

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

Cllr Andrew Papas [AP] Chair	Cllr Steve Barham [SB]
Cllr Jack Highwood [JH] Vice-chair	Parish Clerk – Michelle Rumble [MR]
Cllr Ben Ward [BW]	Borough Councillor Claudine Russell [CR]
Cllr Charlie Cooper [CC]	Borough Councillor Mike Summersgill [MS]
Cllr Deborah Papas [DP]	Borough Councillor Grace Couch [GC]

24.11.01 APOLOGIES	Cllr Kelly Rigden, County Councillor Lottie Parfitt-Reid	
24.11.02 DECLARATION OF INTEREST	Cllr Jack Highwood declared an interest in Planning item 24/504105/FULL – as this is his sister’s planning application and he will leave the room. Cllr Steve Barham declared an interest in Planning item 24/503758/FULL as the applicant is his neighbour. No further declarations	
24.11.03 MINUTES	MINUTES OF THE MEETING HELD ON 7th OCTOBER 2024 TO BE APPROVED. It was RESOLVED by all members present to accept the minutes as a true and accurate record of the meeting, they were therefore signed by the Chair of the meeting.	
24.11.04	EXTERNAL REPORTS BOROUGH COUNCILLORS Cllr Russell was present, and a Report had been received MBC Members Report from Cllr Claudine Russell Dated: November 2024 MBC General – Overview and Scrutiny Committee We have sent out the survey to both parished and non-parished areas to collate views on CIL and S106, find out where you find it works/where it doesn’t and what infrastructure you have helped to provide for your community with the Neighbourhood CIL. It would be so great to get responses and the deadline for these is 17 th November. The Administration’s Programme Ww still await the new Strategic Plan and the budget and the SPDs for the larger allocations in the Local Plan. The G&T DPD consultation is now open until the 12 th of December. In cabinet last week the administration decided to move the garden waste	

renewal to the same date in July each year and to introduce a “bin permit” system at a cost of £40,000 to monitor that people had renewed for the year. Our group don't mind the annual renewal but don't see the need for the permit system and the associated extra cost.

Ward Work

I attended the KCC Warden and Golding Homes Open event for Cleavesland residents at Laddingford. I have been assisting with the tracking of the food collection and getting answers to why it hasn't been happening in Collier Street. The answers weren't fantastic, but Suez apparently are awaiting a new vehicle, and, in the meantime, they will be going round twice for collection, I don't believe this is actually occurring but would welcome residents sending me any CCTV evidence that they have of this.

I organised a meeting of residents and police in Nettlestead which was well attended. General ward work around planning continues at pace and I attended Planning Committee and spoke against the retrospective application at Copper Lane in Marden and the retrospective application to alter The George in Yalding. I have also called in the HMO application at The George and made recommendations that both applications (the deferred and the HMO) are considered in the same meeting. Finally, I have called The White Hart annexe application into committee.

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

Cllr Summersgill was also present, and a report had been received prior to the meeting.

Green Party Councillors' Report of **October 2024**, for Marden & Yalding Ward Parishes –

After a busy September at the Borough Council, there has been a bit of a 'pause' in activity, with no Council meeting and the Cabinet meeting taking place on 30th October. Having published the new Council's forward Strategic Plan in outline form last month, we are awaiting the results of the Residents' Survey before finalising details for further confirmation. At Cabinet, proposals about a new system for Garden Waste subscriptions from next year were passed, along with the six-monthly update to the Council's Biodiversity & Climate Change Action Plan (which I lead on), and a motion on Palestine/Gaza. There were no Questions from local residents and only one other Councillor query.

There has been a lot of work on Planning and related forward-looking matters going on behind the scenes, with Stakeholder Governance Groups for the two 'garden communities' proposed at Lidsing and Lenham Heath being formulated and a DPD (Development Plan Document) for Gypsy & Travellers being put out for consultation on 31st October, with a mid-December return date.

