance and the quality of the rural landscape which is contrary to policies DM15 and SP17 of the Maidstone Borough Local Plan 2017 and NPPF paragraph 17. 560 SqM of concrete bases. Twice the footprint of the 'pub'.
2. Maidstone Borough Council now has a 7.7 year deliverable land supply for Gypsy and Traveller sites to enable the Council to meet its 5 year plan requirements as required under PPTS 2015 paragraph 10, so there is no need to authorise additional sites.
3. The proposed development is not detailed in the Maidstone Local Plan and planning Law requires that planning must be granted / determined in accordance with the agreed Local Plan, PPTS 2015.
4. The proposed site does not fulfil the requirements for access to Local services for Gypsy and Traveller sites.
5. The ecological impact has not been assessed
6. The proposed caravans will have a harmful impact on the outlook and amenity of local properties overlooking and abutting the site. Neighbours will see 40m of caravans along the field hedge.

7. The application does not state either the location or explain how the septic tank for foul sewerage will comply with the new 2020 septic tank regulation's, also field drainage is not practical on clay in flood zone 2.

We agree with the Environmental Protection Team MIDKENT Environmental Health and would wish to see details on the proposed method of foul sewage treatment, along with details regarding the provision of portable water and waste disposal. These details should include the size of individual cess pits and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

8. Surface drainage has not been addressed. More than a third of the site will either be concrete bases or roadway.

In the immediate area there is a considerable flooding problem which the flood zoning would not have shown. This flood water is deepest on the B2162 just outside the 'White Hart Public House' and badly affects cottages in the adjoining Sheephurst Lane.

Potential flood issues result in no being able to get out of the area when flooding occurs.

The village of Claygate has no shopping facilities, no healthcare facilities [Marden surgery is at full capacity], no childcare facilities, no youth facilities, and very little employment [We refer to para 4J – [Employment Infrastructure of the Department of Communities and Local Government Paper]. The village is poorly served by public transport and is several miles from the nearest main road, has no rail links, and there are no footpaths in the locality of the development to enable safe walking routes to the very limited services.

The local school is at a 97.54% capacity.

The nearest services required are located in the alternative villages of Marden and Yalding which are not reasonably accessible by foot or by public transport. Marden Station [4 year wait for car parking and no guarantee of a space] No buses before 07.00hrs or after 18.30hrs.

Therefore the proposed site does not fulfil the requirements for access to Local services for Gypsy and Traveller sites as is contrary to policies DM15 in the Maidstone Borough local plan 2017 and PPTS 2015 paragraph 13. 5.

As the planning application is requesting 8 car parking spaces, it is clear the proposed site does not fulfil the definition of "sustainability" in policy DM15 in the local plan and PPTS 2015 paragraph 13.

We agree with KCC Highways and would wish to see approved plans that agree in every aspect with those approved under such legislation and common law.

Other planning applications for developments and conversions have been declined both on this actual / adjacent site and within the wider Maidstone Borough due to the increased requirement for cars. This application should be refused on the same grounds for consistency of decision making within the Maidstone Planning Department.

The agent was present at this meeting and has agreed to consult the residents on any upcoming planning applications. He also agreed to attend and brief members of the parish council.

11.09.03.02	19/505083/Full	
	Removal of existing outbuildings and construction of a three-bay garage with store.	
The Parish Council agreed a neutral stance on this application.		
11.19.04. POLICE REPORT	No crime reported for Collier Street since last meeting. Crimes of Note: Marden 2 x trailers stolen	PCSO Nicola Morris

