

MINUTES
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 2nd SEPTEMBER 2024
commencing at 19.00PM

PRESENT

CLLR ANDREW PAPAS – CHAIR [AP]
CLLR JACK HIGHWOOD – VICE-CHAIRMAN [JH]
CLLR DEBORAH PAPAS [DP]
CLLR STEVE BARHAM [SB]
CLLR CHARLIE COOPER [CC]
CLLR BEN WARD [BW]

PARISH CLERK – MICHELLE RUMBLE [MR]

ONE MEMBER OF THE PUBLIC

24.09.01

APOLOGIES

Cllr Rigden, County Councillor Lottie Parfitt-Reid, Borough Councillors Claudine Russell and Cllr Mike Summersgill

24.09.02

DECLARATIONS OF INTEREST

Cllr Jack Highwood declared an interest in item 24.09.05 Planning Jarmons Farm – as this his planning application, and The Stable, Crow Plain as he owns the land surrounding this property and will therefore not take part in any discussion on either of these planning applications.

24.09.03

MINUTES PREVIOUS MEETING

MINUTES OF THE MEETING HELD ON 3rd July 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.

EXTERNAL REPORTS

BOROUGH COUNCILLOR

Cllr Claudine Russell was not in attendance and no report had been received prior to the meeting.

Cllr Mike Summersgill was also not in attendance, but a report had been received prior to the meeting which had been circulated to all members.

Report of July & August 2024, for Marden & Yalding Ward Parishes –

After the General Election was held, the full suite of formal Council meetings re-started in July although some did not meet during August (as has been the case historically). Cabinet members have, however, been meeting informally with Maidstone Council Officers every week, to plan and agree details of the Coalition's programme for 2024/25 and beyond. An outline of the medium-term strategy for the next four years was presented at Council on 17th July with a mission to "**Put People and the Environment First**". The strategy emphasises 4 chief Priorities: A High-Quality Place, adapted for the Future; Resilient Communities; Quality Homes; a Fairer Economy for people and planet.

Meanwhile, the Judicial Review (JR) process for the new Local Plan (adopted in March) moves along; the Heathlands (Lenham) process has ended with no effect, but the Lidsing JR continues with an initial written rejection of their appeal now being heard before a second judge in mid-September. In the ‘background’, MBC officers are already preparing the Supplementary Plans for these two sites.

As the Cabinet Member with responsibility for Climate Transition & Nature Recovery, three projects on Natural Flood Management, Solar Panels on MBC buildings and Climate Adaptation of Maidstone House were scrutinised and approved by Councillors and have gone forward for implementation. The six-monthly update of MBC’s Biodiversity & Climate Change Action Plan is next up for review.

The new ‘flock’ of Shaun the Sheep and his friends in town has proved to be a great hit (especially with my two grand-daughters), and there is a final weekend with all the 70+ sculptures on display at Lockmeadow, before they are auctioned off – ticketing details on www.sh Shaunheartofkent.co.uk.

The new Green Councillor for Coxheath & Farleigh ward, Claire Kehily, has initiated a monthly residents’ consultation at the Good Intent pub in West Farleigh (Sept 10th, 6-7pm), and Mike will be there too, for any residents of Nettlestead, Hunton & Yalding to raise any issues personally. We’re hoping to find a venue to do the same thing for Marden and Collier Street residents from October.

And finally, Maidstone Borough Council is carrying out its biennial Consultation for Residents to provide views/comments on living in the Borough, starting next week and for 7 weeks; this will be a chance to state Personal and Parish concerns, and will inform the final Strategy of the new Council.

Parish Matters – Yalding Enterprise Park: Cllrs. Summersgill & Couch visited the Site on 9th July, along with two Parish Councillors and MBC’s lead Planner, to discuss the next stages of development which will be going forward for planning assessment. Mike had further discussions with residents in Laddingford, about some issues at Cleavelands, and reached out to UKPN, KCC & MBC about them.