	<p>My main focus, after I had a 10-day holiday mid-month, has been on the third annual Eco-Hub in town, in the mall (lower level, next to ex-Wilco), which was opened last weekend and runs until 9th November. Already, it has proven a great success with lots of families turning up this week and stands being manned by Southeast Water, local businesses and Bearsted Climate Action Network, alongside volunteers from the Parishes Environment Network and MBC waste/biodiversity staff.</p> <p>In November, there are less town events going on after Halloween but, in the run-up to December, there are the Xmas Lights switch-on (21st), an 80's disco at the Museum (23rd) and 'Art in the (Mote) Park' on 30th. There are Christmas events at the Museum coming up, see www.OneMaidstone.com.</p> <p>A couple of local Primary schools have requested some 'No Idling' posters/banners that the Borough had apparently got in stock, but not publicised widely. If other Ward schools want them, please ask.</p> <p><u>Parish Matters</u> –</p> <p>Yalding. Grace attended a meeting with Golding Homes residents in Laddingford on 30th, alongside the Community Warden and our local beat Police officer, Chad. Mike attended the coffee morning at the Chequers on 22nd, meeting around 25 local residents and heard some reminiscences/stories.</p> <p>Nettlestead – Further liaison with residents over issues in Nettlestead Green; meetings to come.</p> <p>Collier Street & Hunton – Little to report this month, although I enjoyed the 'Green Hop' weekend at Hunton Club, along with Sausage week at the Chequers, and Marden Club's annual beer festival...</p> <p>Marden – Attended two Parish meetings and assisted the residents' "plastic free Marden" initiative.</p> <p>Mike Summersgill – 1st November 2024</p> <p>Emails: michaelsummersgill@maidstone.gov.uk, gracecouch@maidstone.gov.uk</p>	
	<p>COUNTY COUNCILLOR Cllr Lottie Parfitt-Reid was not in attendance, and no report was received prior to the meeting.</p>	
<p>24.11.05 PUBLIC FORUM</p>		

MEMBERS OF THE PUBLIC QUESTIONS

There were no members of the public present at the meeting.

24.11.06

PLANNING

NEW PLANNING APPLICATIONS

This part of the meeting was chaired by [JH].

APPLICATION REFERENCE 24/504105/FULL

LOCATION: Horns Lodge, Claygate Road, Marden

PROPOSAL: Demolition of agricultural barn and erection of one no dwelling with associated parking, garden land, landscaping, and biodiversity enhancements (alternative scheme to 23/503763/PNQCLA COMMENTS DUE BY 6 NOVEMBER 2024

Cllr Jack Highwood left the meeting.

It was RESOLVED by all members present to submit a NEUTRAL STANCE

Cllr Highwood rejoined the meeting.

APPLICATION REFERENCE 24/503758/FULL

LOCATION: Still Acres Touring and Camping Park, Longend Lane, Marden

PROPOSAL: Demolition of nine stables, removal of longstanding lorry bodies and change of use of land from paddock to residential and wildflower meadow to allow siting 1 (no) caravan with associated access and parking (retrospective scheme revised application related to 22/501972/FULL and APP/U2235/W/22/3311667)

COMMENTS DUE BY: 6 NOVEMBER 2024

It was proposed by Cllr Jack Highwood, seconded by Cllr Deborah Papas, and RESOLVED by all members present to a NEUTRAL STANCE.

Application No: 20/505751/EIFUL

Location: Reed Court Farm Hunton Road Marden Tonbridge Kent

Proposal: Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works.

We have received revised details concerning this application.

Additional and amended information received dated 30.08.2024, 17.10.2024 and 23.10.2024

The Clerk was asked to contact the Planning Officer on this application to state that the Parish Council would like their existing comments to stand.

24.10.06

PLANNING

DECISIONS BY MBC

APPLICATION REFERENCE 24/501196/FULL

ADDRESS: 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.

APPLICATION WITHDRAWN

APPLICATION REFERENCE 24/503204/FULL

ADDRESS: Land adjacent to Spitzbrook House, Haviker Street, Collier Street

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

APPLICATION REFUSED

APPLICATION REFERENCE 24/503273/FULL

ADDRESS: The Stable, Crow Plain, Collier Street

PROPOSAL: Erection of a self-build annexe with associated parking

APPLICATION REFUSED

24.11.08

PLANNING CORRESPONDENCE

Neighbourhood Plan

Cllr Ward has asked for this to be on the agenda and would like to look further into Neighbourhood Planning. He said there were Grants available for this, which he will investigate.

It was noted that you if you do have a Neighbourhood Plan the Parish Council would get 25% of all CIL monies instead of the 15%, they receive now.

He asked if we had a Parish Plan – which members thought we did have, they will have a look to see if it could be found.

He was also asked to look at other Parish Councils who have a Neighbourhood Plan, Headcorn, Marden and Lenham.

ACTION from the meeting was that Cllr Ward would investigate this further as there is only a limited amount of Funding available.

24.11.09

VILLAGE HALL

Cllr Ward stated that the last payment made to the Village Hall was 2012, on his calculation the Village Hall Trust is owed £24,000 by the Parish Council.

This was discussed previously and noted that before any payments are made to the Village Hall quotes for the work which is required at the Village Hall will need to be submitted to the Parish Council and they would then go from there.

