

MINUTES
PARISH COUNCIL MEETING OF
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 1ST JULY 2024
commencing at 19.00PM
In attendance

Cllr Andrew Papas [AP] Chair	Borough Councillor – Cllr Claudine Russell
Cllr Jack Highwood [JH] Vice-chair	Borough Councillor – Cllr Mick Summersgill
Cllr Ben Ward [BW]	
Cllr Charlie Cooper [CC]	
Cllr Deborah Papas [DP]	

24.07.01 APOLOGIES	Parish Clerk Michelle Rumble, Cllr Rigden, Cllr Barham, County Councillor Lottie Parfitt-Reid	
24.07.02 DECLARATION OF INTEREST	None	
24.07.03 MINUTES	MINUTES OF THE MEETING HELD ON 3rd June 2024 TO BE APPROVED. Full Council approved the minutes of this meeting as representing an accurate recording of the said meeting. [AP] to sign the hard copy of the minutes as a true and accurate record after the meeting.	
24.07.04	EXTERNAL REPORTS BOROUGH COUNCILLORS It was noted again that due to the General Election there is no plan for cabinet going forward and they will not know until after the 11 th /12 th July. The only meetings taking place are the Planning meetings and the Overview and Scrutiny meetings for which Cllr Russell is the Chairman on this committee. All other meetings are on hold due to the General Election on 4 th July, and will probably not start until after the Summer Break. <u>Comments for Parishes on Maidstone Borough Council activities in June 2024</u> MBC Members Report from Cllr Claudine Russell Dated: July 2024 Local Plan The legal challenge from Heathlands has been refused a hearing by a judge. The next step for their campaign is to push for an oral hearing. At the public meeting the leader Cllr Stuart Jeffery mentioned that a re-write of the local plan could take up to 3 years to complete. Recent Important Planning Decisions	

A very recent planning decision has permitted a care home, over 55s living, an assisted living complex and a new location for the Heart of Kent Hospice to be located outside of the settlement boundary of Coxheath, outside of local plan allocations. Very disappointing that this was one of the first applications decided since the Local Plan adoption.

Overview and Scrutiny Committee

We have decided on the topics of Planning Enforcement and S106 and CIL to be scrutinised on the work programme. These were ideas that I put forward and I believe that they are really not delivering well enough for our communities, and I look forward to working on the topics to scrutinise them and hopefully recommend opportunities for improvement to the administration.

Events

The flock has arrived. Shaun the sheep is everywhere – the app can be downloaded and the free search begins to find all of the flock and see the beautiful designs. All in partnership with the Heart of Kent Hospice.

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

Report of June 2024, for Marden & Yalding Ward Parishes –

Actions during the month for Maidstone Borough Council have been limited by the late-May calling of the General Election, and Officers respecting ‘purdah’ on decision-making, but also three Councillors are standing in the Maidstone Constituency, including two Cabinet members. Quasi-legal Committees such as Planning and Licensing have continued, as has the Overview & Scrutiny committee (chaired by Cllr. Russell), but no Advisory committees (PACs) or formal Council meetings have been held. The Cabinet has been meeting informally and with Officers, to plan and agree the scope of its programme for 2024/25, which is expected to be presented at Council on 17th July.

As well as being appointed vice-chair of the Planning Committee, I was appointed to the Cabinet in mid-June (whilst on holiday!), as the Member with responsibility for Climate Transition & Nature Recovery. I am still coming to terms with my ‘key focus’ matters and ‘specific responsibilities’, but will be attending my first PAC on 8th July, presenting some proposals on Biodiversity, natural Flood Management, plus Solar Panels and Climate Adaptation of Council buildings for Councillor scrutiny and comment, before taking these to Council for approval later in the month. Two of my new Cabinet roles are as MBC’s representative on Upper Medway Drainage board (UMIDB) and on Kent Flood Risk Committee, at which I will be able to utilise my career experience in water engineering.

