

MINUTES
PARISH COUNCIL MEETING OF
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
on Monday 6th JANUARY 2025
commencing at 19.00PM
In attendance

Cllr Andrew Papas [AP] Chair	Cllr Steve Barham [SB]
Cllr Jack Highwood [JH] Vice-chair	Cllr Kelly Rigden [KR]
Cllr Ben Ward [BW]	Parish Clerk – Michelle Rumble [MR]
Cllr Charlie Cooper [CC]	
Cllr Deborah Papas [DP]	

25.01.01 APOLOGIES	Borough Councillor Claudine Russell, Cllr Mike Summersgill, Cllr Grace Couch, County Councillor Lottie Parfitt-Reid	
25.01.02 DECLARATION OF INTEREST	There were not any Declarations declared in any item on the agenda	
25.01.03 MINUTES	MINUTES OF THE MEETING HELD ON 4th NOVEMBER 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.	
25.01.04	EXTERNAL REPORTS <u>Green Party Councillors' Report of December 2024, for Marden & Yalding Ward Parishes –</u> In a busy period within the Borough Council, there were a lot more high-level discussions on the Budget for 2025/26 and the implications of the new Corporate Strategy on that Budget in early December, prioritising what can and can't be done in Year1 of the new Council and announcing some probable changes (like increasing parking fees in town for the first time since 2021). Matters are being complicated as the new Labour Government seeks to introduce significant Planning changes (with more housing numbers) and also confirms it wishes to create single Authorities (with Mayors) in County areas, mentioning Essex, Kent & Surrey as priorities – which could mean the abolition of District/Borough Councils by 2027! Discussions move apace with adjacent Boroughs, and the whole Council will be briefed on the latest Government/County thinking on 6 th January. At quarterly Full Council on 4 th December, tributes were paid to a former long-serving Labour Councillor and also another former Councillor (Cynthia Robertson) was made an Honorary Alderman. Two Motions were put forward by Councillors on strategy for HMOs	

(Home in Multiple Occupation) and VAWG (Violence against Women & Girls); the latter was taken forward to the upcoming Cabinet.

At Cabinet on 20th December, the MBC Strategy for the VAWG Motion was debated thoroughly and agreed in detail. At the same meeting, there were financial motions related to the half-yearly budget report, fee changes and Performance indicators, which were all discussed in detail. Also discussed were future plans on Landscape, Walking & Cycling infrastructure and Community Larders.

Mike's focus had been on welcoming the new Biodiversity & Climate Change (B & CC) Manager in early December and discussing pending decarbonisation schemes and related documents with her, so that the mid-term update to the B&CC Strategic Plan can be thoroughly refreshed and re-assessed for its final five years; this is due to go to Cabinet in March. I have continued liaising with five Parishes about small parcels of land that MBC own and may have potential for 30 years of natural management, and all six sites (including one in Yalding) were visited by us both on 23rd December.

The Mayor's Xmas Supper party was a lovely event in the Town Hall on the evening of Friday 13th, where current and past Councillors & Mayors mingled and socialised warmly (with partners), and we could hear residents welcoming the season in and around Jubilee Square as the evening progressed!

While there are few events planned in January now that Panto is over, there will be a lantern parade festival in town on Friday 7th February, and local schools and community groups are to be invited to participate in workshops; see details at <https://onemairstone.com/event/light-up-mairstone/>

Parish Matters –

Collier Street – Clerk/Resident's query about construction traffic taking wrong route to the new solar park on Sheephurst Farm, directed to Planning enforcement by Cllr. Russell. Also, food waste bins not being collected became an issue, but seems to have been resolved by a change of truck.

Hunton – Liaison over potential pre-Condition submission construction activity taking place on 'agricultural' site affecting adjacent properties; planning enforcement role suggested to residents.

Marden – Mike has been dealing with an ongoing resident's concern at the StileBridge Caravan site (which is MBC-run), requiring liaison with the main Power supplier; this is still unresolved. Grace has been supporting Marden General Practice (through its PPG group) in spending/allocating s106 funds.