24.11.10

HIGHWAYS AND FOOTPATHS

[DP] stated that the sign erection mentioned at the last minutes for the Children in Road signs have both now been installed, one north and one south.

The further signs for Longends are still waiting to be completed.

Nothing further to report

24.11.11

CIL MONIES

[DP] updated that the spend since last update was on signs for the car park / field (no dogs) and padlocks for the new barrier, and gate as well as the existing bollard.

Future spends on CCTV being looked at as well as a consideration of a donation to the Village Hall to assist them with repair works.

It was noted that since the last meeting the Parish Council have received a further income of £1587.75

There is a balance on CIL of £34,500 to spend - £16,000 of which will have to be spent by November 2025.

24.11.12

FINANCE

24.11.12.01 BANK RECONCILIATION FOR August/ September, September/October and October/ November

It was proposed by [DP] and Seconded by [SB], **RESOLVED** by all members present to accept the Bank Reconciliation.

24.11.12.02 BANK STATEMENTS FOR August/September, September/October and October/ November

It was proposed by [DP] and seconded by [CC], **RESOLVED** by all members present to accept the Bank Statements.

24.11.12.03 TRIAL BALANCE TO DATE

It was **RESOLVED** by all members present to accept the Trial Balance Report

24.11.12.04 BUDGET REPORT YTD

It was **RESOLVED** by all members present to accept the Trial Balance Report

24.11.12.05 PAYMENTS FOR OCTOBER AND NOVEMBER

It was Proposed by [DP] seconded by [SB], and **RESOLVED** by all members present to approve the Payments for October and November.

24.11.12.06 NALC SALARY SCALES FOR 2024/2025 – It was **RESOLVED** by all members present to approve the Backpay for the Clerk.

It was Proposed by [DP] and seconded by [JH] to accept the NALC Backpay for the Clerk, and **RESOLVED** by all members present.

24.11.12.07 WEBSITE

The Clerk had circulated prior to the meeting the Information she had received from Hugo Fox on gov.uk Emails and a new Website for the Parish Council, this included the costs involved to change over. This is something which was highlighted on the last Internal Audit Report and needs to be implemented by March 2025.

The Clerk was asked to go back to Hugo Fox as [SB] wished for the following question to be asked “What standards do they adhere to”

Once the Clerk has the reply she will circulate to all members.

It was **RESOLVED** by all members though to go ahead with the new Domain for the Parish Council.

24.11.13

RECREATION FIELD & CAR PARK

Regarding the repairs highlighted in the last Play Inspection Report as below: -

BENCH

The bottom slat on the backrest of the other bench – the bolt has pulled through the timber where the timber has rotted around the bolt – refix/replace slat.

24.8.24 it is even more broken & the slat needs to be replaced

ROUNDABOUT

21.10.24 BEARINGS HAVE COMPLETELY COLLAPSED CLOSE THE EQUIPMENT OFF WITH IMMEDIATE EFFECT

We have temporarily closed it with some barrier fencing but young people may still step over it & use the roundabout which is dangerous. It needs to be closed more securely so it cannot be used.

JUNIOR SWING

The leg furthest from the car park nearest Cemetery has significant rot – replace post in short-term.

MULTI PLAY ITEMS

There are a number of areas where the timber is de-laminating - re-secure.

It was also noted that there is a fair bit of Moss and Algae on the ground which will need to be removed/cleaned.

[JH] stated that he will have a look at all the above equipment – he will repair what he can and what he can and will then report back to the Parish Council and it will be discussed how to proceed.

GM CONTRACT 2025

The Clerk was asked to seek three identical quotes before the next meeting in January 2025.

VILLAGE GREEN ELECTRICITY

[BW] has investigated this and said that if the Parish Council wanted to go down the route of Fast Charging it is expensive.

[BW] will get a quote from UK Power Networks to bring the electricity from the pole opposite the Car Park to a Kiosk in the Car park, once this has been completed the Parish Council can then have lighting and CCTV in the Car park.

24.11.14

FLOODING UPDATE

[JH] stated that the water table was very high at one point.

He has confirmed that the Internal Drainage Board have been carrying out work in the Village, including near the Village Hall – they cleaned out the tunnel and they are hoping to open this up and rebuild it. They have also been carrying out some work in Green Lane. [JH] said that he is still waiting for a site visit.

24.11.15

CORRESPONDENCE

None

24.11.16

DATE OF NEXT MEETING

[AP] confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on 6th JANUARY 2025 at 19.00pm

There being no further business the meeting closed at 20:15hrs

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