

MINUTES

Full Council Meeting
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 3rd OCTOBER 2022
commencing at 7.00pm

In attendance

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| Cllr David Goff [Chair] [DG] | |
| Cllr Jack Highwood [JH] | |
| Cllr Steve Sandys [SS] | |
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| Parish Clerk Michelle Rumble [MR] | |
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| 10.22.01 Apologies | Cllr Barham, Cllr Sealey, Cllr A Papas, Cllr D Papas, Borough Councillor Claudine Russell, County Councillor Lottie Parfitt-Reid, PCSO Nicola Morris | |
| 10.22.02 Declarations of Interest | None declared | |
| 10.22.03 PLANNING | The Chair of the Planning Committee will chair this section of the meeting. | |

22/504229/FULL – Martins Farm, Spenny Lane, Marden
Conversion of an agricultural building into 2 no. residential dwellings to include the erection of a Single storey rear extension (Change of use approved under 20/505100/PNQCLA)
It was RESOLVED BY ALL MEMBERS TO APPROVE A NEUTRAL STANCE ON THIS APPLICATION

22/501335/Full – Solar Farm on Land North of Little Cheveney Farm, Sheephurst Land, Marden

Collier Street Parish Council has considered the above application and has the following comments.

The Parish Council took part in a virtual event during the consultation process and note some of our comments have been incorporated into the planning application.

The Council would like to see the application go to the Planning Committee for discussion.

The size of the site would mean the loss of valuable agricultural land from productive food production. This is against the backdrop of a shortage of grain across the world. Central Government have stated that as a country we need to be more sufficient and be more food secure. The application says 7.5% of the land from the farm would be lost. The concerns are the cumulative effect given all the other building happening in the Weald increasingly productive farmland is being taken out of food production. This must be of major concern to the nation.

There is concern over the traffic design statement as to how the construction traffic will access the site. Several roads in the area are subject to a 7.5 tonnes limit. The roads proposed for traffic delivering are all not suitable for heavy HGV construction traffic. The roads being suggested for traffic are roads designed in the 19th Century for Horse and Cart and not for 40-ton lorries of the 21st century. There are already some 20,000 plus vehicles using Green Lane, Collier Street and 23,000 plus using the B2162 through the village. Official figures are available through the Collier Street Parish Council. Surveys conducted in October 2018.

We would ask careful consideration is given to what the flow of traffic should be during the construction and the hours the vehicles are allowed to access the site if the application is approved.

Traffic movements should be limited to 8 to 5 Monday to Friday with no weekend traffic.

We have concerns over the proposals of another potential large Solar Farm in the area. There are proposals to construct one less than a mile away across the fields. The size proposed is 163 acres. The site is on the B2162. This other site falls within the remit of Tunbridge Wells Council. This application is at the consultation stage. The Bockingfold Solar Farm has a website. www.bockingfold-solar.co.uk

We would ask both councils to work together on this and ensure that if both the proposals are developed is there a need for both as described in such proximity to each other. The impact on the weald countryside would be considerable.

If both were permitted, it would a massive and detrimental impact on those who live in the local rural communities. The accumulative loss of good agricultural used for food production land cannot continue the scale that is happening in the Southeast.

The construction of both sites would have a major impact on the Weald landscape and have a detrimental effect on the wildlife in the area.

The Flood risk assessment does not seem to be adequate as the site is in in Flood Zone 3 and the implications that during flooding Sheephurst Lane is often shut. The site is also adjacent to the Lesser Teise River which often floods.

There appears to be no comments from the EA or the Upper Medway Internal Drainage Board on potential flood risk.

PLANNING DECISIONS

Orchard Place, Benover Road, Yalding

Change of use of the land for the siting of three no static caravans and three no touring caravans for Gypsy/Traveller occupation, with associated hard and soft landscaping (revised scheme) to 18/506342/FULL

APPLICATION REFUSED

10.22.04

Minutes of the meeting held in September 2022 to be approved.

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

10.22.05

Correspondence

Any correspondence had been circulated prior to the meeting.