	<p>In wider ‘community’ terms, MBC announced on 1st July that there is now a new ‘flock’ of Shaun the Sheep and his friends in town, which children (and adults!) can follow on a walking trail – details on www.shaunheartofkent.co.uk. And there will be a Summer Series of performances in Jubilee Square on Saturdays from 10am-2pm for six weeks, and also concerts in Brenchley Gardens on Sundays 3-5pm... all free to view, details on the Council website. These were initiated by Cllr. Russell earlier.</p> <p>I personally attended further on-line Training on Biodiversity Net Gain (MBC), Retro-fit for Buildings (KCC) and Parish responses to Climate Change (national, NALC), and chaired the (south Maidstone rural) Parishes Environment Group in Sutton Valence on 26th June, with 9 Parish Councillors present.</p> <p><u>Parish Matters</u> – Yalding Enterprise Park: Cllrs. Summersgill & Couch attended a meeting with MBC Planners and the Developer’s representatives on 25th June, to look at the next Phase of the YEP scheme, pending a further submission for Planning. They will also be visiting the Site on 9th July.</p> <p>Hunton Bins – A special Parish/Residents’ meeting was held in June, at which the MBC Director responsible for the SUEZ contract explained the problems and what was being done to correct them. Cllr. Russell attended this, and the village ‘bin day’ has now been switched to Mondays from 1st July.</p> <p>Marden SpeedWatch – I have been nominated as Co-Ordinator for this (I’m already that in Hunton), pending finding a further volunteer to fulfil this role. We all need to have training (or re-training) in the Parish’s equipment usage, but it will start in Marden soon to add to other local SpeedWatch.</p>	
	<p>COUNTY COUNCILLOR Cllr Lottie Parfitt-Reid was not in attendance, and no report had been received.</p>	
<p>24.07.05.01 PLANNING</p>	<p>This part of the meeting was chaired by [JH]. NEW PLANNING APPLICATIONS</p>	
<p>APPLICATION: 24/ 501995 / FULL ADDRESS Brandenbury Farm, Haviker Street, Collier Street Tonbridge Kent TN12 9RH PROPOSAL: Proposed Hay Store Building (alternative scheme to 21/505896/FULL) (part-retrospective). PLANNING OFFICER: Chloe Berkhauser-Smith</p> <p>IT WAS DECIDED BY ALL MEMBERS THAT FURTHER DISCUSSION WILL TAKE PLACE AND TO INCLUDE THE TWO COUNCILLORS NOT PRESENT. DEADLINE 18TH JULY 2024.</p>		
<p>24.07.05.02</p>		

PLANNING DECISIONS BY MBC

APPLICATION: 24/501646/PNQCLA

ADDRESS: Brandenbury Farm Haviker Street Collier Street Tonbridge Kent

PROPOSAL: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouse and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impact on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

APPLICATION REFUSED

24.07.05.03

PLANNING CORRESPONDENCE

There was no planning correspondence received since the last meeting

24.07.06

PUBLIC FORUM

MEMBERS OF THE PUBLIC QUESTIONS

Meeting was adjourned at 19:22hrs to hear from one member of the public.

Simon MacKay stated he has sent details to the Clerk regarding a planning application. [AP] pointed out that this has not been circulated due to only being sent on that day, and that we could not discuss a planning application in this part of the meeting.

Mr McKay wanted to give an update on the progress of The White Hart site.

The works have started and are progressing and the anticipated completion time is 36 to 39 weeks, from the first week of June, when works started. Birkby are the developers. There is a planned letter drop to the nearby neighbours in the first week of July, to update them on the progress. There will be a hording put up with contact details for anyone that has queries or questions. The developers are aware of the recent parking issue with works vehicles and are planning to sort this out by opening up the Coach House site, so contractors can park there, instead of the junction or verges. There are two outstanding planning conditions which are being addressed; one is to do with the sub scheme and the other is to do with lighting.

The discharge from the drainage board has been received for the drainage systems being put in place.

The development is being called White Hart Villas and there will be an update on where the motif for the site, is to be placed. This was initially going to be on the end elevation, which has proved difficult, so they will be obtaining some CGI drawings are being produced to show where this could be placed and suggestion at front of the properties onto Spenny Lane will be shown on these drawings. There will be a wooden picket fence so the signage will look tasteful. However, they are open to ideas.

The properties will go to market soon online to sell the area as well as the houses.

[JH] queried about the security fencing being in the road initially, and had raised this previously and was told it would be moved, but never was. [JH] went on to mention that the pavement directly outside the site has now been being dug up, and asked if the developer is claiming the pavement is private property. Mr MacKay confirmed that after discussions with Highways, it was confirmed that the pavement was within the title of the White Hart site. He went on to say that he would also take back comments about the safety fencing. [JH] reiterated that when he looked at the plot map for the development, it did not include the pavement, but when the site was stripped out a couple of weeks ago, the pavement was dug up and stripped out at the same time. Mr McKay stated they were happy that the pavement area is part of the site. [JH] stated the concern for safety of pedestrians walking around the corner if cars were to mount the kerb as there would be no room between the highway and the site. [AP] asked if the pavement was going to be reinstated. [JH] stated that it is being removed and is part of the development. Mr McKay confirmed this was the case. [AP] asked again if there were any plans to reinstate down the line, if not immediately. Mr McKay said there would have to be some footpath there but would take back the safety

comment whilst the development was being carried out. [JH] pointed out that any incident could result in a costly claim against the developers.