Nettlestead – Mike had discussions with a resident of Nettlestead Green about various issues that have concerned a group of residents there - traffic, nighttime noise and bins, and chased up previous discussions/requests on their behalf. Grace also assisted a resident of Nettlestead having trouble liaising with MBC Housing about the difficult process of re-homing their long-term Ukrainian guests.

Hunton – Bins: the village ‘bin day’ has now been switched to Mondays, but after generally successful July rounds, some places that had been getting their bins emptied OK were being missed.

Marden – SpeedWatch has been re-started, although more volunteers are needed. Mike has also attended a KCC ‘road safety for older drivers’ event at Yalding on 29th August, alongside 30 residents.

COUNTY COUNCILLOR

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

24.09.05

PUBLIC FORUM

The meeting was Adjourned to hear from the member of Public.

The member of the Public who was Mr. A Street and was planning consultant for the applicant on this planning application-

APPLICATION REFERENCE 24/503273/FULL

LOCATION: THE STABLE, CROW PLAIN, COLLIER STREET

PROPOSAL: Erection of a self-built detached annex with associated parking.

COMMENTS DUE BY: 9TH SEPTEMBER 2024

stated that the Annex was to be for the applicant and that her family would be moving into the house. He also stated that the Annex would form part of the Title for the main house so could not be sold separately.

24.09.06

PLANNING - [JH] chaired this part of the meeting – excluding the items in which he had declared an interest.

NEW PLANNING APPLICATIONS

APPLICATION REFERENCE 24/501196/FULL

LOCATION: LAND TO THE SOUTH OF SHEEPHURST LANE, MARDEN

PROPOSAL: Creation of switching station with associated apparatus, plant room, 2 (no) substations, and access road from Sheephurst Lane.

COMMENTS DUE BY: 9th SEPTEMBER 2024

It was **RESOLVED** by all members present to a NEUTRAL STANCE/NO COMMENT

APPLICATION REFERENCE 24/503273/FULL

LOCATION: THE STABLE, CROW PLAIN, COLLIER STREET

PROPOSAL: Erection of a self-built detached annex with associated parking.

COMMENTS DUE BY: 9TH SEPTEMBER 2024

The member of the Public who was Mr. A Street and was planning consultant for the applicant on this planning application stated that the Annex was to be for the applicant and that her family would be moving into the house. He also stated that the annexes would form part of the Title for the main house so could not be sold separately.

It was Proposed by Cllr D Papas, seconded by Cllr Barham, and **RESOLVED** by all members present to object to this application on the following grounds: -

The Collier Street Parish council would like to object to this planning application. This location is in Flood Zone 3b and has flooded in the last 2 major flood events. If this house is built in this location and with this design, it will impede flood waters from getting away from the two neighbouring properties to the east and the applicant's own house. The applicants flood risk assessment is out of date and contains numerous errors such as the incorrect location, incorrect site boundaries and incorrect flood zone. In the previous planning application for this location (23/501928/OUT) the Environment agency objected to construction in the location because it is in Flood zone 3b and has flooded previously. This new application does not take this information onboard, and we are seriously concerned, as we are about all construction in flood zone 3b, that if this house is built with its current design and in this location on the negative future impact to residents.

APPLICATION REFERENCE 24/503204/FULL

LOCATION: LAND ADJACENT TO SPITZBROOK HOUSE, HAVIKER STREET, COLLEIR STREET

PROPOSAL: Provision of freestanding solar photovoltaic panel array on mounting frame and associated works including battery storage cabinet and underground cabling.

