

MINUTES

Full Council Meeting
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 3 APRIL 2023
commencing at 7.00pm
In attendance

Cllr Andrew Papas [Chairman] [AP]	Cllr Steve Sandys [SS]
Cllr Jack Highwood [JH]	Cllr Dave Barham [DB]
Parish Clerk Michelle Rumble [MR]	Borough Councillor Claudine Russell [CR]

04.23.01 Apologies	Cllr Deborah Papas, Cllr Dave Sealey, Cllr Lottie Parfitt-Reid PCSO Nicola Morris	
04.23.02 Declarations of Interest	None	
04.23.03 PLANNING	The Chair of the Planning Committee Cllr J Highwood will chair this section of the meeting.	

23/500875/FULL – Armourcoat, Brook Farm, Longend Lane, Marden

Erection of a mixed use industrial/storage unit/Class B2 General Industry/Class B8 Storage and Distribution with associated parking.

It was **RESOLVED** by all members present to give a **NEUTRAL STANCE** on this planning application.

23/501439/FULL – Little Spitzbrook Farm, Haviker Street, Collier Street

Section 73 - Application for removal of condition 6 (Restrictions to Permitted Development Rights) pursuant to 21/505764/FULL for - Proposed use of a building as a single dwelling with the laying out of a private garden including erection of woodstore, two car parking spaces and driveway. Landscaping. (Part retrospective).

It was **RESOLVED** by all members present to give a **NEUTRAL STANCE** on this planning application

23/501414/FULL – APRIL COTTAGE, Spenny Lane, Marden

Erection of a conservatory to the rear of the property.

It was **RESOLVED** by all members present to give a **NEUTRAL STANCE** on this planning application

23/500702/FULL – Atlas Eco Gym, Green Lane, Marden

Removal of existing barn and erection of a building and siting of 4no containers to create an eco-friendly community-based fitness facility/gym with new vehicular access and parking (Retrospective).

It was Proposed by Cllr Highwood, Seconded by Cllr Barham and **RESOLVED** by all members present to object to this application for the following reasons:-

Whilst we fully understand the aims and objectives of the new gym, Collier Street Parish councillors are unanimous in wishing to object to the application as it stands on road safety grounds.

We would like to point out the highly dangerous location this development is using for its vehicular access. It is situated on a busy road (Green Lane) and near a blind corner that is known locally as an accident hotspot and is a national speed limit. Despite the new access having been moved in recent months, in our view the access is still dangerously close to this same blind corner. This access lacks the necessary visibility displays for cars to exit this site.

We are aware of three cars that have come off the road since the opening of the gym and two of our parish councillors ~~has~~ have already had to take extreme emergency action to avoid a serious collision with a car emerging from the gym. It is our collective opinion that any health benefits promoted by this planning application would be outweighed by the potential loss of life or serious injury that might ensue in a road accident caused by the lack of design and the poor siting of this development's access.

We note that the issue of the location of the new access has not been covered in the application. We would therefore ask that Kent Highways be consulted on whether it poses a serious risk. We also understand that permission needs to be obtained from the UMIDB as the access crosses over one of their ditches. Indeed, the drainage ditch has now been restricted in two places following the resiting of the access.

Taking the above two points together, we are surprised that access to the site was not considered to be from the lane leading off Longends Lane rather than directly off Green Lane.

Finally, we also note that the application falsely argues that an agricultural building was previously present on the site. To our knowledge, no such barn existed - although there are recollections of 2 pig styes being present on the site.

04.23.04
PLANNING DECISIONS
As follows

23/503884/SUB

The Old Coach House, Claygate, Marden .TN12 9PL.

Submission of details pursuant to conditions 3 (materials), 4 (method of demolition and storage arrangements for resulting materials), 10 (management plan for area adjacent to garden), 11 (hard and soft landscaping scheme), and 13 (construction management plan) of application 22/501795/FULL.

APPLICATION PERMITTED

23/500119/FULL

1 Forstal Cottages, Green Lane, Yalding.

Erection of a two-storey side extension, and loft conversion with rear dormer including alterations to drive and parking area.

APPLICATION PERMITTED

04.23.05
MEMBERS OF THE PUBLIC QUESTIONS

The meeting will be adjourned to hear from members of the public.

