

MINUTES
PARISH COUNCIL MEETING
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 4TH MARCH 2024
commencing at 19.00PM
In attendance

Cllr Andrew Papas [Chairman] [AP]	Cllr Steve Sandys [SS]
Cllr Jack Highwood [vice-chairman] [JH]	Cllr Steve Barham [SB]
Cllr Deborah Papas [DP]	
Cllr Kelly Rigden [KR]	
Parish Clerk Michelle Rumble [MR]	Borough Councillor – Cllr Russell
4 members of the public	

24.03.01 APOLOGIES	Cllr Lottie Parfitt-Reid,	
24.03.02 DECLARATION OF INTEREST	None	
24.03.03 MINUTES	MINUTES OF THE MEETING HELD IN FEBRUARY 2024 TO BE APPROVED.	
	Full Council approved the minutes of this meeting as representing an accurate recording of the said meeting. Cllr A Papas signed the minutes as a true and accurate record.	
24.03.04 BOROUGH COUNCILLOR REPORT	<p style="text-align: center;">MBC Members Report from Cllr Claudine Russell</p> <p style="text-align: center;">Dated: March 2024</p> <p>Events The Heart of Kent Walking Festival is on from the 15th to the 24th March – tickets (free and some nominal price tickets are available on the visit Maidstone website). The medieval fayre is once again on at Easter. It's held in Brenchley Gardens and takes place on Saturday 6th April from 11am-4pm. The beautiful owls are back and volunteers are wanted for the knight and princess training! Don't forget about the 6 weeks of the summer series of events again providing free entertainment in the town centre.</p> <p>Museum Gallery We are on course to open the new Archaeology gallery at the start of June and are happy to report that the museum had its busiest ever day for visitors over the last half term.</p> <p>Fly Tipping and Waste Crime Despite some recent reports to the contrary the waste crime team have investigated 103 offences of waste crime since January 2021 and have issued fixed penalty notices generating £26,000. The team have dealt with 40 abandoned vehicles since 1 January 2024 and a notable recent success was the seizure of a 32 tonne tipper</p>	

	<p>truck. The vehicle was being used to illegally dump waste and using ANPR technology the team were able to identify the vehicle and impound it subject to the driver being prosecuted.</p> <p>Community Resilience Fund The fourth phase of the Community Resilience Fund will be open for applications from 4th March to 24th March. Organisations can apply for one off funding of between £500 and £5,000 for projects that benefit the physical and mental wellbeing of residents.</p> <p>Budget The budget passed through full council with no amendments being tabled to it. We are pleased with the stable financial position that the council has been left in following our term in office and given the difficulties facing the council with regard to temporary accommodation and with the wider context of other councils, Maidstone is in a strong position going forward. The capital budget has some large items in it, notably the continuing 1,000 affordable house programme and it is imperative that councillors realise the revenue implications for some of the bigger capital spend plans and plan spends accordingly going forward.</p> <p>Local Plan The timeline is now extremely close to the election and there are indications that not all groups are supportive of the plan. It is important to realise, there are not enough brownfield sites to accommodate the numbers that the plan is required to deliver and to step away from the plan at this stage means a “timing out” of the evidence base, requiring a start again from Regulation 18 and an approximately 2 year period. Within that time we will be without a plan, and without our 5 year land supply, allowing a developers charter in any area that they wish to submit a planning application for.</p> <p>As always, if you need my help, please do not hesitate to email me at claudinerussell@maidstone.gov.uk</p>	
<p>24.03.05 COUNTY COUNCILLOR REPORT</p>	<p>Cllr Lottie Parfitt-Reid was not in attendance and no report had been received.</p>	
<p>24.03.06 PLANNING MATTERS</p>	<p>The Chair of the Planning Committee Cllr J Highwood will chair this section of the meeting. NEW PLANNING APPLICATIONS</p>	
<p>APPLICATION REF: 24/500157/FULL ADDRESS: Lawton Place Benover Road Yalding Kent ME18 6AU. PROPOSAL: Proposed detached covered external kitchen area with integrated steam room. COMMENTS DUE BY: 1 March 2024 [Extension applied for] CASE OFFICER: Ping Tye PingTye@Maidstone.gov.uk IT WAS RESOLVED BY ALL MEMBERS TO A NEUTRAL STANCE</p>		<p>full</p>
<p>Application No: 24/500115/FULL</p>		

Location: Moat Farm Oast Collier Street Tonbridge Kent TN12 9RR

Proposal: Conversion of existing outbuilding together with new build extensions to provide single storey detached 2-bedroom dwelling. We have received revised details concerning this application. Amended plans and additional information received 13.02.24.