Parish Council Monthly Update	Hunton Tractor/trailers have been stolen recently Person arrested. Anti-Social Behaviour Flytipping – Forge Lane/Haviker Street																																											
11.19.05. Minutes of Previous Meeting/s to be approved	10.19.05.01. Minutes of the meeting of the Full Council on Monday 21 st October 2019																																											
The meeting unanimously agreed that the minutes was an accurate recoding of the said meeting.																																												
11.19.06. Questions from members of the Public.	Public adjournment. To suspend meeting for any public statements for up to 15 minutes in total. Individual items should not be longer than 5 minutes. Members of the public are encouraged to attend Council meetings and raise any pertinent issues at this point.																																											
The Chairman raised the issue of CALL FOR SITES during this item. He briefed the meeting on where we were, and how the matter will progress. A public meeting is to be called late November in order for the Parish Council to listen to views of the residents and include the collated comments within our report by the year end.																																												
11.19.07 Correspondence and Action Points	<table border="1"> <thead> <tr> <th>Reference</th> <th>Factor</th> <th>Lead</th> </tr> </thead> <tbody> <tr> <td>11.19.07.01</td> <td>[CF] Defibrillator Costings for discussion – Watertight donation</td> <td>DG</td> </tr> <tr> <td colspan="3">The Clerk is to progress quotation in respect of this issue.</td> </tr> <tr> <td>11.19.07.02</td> <td>[CF] Members Grant 2019/2020</td> <td>DG</td> </tr> <tr> <td colspan="3">The meeting agreed to consider the use of these monies as a contribution to the defibrillator project.</td> </tr> <tr> <td>11.19.07.03</td> <td>[CF] Community Resilience Emergency Plan Audit</td> <td>DG</td> </tr> <tr> <td colspan="3">This matter is still being progressed.</td> </tr> <tr> <td>11.19.07.04</td> <td>[CF] Update on Arboriculture Report.</td> <td>DG</td> </tr> <tr> <td colspan="3">DG is to provide details for The Clerk to progress.</td> </tr> <tr> <td>11.19.07.05</td> <td>[CF] 'CIL' wish list.</td> <td>AJC</td> </tr> <tr> <td colspan="3">The parish council will consult with the residents on the potential spends of the income from CIL income as a result of the Bentlett's developments. The Clerk will then consult with MBC to agree the spends under the legislative terms laid down by government.</td> </tr> <tr> <td>11.19.07.06</td> <td>Pet Show</td> <td>DG</td> </tr> <tr> <td colspan="3">The Chairman agreed the logistics for the Village Picnic in view of the fact that a wedding will be taking place on the same day.</td> </tr> <tr> <td>11.19.07.07</td> <td>Village Picnic</td> <td></td> </tr> </tbody> </table>	Reference	Factor	Lead	11.19.07.01	[CF] Defibrillator Costings for discussion – Watertight donation	DG	The Clerk is to progress quotation in respect of this issue.			11.19.07.02	[CF] Members Grant 2019/2020	DG	The meeting agreed to consider the use of these monies as a contribution to the defibrillator project.			11.19.07.03	[CF] Community Resilience Emergency Plan Audit	DG	This matter is still being progressed.			11.19.07.04	[CF] Update on Arboriculture Report.	DG	DG is to provide details for The Clerk to progress.			11.19.07.05	[CF] 'CIL' wish list.	AJC	The parish council will consult with the residents on the potential spends of the income from CIL income as a result of the Bentlett's developments. The Clerk will then consult with MBC to agree the spends under the legislative terms laid down by government.			11.19.07.06	Pet Show	DG	The Chairman agreed the logistics for the Village Picnic in view of the fact that a wedding will be taking place on the same day.			11.19.07.07	Village Picnic		
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<p>It was suggested that the VE Day celebrations could be incorporated with the outline plans for a Village Picnic. Cllr Deborah Papas will liaise with the organisers of the picnic.</p>		
11.19.07.08	Feedback on Transport Conference	DG
<p>Extension to the 7.5 tonnes limit is moving forward but is unlikely to be in place until late 2020. A number of issues related to the installation of cameras and data protections are being investigated. Congestion in Kent is a big issue. Collier Street Highways Improvement Plans produced by KCC Highways is an important document and should be updated once a year. DG reported that there has been a 28% increase in traffic in Kent compared to 25 years ago. Van usage has doubled. The statistics show 2,397,000, HGV' s travelling from UK to mainland Europe in 2018. 80% leave by Dover, Folkestone or Ramsgate. Road casualty numbers are reported as: 1994 – 1408 2012 – 575 2018 – 828 10,500 HGV's per day A Highways Improvement Plan is a must. Transport Infrastructure for Kent £128.3m for 31 schemes. Development should only be prevented or refused on Highways grounds – where the residual cumulative impact would be severe - Section 9 para 109 of the appropriate legislation. Kent is the busiest County in England. 1.6m people and 1m cars.</p>		
11.19.07.09	DG meeting with MP Helen Grant	DG
<p>DG met with Helen Grant MP., and briefed her on various parish issues. He was hoping for an accompanied tour of the parish for her to see at first hand. Regrettably her diary did not permit a visit at the present time.</p>		
11.19.07.10	Call for sites	DG
<p>The PC is to plan an open evening for consultation with residents on sites put forward under the 'Call for Sites' paper issued by the MBC Local Development Team. This meeting is envisaged to take place late November.</p>		
11.19.07.11	Parish Website	AJC:S B:AP
<p>Our Website hosts are EIS currently funded by KCC. This will be closed by September 2020 due to the current format not being compliant with the</p>		