No public were present

04.23.06

Minutes of the meeting held in MARCH 2023 to be approved.

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

04.23.07

Correspondence and Action Points


None

04.23.08

HIP

Cllr Deborah Papas was not in attendance but had submitted a report prior to the meeting which was read out by Cllr Andrew Papas

HIP update for PC meeting Monday 3rd April

HIP item #	Request	Response	Ongoing	Potential	Description from need
2	Pedestrians in road signage. 	Planners have identified two potential locations where the footway ends. However, they want evidence of how many use this route regularly. DP has asked local parents to take some photos of the school run and these will be forwarded via the Clerk in due course.	Yes	Yes	DP obtain photos
3	Intention warning signs and reinstallation of 'NO FOOTPATH Beware of Pedestrians' sign at the mouth of the road to stop heavy goods vehicles from entering the road at the junction of B2162 & Longend Lane.	Assessment shows that the existing signs are of correct size and clearly visible. In addition, there is also already a SLOW sign. Drivers not aware of the village may not be suspecting the road to be so near over the bridge. So no further action to take.	No	No	No
3	Width restriction signs better placed.	There are limitations of where they can install and the maintenance crew have been asked if they can relocate the sign to the top of the pole and orient it at a better angle so it is facing oncoming traffic.	Yes	Yes	No
3, 5 & 8	30mph entry terminals on B2162. Dragons teeth in two locations.	The telematics results show that majority of traffic is travelling at or below 30mph. In the evening, it is slightly higher. No excessive speeding north of Green Lane was found. No improvements for the northern gateway. To improve on the southern gateway by relocating the terminal signs would be expensive and time consuming and a new Traffic Regulation Order would be required. Indicated a non starter. Also new signs and lines policy that has been introduced also means these will no be considered.	No	No	No
6	Junction warning sign and SLOW painted - Jarmons Lane and B2162.	Signs can only be put in when justification is proven. As there has only been one slight injury collision recorded at this junction, it is hard for justification. It was also highlighted that the road is fairly straight. No signage will be considered.	No	No	No
7	SLOW markings on road either side of Haviker Street / Green Lane junction next to warning signs	Authorised to do. PC to pay. Decision to be made. <i>CIL money to be used depending on quotation.</i>	Yes	Yes	Authorisation to be given proceed from

					Design Team
	Layby in Jarmons Lane	Non-starter due to potential damage. Feels just locals parking there and PC could police ourselves if we had time to speak to drivers and point out the risks and ask them to park elsewhere.	No	No	No

04.23.08.01

CIL MONIES

RE-SURFACING VILLAGE HALL CAR PARK

This has now been approved and the work will start on the 6th of April 2023, Arnolds were given the contract. The Car park will be closed whilst the work is carried out.

04.23.08.02

CIL MONIES

PLAYGROUND EQUIPMENT FOR OLDER CHILDREN

Cllr Barham spoke on this item; he has not had the time to investigate this but will endeavour before the next meeting to have a look at some local play areas which have facilities for older children.

04.23.08.03

HIP – REPORT ALREADY GIVEN

04.23.08.04

CIL MONIES

VILLAGE HALL DONATION

This was briefly discussed by all members. Cllr Andrew Papas will talk with Ben Ward from the Village Hall Committee and updated members at the next meeting.

04.23.09

TRANSFER OF PORTION OF RECREATION FIELD LAND TO ST MARGARETS CHURCH

The Clerk reported no update on this at the moment.

04.23.10

POLICE REPORT

PCSO Morris was not in attendance. This item will be removed from the agenda from next month.

04.23.11

FINANCE

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

04.23.11.01. BANK RECONCILIATIONS – MARCH 2023

For members approval. Cllr A Papas signed the Bank Reconciliation

04.23.11.02. RECONCILIATION STATEMENTS – MARCH 2023

For members approval and sign off – Cllr A Papas signed the Bank Statement

04.23.11.03. RECORD OF PAYMENTS & RECEIPTS – APRIL 2023

For members approval – It was **RESOLVED** by all members present to make the payments