IT WAS RESOLVED BY ALL MEMBERS TO MAKE THE FOLLOWING COMMENTS ON THIS APPLICATION
COMMENTS DUE BY: 6 MARCH 2024

APPLICATION REF: 24/500393/FULL

ADDRESS: Orchard Place Benover Road Yalding Kent ME18 6AU

PROPOSAL: Change of use of the land for the siting of 3no. static caravans and 3no. touring caravans for Gypsy/Traveller occupation as a single site, with associated hard and soft landscaping and habitat/biodiversity improvements (part retrospective, revised scheme to 18/506342/FULL).

COMMENTS DUE BY: 8 March 2024

CASE OFFICER: Francis Amekor FrancisAmekor@Maidstone.gov.uk

It was RESOLVED BY ALL MEMBERS PRESENT TO OBJECT TO THIS APPLICATION ON THE FOLLOWING GROUNDS AND WOULD ALSO LIKE TO SEE THIS APPLICATION GO TO PLANNING COMMITTEE IF MBC ARE MINDED TO APPROVE.

The Collier Street Parish Council notes that very little has changed since the last application (22/502896) was refused and therefore propose that the following grounds given in that refusal should also remain true for this latest application:

1. Visual Harm
2. Flood Risk
3. Road Safety

Indeed, in relation to (2) it would appear that the vulnerability aspect of the flood risk has increased under this latest application as it would be putting even more people at risk. We deduce this from the application details which states that each of the 3 proposed static caravans is now to have 3 bedrooms whereas the previous application asked for the siting of 2 static caravans and implied each had only 2 bedrooms.

We also would like to refer you to our comments we made for the last application which include:

1. Challenging the statement that work has started on the previously approved application (18/506342). Piles of rubble may have been randomly deposited but in our view, it remains an agricultural field (and thus a green field site) and therefore previously granted permission is no longer extant.
2. We believe the FRA may be misleading as we believe the site is primarily in Flood Zone 2 and the numerous mapping and factual errors found in that report are still present. Even if this report is to be respected that it should be noted it does state that "post development, the site will become highly vulnerable".
3. We note that the static caravans will be securely anchored to their concrete base which we believe makes them permanent structures which in turn we propose means it should be subject to full planning regulations.
4. In a recent appeal (APP/U2235/C/20/3264812) for a neighbouring site (also in Flood Zone 2), the inspector noted that the site is at considerable risk of flooding and rejected the appeal. The caravans had to be removed.
5. The danger to residents, road users and the applicants themselves if this application is allowed to proceed as the proposed access lacks the required Visibility Splay that would allow the safe entry and exiting from this site.

In conclusion, we object to this application (and indeed would be opposed to any future caravans on this site).

If MBC are mindful of approving this application, we would like to request it goes to committee, so we are able to discuss these points further in person.

APPLICATION REF: 24/500358/FULL

ADDRESS: Armourcoat Brook Farm Longend Lane Marden Kent TN12 9SE

PROPOSAL: Erection of a mixed use industrial/storage unit (Class B2 General Industry/Class B8 Storage and Distribution) with associated parking (resubmission of 23/500875/FULL).

COMMENTS DUE BY: 1 March 2024

CASE OFFICER: William Fletcher WilliamFletcher@Maidstone.gov.uk

APPLICATION REF: 24/500238/LBC

Address: 1 & 2 Haviker Street, Collier Street, TN12 9RG

PROPOSAL: Listed Building Consent for insertion of 7 no wooden replacement windows.

