

MINUTES

Full Council Meeting
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Tuesday 12th JULY 2022
commencing at 7.00pm

In attendance

Cllr David Goff [Chair] [DG]	Cllr Steve Sandys [SS]
Cllr Andrew Papas [AP]	
Cllr Steve Barham [SP]	Borough Councillor Claudine Russell [CR]
Cllr Jack Highwood [JH]	Parish Clerk Michelle Rumble [MR]

07.22.01 Apologies	PCSO Nicola Morris, County Cllr Lottie Parfitt-Read, Cllr Dave Sealey, Cllr Deborah Papas	
07.22.02 Declarations of Interest	None declared	
07.22.03 PLANNING	The Chair of the Planning Committee will chair this section of the meeting.	

22/503088/FULL White Hart, Claygate, Marden TN12 9PL
Erection of 2 pairs semi-detached dwellings with parking and turning area
Associated hard/soft landscaping and landscape/biodiversity improvements
IT WAS RESOLVED BY ALL MEMBERS PRESENT TO GIVE THE FOLLOWING RESPONSE TO THIS APPLICATION AND THAT IT SHOULD BE CALLED INTO COMMITTEE, PROPOSED BY JH SECONDED BY SB

PLEASE NOTE THAT IF THE PLANNING OFFICER IS MINDED TO APPROVE THIS APPLICATION THE PARISH COUNCIL ASK THAT THIS GOES TO COMMITTEE WHERE THEY CAN COME AND TALK ON THIS APPLICATION

We believe this application needs to be resubmitted as we note that potentially misleading errors have been made. It also needs to clarify the change that is being proposed. The accompanying Planning Statement (which is undated) appears to be the same as submitted for the previously approved application 21/50449. As a result, it makes for very confusing reading and does not explain what the change is that is being proposed in the latest application.

We wish to note that:

- 1) The work to convert this former public house has already started by its demolition and it is stated that it has no works have yet taken place.
- 2) The application states that the site is currently unoccupied when the contrary is true. People are currently living at this location and any proposal must take this into account.

The planning statement is misleading as this resubmission does not clearly state what changes have been made to the previous plans. It is only by reading the detailed plans that one understands that an extra floor has been added and as a result appears to have increased the overall floor space by some 40% - not that this has been made clear anywhere nor have the reason been explained.

We ask that this is rewritten and resubmitted so local residents have a clearer understanding of this new proposal.

We still have serious concerns about road safety at his location and how the new development will affect this. As we pointed out in our comments on the previous application, it is not clear how far further east (towards the main road) the proposed building will extend over and beyond the former footprint of the White Hart. We strongly suggest this should be clarified as this is a dangerous corner and partially blind for vehicles emerging from Sheephurst Lane.

Further to the above, the area outside the White Hart was formerly the location of a bus stop which was used on a daily basis by school children. As a result of the fencing now erected, which extends onto the road, a bus stop there is no longer feasible and it has now been re-positioned further up, past the dangerous junction with Sheephurst Lane, and children need to walk up the verges as there is no footpath. A number of parents have expressed serious concerns over the safety of this and we understand this is currently being investigated by Highways. As part of the presentation given to the Parish Council by the developer's agent, an offer was made to allow an area for a bus stop, but this has never materialised.

We strongly believe that Highways should be consulted on this - to both clarify the extent of the new building and also the impact of the loss of the bus stop.

22/502896/FULL Orchard Place, Benover Road, Yalding
Change of use of the land for the siting of 3 no static caravans and 3 no touring
Caravans for Gypsy/Traveller occupation with associated hard and soft
landscaping
(Revised scheme 18/506342/FULL)

IT WAS RESOLVED BY ALL MEMBERS PRESENT TO GIVE THE FOLLOWING RESPONSE TO THIS APPLICATION AND THAT IT SHOULD BE CALLED INTO COMMITTEE, PROPOSED BY JH SECONDED BY AP
PLEASE NOTE THAT IF THE PLANNING OFFICER IS MINDED TO APPROVE THIS APPLICATION THE PARISH COUNCIL WANT THIS TO GO TO COMMITTEE.

We believe that the application has a significant number of incorrect, inconsistent and potentially misleading statements and ask that it be reviewed carefully. We have tried to identify these below and add our own comments.

Extant or Expired

Reference SJM's Covering Letter. This is dated 27 May 2020 and is thus over 2 years out of date. Specifically, this states that the previous application for 2 mobile caravans (viz 18/506342 - which was approved on 21/2/19) is "extant as development has commenced".

Rubble may have been deposited but a visit to the site will show that the field is totally overgrown. We therefore refute the fact that work has already started. In our view it therefore remains an agricultural field and thus a green field site.