04.23.11.04. BUDGET REPORT YTD – MARCH 2023

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

04.23.11.05**PAYMENTS FOR AUTHORISATION****MARCH 2023**

DD - FEBRUARY	WEBSITE EMAILS	£20.39
DD – MARCH	WEBSITE EMAILS	£32.38
APRIL	CLERKS SALARY	£782.17
APRIL	EMPLOYERS NIC	£3.33
APRIL	STAFF EXPENSES (MR)	£77.13
APRIL	AUDITING SOLUTIONS – INTERNAL AUDIT	£180.00
APRIL	BANK CHARGES	£8.00
APRIL	COLLIER STREET PRIMARY SCHOOL – HIRE COSTS	£11.35
APRIL	EDF – STREET LIGHTING ENERGY	£111.28

04.23.11.06**FINANCIAL RISK ASSESSMENT**

The Clerk circulated to all members prior to the meeting a copy of the Financial Risk Assessment which needs adopting.

It was Proposed by Cllr Papas, seconded by Cllr Barham and **RESOLVED** by all members present to adopt the Risk Assessment.

04.23.12**BOROUGH COUNCILLOR'S REPORT – CLLR CLAUDINE RUSSELL****MBC Members Report from Cllr Claudine Russell****2022-2023**

It's been a busy year, both in terms of the ward and Maidstone Borough as we entered the cabinet system and I was elected to be the Cabinet member for Leisure and Arts.

The preceding year has seen me try to help ward residents with their queries on planning, housing, waste collection and other council matters as much as possible, speaking at planning committee on behalf of residents such as the solar farm application and the White Hart application, battling with Golding Homes to try to get a number of house issues resolved and contacting the waste team to find out why a waste collection has been missed. I've been influencing South East Water through their consultation about future water supply issues and various online meetings and the police and MPs on rural crime issues that affect farmers via a meeting that I arranged that was well attended with good action points agreed, both part of the number of issues that affect our ward. In particular, I am still actively involved in opposing the Reed Court chicken farm in Chainhurst and the outline application for housing in Yalding, working with enforcement colleagues to prevent the further development without planning at Tanner Farm, opposing any KCC closure of the Children's Centre in Marden and I was pleased to see that a CPN had been finally issued in respect of the dog incidents in Collier Street.

In my cabinet role I have managed to work with officers to secure funding and designers to develop a new gallery at the Museum, worked out a sensible timeline to re-invest in a new leisure centre whilst simultaneously gaining approval for a minor practical refurbishment to the current centre and opened the new visitor café and toilets at Mote Park. I have made various decisions along with the cabinet member for Communities and Public Engagement on how to distribute the UK Share Prosperity grant money that was awarded to bring life to Maidstone Town Centre and working with officers and partners have put on many different town centre events designed to promote pride in place and increase footfall in our County Town.

Within the wider council you may have seen that we have awarded a new waste collection contract, the local plan has passed the stage 1 hearings and we continue to purchase both land and houses for our affordable housing stock for local people. Our town centre strategy is in its infancy but the aim is a bold one and now that it is being

looked at as a cohesive place with some resourcing behind it, the strategy for how Maidstone exists and evolves into the future is starting to emerge.

As always, if you need my help, please do not hesitate to email me at claudinerussell@maidstone.gov.uk

04.23.13

COUNTY COUNCILLOR'S REPORT – CLLR LOTTIE PARFITT-REID

Cllr Parfitt-Reid was not in attendance no report had been received.

04.23.14

**RECREATION FIELD
PLAY INSPECTIONS**

The Clerk had sought a quote from an outside company to conduct this inspection on a monthly basis at a cost of £40 plus VAT. The Clerk will circulate the quote to all members.

REPAIRS

The Clerk will seek a quote to have the roof repaired.

CORONATION EVENT

The Clerk had circulated prior to the meeting a donation request from the people organizing the Coronation Event which will take place on the 7th May at the Primary School. The Group had asked for £1025 as a donation. The members discussed this, and it was **RESOLVED** by all members present that due to Budget Constraints and the Budget had already been set for the 2023/23 year there was not enough in the Budget to allocate towards the Coronation Event. The Clerk will inform the organisers of their decision.

04.23.15

Flooding Update

Cllr Sandys gave his report.

03.23.16

Date of Next Meeting

The Parish confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on Tuesday the 9th of May (due to the Monday being a Bank Holiday). This meeting will be the Annual Meeting of the Parish Council. The Clerk will send out invites to the local organisations.

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