COMMENTS DUE BY: 18 March 2024

CASE OFFICER: louisewelsford@maidstone.gov.uk

IT WAS RESOLVED BY ALL MEMBERS TO A NEUTRAL STANCE

APPLICATION REF 23/505759/FULL

ADDRESS: BRANDENBURY FARM, HAVIKER STREET, COLLIER STREET

Installation of a new electricity sub-station

COMMENTS DUE BY: 21ST MARCH 2024

CASE OFFICER: GauthamJayakumar@maidstone.gov.uk

It was RESOLVED BY ALL MEMBERS PRESENT TO A NEUTRAL STANCE/NO COMMENT

24.03.06.01

PLANNING DECISIONS

Appeal Ref: APP/U2235/W/23/3321094

Land north of Little Cheveney Farm, Sheephurst Lane, Marden, Kent.

22/501335/FULL | Installation of a renewable energy led generating station comprising of ground-mounted solar PV arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

APPEAL DECIDED

APPEAL ALLOWED AND OR NOTICE QUASHED

24.03.06.02

PLANNING CORRESPONDENCE

NONE

24.03.07

PUBLIC FORUM

MEMBERS OF THE PUBLIC QUESTIONS

The meeting was adjourned at 19.18pm

Three members of the public were present and one of the residents wanted to ask the Parish Council why the Parish Council has remained Neutral on the Moat Farm planning application, and would like to ask that the Parish Council reconsider their comments especially as it is in a Flood Zone 3 and the application is only 8 metres from a Grade 11 Listed Barn, the resident stated that they did not feel that the Parish Council comments are not consistent with other applications they have commented on. There have been many neighbour comments objecting to this application and would like to see them

look at these comments and re-think their decision. The Chairman stated that they would be prepared to look at this application again.

Another resident The Chairman of the Village Hall stated that the Village Hall have recently had their Annual Meeting a copy of which will be sent to the Clerk so that it can be included in the minutes.

The meeting reconvened at 19.37pm

Cllr Russell and two members of the Public also left the meeting.

24.03.08

CORRESPONDENCE AND ACTION POINTS

KALC Maidstone Area Committee Minutes

Local Government and Public Involvement in Health Act 2007 The Maidstone Borough (Parish Election Cycle) Order 2023.

24.03.09

CIL MONIES

No updates at this meeting.

24.03.10

VILLAGE HALL

The Chairman spoke on the monies due to the Village Hall, which has still to be decided as to how much the Parish Council can commit to the Village Hall. The Budget will be looked at again.

The lights at the Car Park were also discussed briefly and these could also be used for the Village Hall.

VILLAGE HALL REPORT

SPRING 2024

Chairperson – Ben Ward

Work has begun on making the village hall a useable space. Although as this is being done with the spare time of trustees, progress is slow. With the low level of funds available this is not something we can afford to pay others to do. The materials required to make the hall safe to use will clear all funds currently held in the charity's bank account.

We have found that the roof is in good order, but a large portion of the flooring will need to be replaced. The electrical system will need replacement and a form of heating will be required although it can only be electrically powered heating as there is no gas in the hall. A new ceiling will need installing as the old stage area has left a hole in the ceiling where it was a raised platform. The outside soffit, fascia and guttering will need attention to get rainwater away from the building rather than run down it. The area around the hall needs to be tidied up as the trees and bushes are encroaching on the building.

With all this work to be done funding of this is our biggest challenge. We need more trustees to join us in our efforts. I hope that as the locals are so passionate about it not being a hall that some might want to help us and also have an input on the future use and be the voice for the local community's concerns.

The space will not be a village hall again, but the use of the space is still undecided. It will need to be something that provides an income for the charity so that a new hall on the village green can be funded.

Changing offices on our bank account is painfully hard work so we plan to change bank accounts to make this easier and to a more modern user-friendly banking system. We are also having trouble with our charity's commission information being uploaded and kept up to date. Me and the treasurer plan to get this resolved.

In terms of funding, we have an amount due to us from the Collier Street Parish council. This amount was agreed to be £2000 a year. As it stands 12 years have not been paid. I am awaiting to find out when this will be paid to the Village Hall. At the moment we have no other streams of income.