Meeting was reconvened at 19:37hrs.

24.07.07

CORRESPONDENCE AND ACTION POINTS

Email from resident re Internet Outage and Community Resilience Plan.

It was decided that no formal plan would be put in place for an Internet Outage Resilience Plan. During the recent outage experienced, the village What's App group provided for great communications and assistance offered and information advised to the villagers affected.

24.07.08

CIL MONIES

[BW] will do some calculations as to what is needed for the electricity supply for the car park. It was agreed to have one charger with two plugs. In addition, we need calculations for the lighting. [AP] asked how much is charged to the vehicle owner for charging and if this is at a premium for faster charging. [BW] pointed out that it would cost more to purchase for the faster charging. [BW] will also be looking into availability of grants and the need to go through a design process. [JH] gave some suggested design consultants to [BW] to take forward, to do obtain three design, drawings and installation calculations and include lighting design mapping.

24.07.09

VILLAGE HALL

The bank account issues are now resolved, and so are in a position to receive funds. This will be worked out and signed off in due course.

24.07.10

CHURCHARD RESOLUTION

Email from Gulland Solicitors (CIRCULATED) re the Churchyard to request the original document to be sent to the executing Council Members to insert the letters "L.S." in a circle next to or near their signature as a seal. The two councillors will action this when the document has been received.

24.07.11

HIGHWAYS

24.07.11.01

HIP and GENERAL

[DP] updated the members that KCC have not confirmed dates yet for the approved new signage indicated at the last meeting and she will chase this up to see if we can have an ETA.

[DP] has also chased up the request for cutting vegetation on the corner of Haviker Street and Green Lane as this is obscuring vision.

[DP] also reported as an urgent matter the cutting of vegetation southbound by the bridge on the B2162 where the sign for priority traffic is totally obscured. The job was put in a queue, but due to its urgency, [JH] cut this down himself, as well as the vegetation covering the sign on the northbound section of the road. [JH] is also cutting down other vegetation around the village where it is overgrown into the roads.

24.07.11.02

DEFIBULATOR

To approve the purchase of new pads and battery at a cost of £265 plus vat. It was an indicator by Cllr Summersgill that they are replaced very five years.

IT WAS RESOLVED BY ALL MEMBERS TO PROCEED WITH THE REPLACEMENTS.

24.07.12

FINANCE

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

24. 07.12.01 BUDGET REPORT YTD – JUNE 2024

It was proposed by [DP], seconded by [AP] and **RESOLVED** by all members present to accept the Budget Report.

24. 07.12.04. TRIAL BALANCE REPORT – JUNE 2024

It was proposed by [JH], seconded by [AP] and **RESOLVED** by all members present to accept the Trial Balance Report.

24. 07.12.05

PAYMENTS FOR AUTHORISATION

It was proposed by [AP], seconded by [JH] and **RESOLVED** by all members present to approve the payments below.

		CSPC PAYMENTS - JULY 2024		
DATE		PAYEE	AMOUNT	NARRATIVE
01.07.2024	BACS	MICHELLE RUMBLE	£654.33	CLERKS SALARY
01.07.2024	BACS	MICHELLE RUMBLE	£90.59	CLERKS EXPENSES
01.07.2024	DD	HSBC	£8.00	BANK CHARGES
01.07.2024	DD	IONOS	£28.20	EMAILS
01.07.2024	BACS	CAPEL GROUND CARE	£48.00	OUTDOOR PLAY EQUIPMENT INSPECTION
		TOTAL	£829.12	

24.07.13

RECREATION FIELD

A quotation for various repairs was circulated to all members prior to the meeting.

[CC] mentioned a query about a fallen fence along the boundary line. [AP] confirmed this was not to be repaired as the fence is not part of the recreation ground.

IT WAS RESOLVED BY ALL MEMBERS TO PROCEED WITH THE WORKS QUOTED FOR AND THAT CIL MONIES WILL FINANCE THIS

24.07.13

FLOODING UPDATE

No report this month

24.07.14

DATE OF NEXT MEETING

[AP] confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on MONDAY 2ND SEPTEMBER 2024. There will be no meeting in AUGUST 2024.

There being no further business the meeting closed at 20:01hrs

Prepared by | Cllr Deborah Papas | Collier Street Parish Council

PG 6 SIGNATURE..... DATE.....