COMMENTS DUE BY: 13 SEPTEMBER 2024

It was **RESOLVED** by all members present to a NEUTRAL STANCE/NO COMMENT

APPLICATION REFERENCE 24/503415/LAWPRO

LOCATION: JARMONS FARM, JARMONS LANE, COLLIER STREET

PROPOSAL: Submission of details pursuant to conditions 3 – Timetable for Implementation, 4 - Visibility Splays and 7 – Landscape Scheme, Subject to 23/502853/FULL

It was **RESOLVED** by all members present to a NEUTRAL STANCE/NO COMMENT

24.09.06

PLANNING DECISIONS BY MBC

APPLICATION REFERENCE

24/501995/FULL

ADDRESS: BRANDENBURY FARM HAVIKER STREET COLLIER STREET TONBRIDGE KENT

PROPOSAL: Hay store building (alternative scheme to 21/505896/FULL) (part – retrospective).

APPLICATION GRANTED

APPLICATION REFERENCE

24/502624/FULL

ADDRESS: CLAYGATE HOUSE, SPENNY LANE, MARDEN.

PROPOSAL: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow alteration to the position of the dwelling within the site, and removal of the proposed pond and replacement with 2 No. Hibernaculum's)

pursuant to 22/501795/FULL for - Demolition of existing Coach House. Erection of single dwelling with associated hard and soft landscaping scheme and ecological enhancements. Resubmission of previous approval MA/20/500054/FULL showing amended position of new dwelling 6 m westward of approved position.

APPLICATION GRANTED

24.09.07

PLANNING CORRESPONDENCE

The Clerk received a planning Briefing from the 21st of August 2024 which was circulated to all members of the Parish Council.

24.09.08

VILLAGE HALL

Cllr D Papas spoke on this item on the agenda. Cllr Highwood proposed that an amount of money (not yet agreed) should be put away for the Village Hall Trust until such time it is required and what the money would be allocated towards at the Village Hall. Cllr Ben Ward had a counter proposal in that the amount agreed originally by way a precept increase back in 2013 should be allocated to the Village Hall Trust.

Cllr Ward was asked to seek quotes for the work required to the Village Hall to bring it up to a standard where it could be used by someone. Cllr Ward will also approach Maidstone Borough Council for pre application advice for a change of use.

It was RESOLVED by all members present that at this time no amount would be agreed upon until such time quotes have been sought for the work to the Village Hall.

24.09.09

STREETLIGHTING

The Clerk had spoken with the Streetlights Maintenance Contractor on the maintenance contract, it was RESOLVED by all members present that the existing contract will cease on the 31st of March 2025. The Parish Council will carry out its own repairs and monitor the streetlights.

24.09.10

HIGHWAYS AND FOOTPATHS

Cllr D Papas updated members on the sign for Longends Lane, the restrictions will be going in and there will be two signs.

There will also be two new Children in Road walking signs in the North and South direction of the Village. There will also be a new sign for the Car Park- removing the existing one which says Village/Church Car Park and will now say Free Car Park. This has also been added to the HIP for next time.

24.09.11

FINANCE

24.09.11.01 RESOLUTION TO APPROVE BANK STATEMENT FOR AUGUST 2024

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

24.09.11.02 RESOLUTION TO APPROVE BANK RECONCILIATION FOR AUGUST 2024

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

24.09.11.03 RESOLUTION TO APPROVE ANNUAL BUDGET REPORT YTD

It was Proposed by Cllr D PAPANAS, seconded by Cllr Barham and **RESOLVED** by all members present to To accept the Annual Budget Report YTD and the Chairman and RFO both signed the paperwork.

24.09.11.04 RESOLUTION TO APPROVE TRIAL BALANCE

It was Proposed by Cllr D PAPAS, seconded by Cllr Cooper and **RESOLVED** by all members present to To accept the Trial Balance. The Chairman and RFO both signed the paperwork.