Cllr Goff will speak with the neighborhood watch coordinator to ask if all reports could also be sent to the Clerk.

10.22.06

CIL MONIES

Lead DG

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 – Cllr Deborah Papas and Cllr Andrew Papas were not in attendance and therefore no update at this meeting.

10.22.07

HIGHWAYS

Lead DG

Cllr Goff reported that he had forwarded the HIP to the new West Kent Improvement team, the Clerk had also spoke with them, and asked for a site meeting – they stated once they have received an updated HIP, they would have a site meeting to discuss what was on the HIP.

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| 10.22.07.01 LORRY WATCH and SPEEDWATCH UPDATE Cllr Goff met with the Speed watch Coordinator to discuss the findings from the last meeting and a way Forward. Lorry Watch is not taking place at this moment, but there had been a meeting to discuss a way forward for Lorry Watch. | Lead DG |
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| 10.22.08 Transfer of portion of Recreation Field Land to St Margaret’s Church Cllr Goff reported no update at this time |
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| 10.22.09 Police Report PCSO Morris was not in attendance and no report had been received |
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| 10.22.10 FINANCE Accounts Reconciliation & Finance Reports | Lead Clerk/RFO |
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| Copy documents sent electronically to all members in advance of the meeting. |
| 10.22.10.01. BANK RECONCILIATION – September |
| For members approval. Cllr Goff signed the Bank Reconciliation |
| 10.22.10.02. RECONCILIATION STATEMENT – September 2022 |
| For members approval and sign off – Cllr Goff signed the Bank Statement |
| 10.22.10.03. RECORD OF PAYMENTS & RECEIPTS – October 2022 |
| For members approval – It was RESOLVED by all members present to make the payments |
| 10.22.10.04. BUDGET REPORT YTD – September 2022 |
| For members approval – It was RESOLVED by all members present to accept the Budget Report |
| Copy documents sent electronically to all members in advance of the meeting |

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| 10.22.10.05 PAYMENTS FOR AUTHORISATION | | |
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| DD - OCTOBER | Website Emails | £20.39 |
| OCTOBER | STAFF PAYROLL | £594.07 |
| OCTOBER | STAFF EXPENSES | £62.08 |
| OCTOBER | HMRC - PAYE | £124.40 |
| DD- SEPTEMBER | EDF - STREETLIGHTING | £71.10 |
| DD - SEPTEMBER | HSBC – BANK CHARGES | £8.00 |
| | It was also RESOLVED that the Clerk could purchase a Filing Cabinet and some stationery | |

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

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| 10.22.10.06 | |
| HSBC MANDATE | |
| This was signed by the members present, and will be returned to the Clerk so that it can be sent to HSBC For them to update | |
| 10.22.10.07 | |
| LETTER TO HSBC | |
| The Clerk asked the signatories if they could sign a letter, so that the main point of contact at HSBC could be amended from Mr Alan Crocker to Ms Michelle Rumble, and that the Commercial Card which is also still in the previous Clerks name could be cancelled. | |
| 10.22.11 | |
| Borough Councillor's Report – Cllr Claudine Russell | |
| Not in attendance and no report received | |
| 10.22.12 | |
| County Councillor's Report – Cllr Lottie Parfitt-Reid | |
| Not in attendance and no report received | |
| 10.22.13 | |
| RECREATION FIELD | |
| 10.22.13.01 | |
| Marden Minors Football Agreement | |
| This had been circulated prior to the meeting, but it RESOLVED to take this to the next meeting due to Councillors not being present. | |
| 10.22.13.02 | |
| Play area Inspection report | |
| This was noted by all members present, there were no areas of concern raised which needed to be discussed. | |
| 10.22.14 | |
| Flooding Update | Lead DG |
| No update at this time. | |
| 10.22.15 | |
| Date of Next Meeting | |
| The meeting confirmed that the next full meeting, in The Orchard Room, St Margaret's School, Monday 7 th NOVEMBER 2022 AT 7PM | |

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