Ben Ward.

**24.03.11
HIGHWAYS
HIP**

Cllr Deborah Papas has a Teams meeting with Greg from the Highways Department to discuss the newly updated HIP. If any members would like to join the meeting to let Cllr D Papas know and she will send them a link to the meeting.

Cllr D Papas has also stated that she is reporting and has been reporting signs in the Village which need to be re-painted/repared. Some have been done but there are still a few more to do.

Cllr Barham has also written to Kent County Council about the resurfacing which took place along Longend Lane as Tarmac has been poured into the drainage ditch, he has received no response as yet.

The Councillors also wanted to look at the Hydrant Map.

Cllr Highwood has again been looking at the drainage problems around the Village. He said that Moors Farm has been flooded and the Internal Drainage Board have been contacted on this. The sandbags at the Village Hall have been placed over the culvert which will need to be removed. The drainage problems at Butchers Mere are still ongoing. Macmole have been looking at putting a drain under the road to try and resolve the drainage problems in this area.

**24.03.12
FINANCE**

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

24.03.12.01. BANK RECONCILIATIONS – FEBRUARY 2024

It was Proposed by Cllr D PAPAS, seconded by Cllr Barham and **RESOLVED** by all members present to To accept the Bank Reconciliation and the Chairman and RFO both signed the paperwork.

24.03.12.02. RECONCILIATION STATEMENTS – FEBRUARY 2024

It was Proposed by Cllr D PAPAS, seconded by Cllr Highwood and **RESOLVED** by all members present. to accept the Bank Statements for both Accounts and the Chairman and RFO both signed the paperwork.

24.03.12.03. BUDGET REPORT YTD – FEBRUARY 2024

It was Proposed by Cllr D PAPAS, seconded by Cllr Rigden and **RESOLVED** by all members present to To accept the Bank Reconciliation and the Chairman and RFO both signed the paperwork.

24.03.12.04. TRIAL BALANCE REPORT – FEBRUARY 2024

It was Proposed by Cllr D PAPAS, seconded by Cllr Sandys and **RESOLVED** by all members present to. Accept the Bank Reconciliation and the Chairman and RFO both signed the paperwork.

Copy documents sent electronically to all members in advance of the meeting. Cllr D Papas asked if the Clerk could circulate all the papers a week before the meeting giving them enough time to look. Through the papers.

**24.03.12.05.
PAYMENTS FOR AUTHORISATION**

It was Proposed by Cllr D Papas, seconded by Cllr Sandys and **RESOLVED** by all members present to Approve the Payments below.

		CSPC PAYMENTS - MARCH 2024			
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DATE		PAYEE	AMOUNT	NARRATIVE
04.03.2024	BACS	MICHELLE RUMBLE	£825.50	CLERKS SALARY
04.03.2024	BACS	MICHELLE RUMBLE	£87.57	CLERKS EXPENSES
04.03.2024	DD	HSBC	£8.00	BANK CHARGES
04.03.2024	DD	IONOS	£21.60	EMAILS
04.03.2024	BACS	CAPEL GROUND CARE	£48.00	OUTDOOR PLAY EQUIPMENT INSPECTION
		TOTAL	£990.67	

24.02.13

RECREATION FIELD

24.02.13.01

GROUNDS MAINTENANCE CONTRACT

It was decided that due to the timescale they would not have time to seek quotes for the GM Contract this season, they would in December seek three quotes which gives them plenty of time to add this to the Budget and approve a Contractor.

24.02.13.02

PLAY EQUIPMENT REPAIRS

The Clerk had circulated prior to the meeting, the Inspection Report and repairs were highlighted on the Report, The Clerk was asked to get some quotes for the work.

24.02.14

FLOODING UPDATE

Cllr Sandys gave his report.

24.02.15

DATE OF NEXT MEETING

The Parish confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on MONDAY 8th April 2024, due to the 1st of April being a BANK HOLIDAY.

Cllr D Papas and Cllr Highwood both said they would not be at the next meeting.

There being no further business the meeting closed at 20.00PM

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