24.09.11.05 RESOLUTION TO APPROVE PAYMENTS FOR AUGUST AND SEPTEMBER

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

CSPC PAYMENTS - AUGUST 2024				
DATE		PAYEE	AMOUNT	NARRATIVE
23.07.2024	BACS	ENFORCEMENT BAILIFFS LTD	£2,400.00	ENFORCEMENT CALL OUT - RECREATION GROUND
05.08.2024	BACS	MICHELLE RUMBLE	£654.33	CLERKS SALARY
05.08.2024	BACS	MICHELLE RUMBLE	£83.44	CLERKS EXPENSES
22.08.2024	DD	HSBC	£8.00	BANK CHARGES
07.08.2024	BACS	IONOS	£9.00	ARCHIVE/DEFENFER
07.08.2024	BACS	CAPEL GROUND CARE	£48.00	OUTDOOR PLAY EQUIPMENT INSPECTION
07.08.2024	BACS	DEBORAH PAPAS	£8.95	COUNCILLOR EXPENSES
07.08.2024	BACS	PLAYSAFETY LTD	£117.60	ANNUAL ROSPA PLAY INSPECTION
11.08.2024	BACS	MICHELLE RUMBLE	£59.99	MICROSOFT 365 SUBSCRIPTION
15.08.2024	BACS	FLOW PLATES LTD	£7,596.00	HEIGHT BARRIER
31.08.2024	BACS	IONOS	£31.20	EMAILS/DOMAIN
		TOTAL	£11,016.51	

CSPC PAYMENTS - SEPTEMBER 2024				
DATE		PAYEE	AMOUNT	NARRATIVE
02.09.2024	BACS	MICHELLE RUMBLE	£825.50	CLERKS SALARY
02.09.2024	BACS	MICHELLE RUMBLE	£88.49	CLERKS EXPENSES
02.09.2024	BACS	MICHELLE RUMBLE	£860.30	SALARY UNDERPAYMENT FROM APRIL TO AUGUST 2024
22.09.2024	DD	HSBC	£8.00	BANK CHARGES
07.09.2024	BACS	IONOS	£6.00	ARCHIVE/DEFENDER
31.09.2024		IONOS	£25.20	EMAILS/DOMAIN
02.09.2024	BACS	CAPEL GROUND CARE	£48.00	OUTDOOR PLAY EQUIPMENT INSPECTION
02.09.2024	BACS	PAUL WARING	£1,346.76	GM CONTRACT 2024 - 2ND QUARTER PAYMENT
		TOTAL	£3,208.25	

24.09.11.06 RESOLUTION TO ADOPT THE FINANCIAL REGULATIONS

It was Proposed by Cllr D PAPAS, seconded by Cllr Barham and **RESOLVED** by all members present to adopt the Financial Regulations for 2024 (they will be reviewed annually)

24.09.11.07 RESOLUTION TO RECEIVE THE EXTERNAL AUDITORS REPORT FOR 2023/24 AND THAT THE NOTICE OF THE CONCLUSION OF THE AUDIT WAS POSTED UP ON THE 19TH OF AUGUST 2024.

It was Proposed by Cllr D PAPAS, seconded by Cllr Barham and **RESOLVED** by all members present to To accept the Report.

24.09.13

RECREATION FIELD

PLAY INSPECTION REPORTS

The Clerk circulated prior to the meeting the Annual ROSPA Report and the Monthly Play Inspection Report. It was noted that quotes should be sought from three Companies for new Multi Surface wet pour. The Clerk has already sought two and will seek another quote.

HEIGHT BARRIER

Cllr D Papas updated members that the Height Barrier has been ordered, but no date yet for installation. She will keep everyone updated.

24.09.14

FLOODING UPDATE

The Clerk reported that she had received an email from the Internal Drainage Board requesting a meeting with the Parish Council. The Clerk circulated the invitation and Cllr Highwood will be meeting with the Internal Drainage Board.

24.09.15

CORRESPONDENCE

The Clerk circulated the correspondence received throughout the month which included.
Rural Matters MTF
July Monthly Report Rural Task ForceR

24.09.16

DATE OF NEXT MEETING

[AP] confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on MONDAY 7th OCTOBER 2024.

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

Prepared by | Mrs Michelle Rumble – Parish Clerk | Collier Street Parish Council