As such, we believe that the previous application is no longer extant as 3 years have elapsed. Indeed, the application form itself states that work has **not** started. This despite the fact that 2 previous successful applications have been made for, first one and then two, mobile caravans - neither of which have been acted upon.

Application Form

We also note that the application form contains a number of errors. For example, it states that the site is **not** currently vacant and that the number of parking spaces is 4 whereas the plan shows 6 - plus the 3 areas for the travelling caravans

Flooding

Over the years, many applications have been submitted for this site (several having been refused) and flooding has always been a major issue as the majority of the site lies in Flood Zone 2. The site has flooded as recently as 2013 and, as the FRA admits, "borders a dry island" which illustrates the vulnerability of this location - indeed the FRA states that "post development, the site will become **highly vulnerable**". Ingress and egress of the site is also a major issue as, in the floods of 2001, that "dry island" was **inaccessible by road**.

We also note that the FRA states that the site is primarily in Zone 1 whereas we believe this is misleading as we believe it is primarily in Zone 2.

There is also a discrepancy between the FRA and the planning application as the location plan in the FRA does not show the 3 extra hardstanding areas required for the touring caravans which are present in the main application.

Furthermore, we are particularly concerned that 6.3 Physical Design Measures says...

"To stop the caravans from potentially floating away and becoming a debris hazard during an extreme flood event, the caravans will be securely anchored to their concrete hardstanding by a number of mounting points and flotation devices will be fitted to the bottom".

This implies that these therefore become permanent structures, cannot therefore be described as being caravans and we believe should be subject to full planning regulations.

A further key point we wish to emphasise is that In a recent appeal (APP/U2235/C/20/3264812) for a neighbouring site (also in Flood Zone 2) the planning inspector noted in his conclusion (part 30) that "the site is at considerable risk of flooding, and this will put the welfare of the occupants at risk". Further, that "the development would increase the risk of flooding elsewhere". The appeal was rejected, and the caravans had to be removed.

Thus, whilst we have concerns for the safety of future residents of the site, we would also like to support the comments of local residents over their concerns that the scale of the development will increase the flood risk for the neighbouring properties making them even more vulnerable in times of flood.

Characteristics

The parish council is concerned along with local residents that this green field site will be developed in a manner that is uncharacteristic with the local area and will disturb the landscape and rural character of the area.

Ownership

Lastly, in the covering letter submitted by SJM (dated 27/5/2020) it says that the owner has owned this land for many years, that he doesn't use the site and that a number of other families wish to have pitches here instead. As the previous two approved planning permissions have now lapsed (indeed have never been implemented), we request that this application is not viewed as adding two more touring and 2 more static caravans to this site but instead as a fresh application to put 3 static and 3 touring caravans on a green field site.

Summary

As we trust we have outlined above, there are a significant number of discrepancies in the documentation for this application and we request that it be reviewed carefully.

Furthermore, it is logical to believe that three caravans on this site will put an increased number of people at severe risk during times of flood and will in turn increase the risk of those that live adjacent to the site due the displacement of water the proposed development will have.

Therefore, the Collier Street Parish Council would like object to this application (and indeed would be opposed to **any** future caravans on this site) and if they are mindful to approve it then we request that it goes to committee.

22/502612/FULL Willows End, Green Lane, Yalding
 Change of use of paddock from keeping horses to a seasonal touring camping park,
 Consisting of 10 no pitches with electricity service points.
 IT WAS RESOLVED BY ALL MEMBERS PRESENT THAT THEY SUBMIT A NEUTRAL STANCE ON THIS APPLICATION BUT
 WOULD ALSO LIKE TO ADD THAT THEY FEEL THE HARD STANDING IS NOT NECESSARY. PROPOSED BY JH SECONDED
 BY AP

**07.22.04
 Minutes of
 Previous Meeting/s
 to be approved**

Minutes of Full Council Meeting 14th June 2022,

Full Council approved the minutes of this meeting as representing an accurate recording of the said meeting.

07.22.05

Correspondence and Action Points

None

Reference	Factor	Lead
07.22.06.01	Defibrillator	Lead DG

The Clerk reported that the training is now being delivered online, a link has been sent to all Councillors And this link will also be placed in the Parish magazine for residents if they would also like to do the training

07.22.06.02	CIL MONIES	Lead DG
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Focus/Workshop Group Feedback

- ✚ Health and Wellbeing – Lead Cllr Steve Barham
- ✚ Village Hall – Lead Cllr David Goff said the Village Hall Group are due to meet in August
- ✚ Highways and Community Safety – No update at the moment

Various actions were identified going forward.

- ✚ The Clerk was asked to contact Jennie at KCC re the Highways Improvement Plan and What locations would be acceptable within the Parish for a SID. This was done after the last Meeting but the Clerk has not heard anything, she will chase before the next meeting.