	<p>Accessibility Regulations and we will have to consider commercial rates for the transfer of the existing data, the creation, maintenance and support for our new website. The cost will need to be budgeted for and this will be reflected in the upcoming precept calculations. We are currently looking at the various options some put forward by the Kent Association of Local Councils.</p> <table border="1" data-bbox="512 472 1198 584"> <tr> <td data-bbox="512 472 719 584">11.19.07.12</td> <td data-bbox="719 472 1098 584">Resident email – speed on the B2162. Requesting PC action</td> <td data-bbox="1098 472 1198 584">AJC/D G</td> </tr> </table> <p>DG met and walked the route and PCSO Nicola Morris has agreed to involved with this community safety issue. Further lobbying will be necessary as the issue is confronted.</p> <table border="1" data-bbox="512 719 1198 763"> <tr> <td data-bbox="512 719 719 763">11.19.07.13</td> <td data-bbox="719 719 1098 763">VE Day</td> <td data-bbox="1098 719 1198 763">DP</td> </tr> </table> <p>Cllr Deborah Papas has agreed to talk with the organiser of the suggested village picnic and feedback to the next meeting.</p>	11.19.07.12	Resident email – speed on the B2162. Requesting PC action	AJC/D G	11.19.07.13	VE Day	DP	
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<p>11.19.08. Flood Committee Report</p>	<p>DG reports: One positive outcome that has only taken 5years to resolve. Longend Lane ditch has been done.</p> <ol style="list-style-type: none"> 1. Property Level Protection Work is set to continue until March 2020. 2. Some properties have not responded to letters from the EA. We request that these households return their agreements without delay. 3. A new resident has signed up today 4. A review of the Medway Flood Partnership is being looked at by the Strategy Group on the 25th November 2019. Amongst the agenda items are: <ul style="list-style-type: none"> ▪ Is the partnership delivering its aims and objectives? ▪ Is the partnership working on a way forward? ▪ How does the partnership maintain energy and momentum in the delivery of tis objectives? ▪ Cllr Goff will be attending this meeting. <p>Meeting of the Collier Street Flood Group with the agencies on 18th November 2019. DG meeting KCC Drainage on 15th November. Action on the pipe under the road by Wolsey Oast as a follow up to the report completed a few months ago. Drains outside Orchard View. Report from July 2014 showing the drains go nowhere. The White Hart, a subject of a report completed in Autumn 2014 is also being considered.</p>	<p>Lead DG</p>						
<p>11.19.09.</p>	<ul style="list-style-type: none"> ▪ Grass Cutting this week 	<p>Lead</p>						

Recreation Field Report	<ul style="list-style-type: none"> ▪ Car Park potholes repaired. ▪ Work has started to strengthen the post and rail fencing and gate post. 	DG									
St Margaret's School	DG briefed the meeting that under the direction of KCC there is an issue of outside bodies using the school. The head teacher will come back to DG and we should have a briefing at the next meeting.										
11.19.10 • Security CCTV Camera	<p>01. Discuss GDPR implications moving forward</p> <p>Cllr Barham and Cllr Deborah Papas have assisted The Clerk with the interpretation of the GDPR regulations.. Cllr Barham agreed to write a policy to cover the aspect of the CCTV monitoring.</p>	Lead AJC:DP									
11.19.11 FINANCE Accounts Reconciliation	<p>01. The meeting to approve the reconciliation reports for the months of October 2019 [Circulated in readiness for the meeting]. Discuss plans for 'view' authority [under 11.19.11.03] to confirm checks on-line match the hard copy bank statement and the reconciliation reports.</p> <p><i>The meeting approved the reconciliation reports and Cllr Barham signed the appropriate papers. It was agreed that the bank mandate would be extended to allow Cllr Barham to view the bank accounts to verify the contents of future reconciliation reports.</i></p> <p>02. SB to approve and sign October 2019 reconciliation reports and the corresponding bank statements.</p> <p><i>See above</i></p> <p>03. Discuss and approve existing and new bank signatories remove old and agree the level of authority.</p> <p><i>It was agreed that Cllr Sealey and Cllr Deborah Papas would be added as signatories to the parish bank accounts.</i></p> <p>04. Collate bank requirements for The Clerk to change the mandate on-line.</p> <p><i>Papers completed.</i></p> <p>05. The meeting to approve the budget reports.</p> <p><i>The meeting approved the budget reports.</i></p>	Lead Clerk /RFO									
11.19.12. APPROVAL FOR SPENDS	<table border="1"> <thead> <tr> <th>Date</th> <th>Payee</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>22.10.2019</td> <td>The Clerk</td> <td>£625.49</td> </tr> <tr> <td>22.10.2019</td> <td>HMRC</td> <td>£136.60</td> </tr> </tbody> </table> <p><i>The meeting agreed the above mentioned spends.</i></p>	Date	Payee	Amount	22.10.2019	The Clerk	£625.49	22.10.2019	HMRC	£136.60	Lead Clerk /RFO
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22.10.2019	The Clerk	£625.49									
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11.9.13. Borough Councillor's Report	No Borough Councillor present										
11.19.14 Village Hall	Plans are progressing	Lead DG									
11.19.15											

Matters for Discussion at the Next Meeting		
11.19.16. Date of Next Meeting	The Councillor's agreed that no meeting would take place during the month of December unless any extraordinary issues arise.	

Minutes prepared by

ALAN CROCKER

Clerk to Collier Street Parish Council