07.22.06.03 HIGHWAYS		Lead DG
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Nothing further to report

07.22.06.04 LORRY WATCH and SPEEDWATCH UPDATE	Lead DG
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Lorry Watch – It was noted that Sarah Perks is no longer doing Lorry watch

Speed watch is still in operation led by Sean Randell.

07.22.06.05 Transfer of portion of Recreation Field Land to St Margaret’s Church

Cllr Goff will be dealing with this going forward, and is due to meet with the Solicitors to progress this Forward.

07.22.06.06 Planter

This was not discussed and will be removed from the agenda

07.22.06.07 Police Report

PCSO Morris was not in attendance and no report had been received

07.22.07 FINANCE Accounts Reconciliation & Finance Reports	Lead Clerk/RFO
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Copy documents sent electronically to all members in advance of the meeting.

07.22.07.01. BANK RECONCILIATION – April, May and June 2022

For members approval.

This was approved by all members present and signed off by Cllr Barham

07.22.07.02. RECONCILIATION STATEMENT – April, May and June 2022

For members approval and sign off.

This was approved by all members present and signed off by Cllr Barham

07.22.07.03. RECORD OF PAYMENTS & RECEIPTS – July 2022

For members approval.

Proposed by DP and seconded by SS ad unanimously agreed by full council.

07.22.07.04. BUDGET REPORT YTD – April, May and June 2022

For members approval

This was approved by all members present and signed off by Cllr Barham

Copy documents sent electronically to all members in advance of the meeting

07.22.07.05 PAYMENTS FOR AUTHORISATION

13.07.2022	Staff Payroll (MR)	£641.67
13.07.2022	HMRC (MR)	£76.80
13.07.2022	Clerks Expenses (MR)	£50.94
DD	EDF Energy	£24.71
DD	EDF Energy	£62.52
DD	Internet Domain 1 and 1 internet	£20.30
DD	Bank Charges	£8.00

Proposed by DG and seconded by SS and unanimously agreed by full council.

07.22.08

Borough Councillor’s Report – Cllr Claudine Russell

MBC Members Report from Cllr Claudine Russell

Dated: July 2022

Museum

The ERL PAC approved the 5-year plan for the museum, and this will focus on a new gallery dedicated to archaeology along with a review of governance. This is an exciting project and one that I’m looking forward to working on.

Boundary Review

The boundary commission have recommended that Marden and Yalding ward stay as a 3-member ward, but that Hunton will be added into the ward as well. This is open for commenting on and links to the boundary commission comments page can be found on the Maidstone borough website.

Design and Sustainability DPD

Work has commenced on the design and sustainability DPD, and we have had an initial briefing of concept and have given our thoughts on what should be included to the consultants. If there are any new build estates that you believe are exemplars of design and sustainability, please let me know and I will pass on as part of the next stage is that the consultants will cross the borough looking at examples of various designs that we like. I have pointed them in the direction of the neighbourhood plan already and they are aware that there are design standards within it.

Maidstone Task Force

Will be located in Marden and Yalding ward for the foreseeable future, Nicola Morris is a good way of communicating with them but equally one of the partners is MBC and our community protection team so please feel free to raise any issues that you want them to look at with me or one of the other ward councillors and we will raise them with the team.

Speed watch/Lorry Watch

I have sent the police part of the team over some data and photo and also the link to where the residents were on the BBC news recently. They have said that they will look into it. Also, they did mention that some parish councils pay for enforcement of certain items such as speeding, I'm not at all sure that this is something that you would be interested in but I have asked them to send me over the detail and costs for it which I will forward as soon as I get it.

Sheepwash Solar

I have called the application in to planning committee should officer be minded to approve it, I saw that you have as well. I forwarded my call-in email to you, and I am happy to speak at committee for the application – I will contact you regarding what I am going to say.

Maidstone Community Cohesion Event

This is on throughout the town centre this Saturday 16th July, it's a great free event for all the family and there will be so much to see and join in with and it will combine with the Maid fest town centre discounts so should be a good and cheap day out for all.

Please feel free to contact me for any help with issues via email claudinerussell@maidstone.gov.uk and I am more than happy to attend a meeting to discuss any issues.

06.22.09

County Councillor's Report – Cllr Lottie Parfitt-Reid

Not in attendance and no report received

07.22.10 Recreation Field

The Clerk reported that Marden Minors had paid up to date and that the new Pitch agreement had been sent and was awaiting any amendments which they wish to make before signing

07.22.11 Flooding Update

Lead DG

DG – No update at the moment

07.22.12

Date of Next Meeting

The meeting confirmed that the next full meeting, scheduled to take place as a physical meeting, in The Orchard Room, St Margaret's School, Monday 5th September at 7.00pm

Prepared by | MICHELLE RUMBLE | Clerk to Collier Street Parish Council