Nettlestead – Query raised with Golding Homes about overflowing bins and recycling options for Bryant Close flats was answered, which is now being chased by Parish Clerk after Golding’s response. Mike attended a very pleasant Xmas drinks and canapes event after the December Parish meeting.

Yalding – Mike attended the Parish meeting on 3rd, after an appearance remotely at the Policy Advisory Committee (PAC) on Climate & Environment (which Grace chaired, in the absence of the designated chair); various matters were discussed/aired there. Several residents attended the MBC Planning Committee on 12th December (of which Mike is vice-chair) and matters related to ‘The George’ were aired with only partial resolution; a complaint has been filed by the Parish. In exciting news, the creation of a Repair Café has been announced; 1st event is in March at the Baptist Church.

Grace resolved access for bin collections across the bridge to Parsonage Lane. Also has been liaising with community safety team and beat officers over the safety of young girls in the village after recent incidents. Grace is not currently satisfied with the response, especially as they appeared to be paying lip service to this issue while VAWG motion was being discussed in Council & Cabinet.

Borough Councillors Grace Couch & Mike Summersgill – 3rd January 2025

Emails: michaelsummersgill@maidstone.gov.uk,
gracecouch@maidstone.gov.uk

MBC Members Report from Cllr Claudine Russell

Dated: January 2025

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.

Ward Work

Collier Street – I have been chasing the waste team about the unreliable collections. I have also been trying to sort out a recycling collection for a resident that hasn’t been able to have the lorry to collect.

Marden – Following an email from a resident I have asked the Parks Team to do a deep clean of the Cockpits play equipment. I have also been in contact again with Royal Mail to ask why some residents are not receiving a reliable service and then approximately once or twice

	<p>a week are getting a large quantity of post. I have also contacted Katie Lam MP about this issue.</p> <p>Yalding – I attended planning committee and spoke against the various planning applications for The George. I was very disappointed to see that the committee recommended approval for the shop alterations and am now worried for the appeal. I was pleased to see that they refused the post lockers, but this was the minor application.</p> <p>Nettlestead – I am aware that The Hop Pole Inn seem to be having a closing down sale of furniture etc but don't have any further information. Inspector Steve Kent is currently acting up as the Chief Inspector for Kent and he is aware of the history of the site.</p> <p>Hunton – I saw that residents were requesting new salt bins. This is the responsibility of Kent County Council, and it may be that the KCC Cllr has some spare grant to fund them, new bins are not routinely funded by KCC anymore.</p> <p>General ward work continues including planning comments, bin reports and meeting residents and I'm grateful to all parish councils that make me aware of any issues that need my attention.</p> <p>Devolution and Local Government Reorganisation This work, started by central government continues at pace and Kent and Medway have submitted a bid to become a Mayoral combined authority with an elected mayor, not much of a choice here as this is the Labour governments preferred way of dealing with the areas. Underneath the mayoral strategic layer will sit a number (unconfirmed but need to be approximately 500,000 residents) of unitary authorities, it is looking likely that there will be 3. At present, Maidstone seem to be in the grouping of Sevenoaks, Tunbridge Wells, Tonbridge and Malling and Maidstone. The responsibilities are not yet clear, and any funding is even less clear. If we are a priority area, this will mean that the KCC elections in May might be cancelled, and we will elect a mayor for the new authority in 2026 followed by elections to the new unitaries. Every day brings more news so the picture will become clearly as we head into 2025 and certainly by May.</p> <p>As always, if you need my help, please do not hesitate to email me at claudinerussell@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>25.01.05 PUBLIC FORUM MEMBERS OF THE PUBLIC QUESTIONS</p>		

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

25.01.06

PLANNING

NEW PLANNING APPLICATIONS

There were no new planning applications to discuss.

APPLICATION REFERENCE 24/504741/FULL

LOCATION: Austens, Collier Street

PROPOSAL: Demolition of existing garage, conservatory and entrance porch. Erection of a two-storey side extension and single side and rear extension. Insertion of roof lights. Erection of new double bay garage

COMMENTS MADE OUTSIDE THE MEETING TO A NEUTRAL STANCE

APPLICATION REFERENCE APP/U2235/W/24/3354950

LOCATION: Orchard Place, Benover Road, Yalding

Proposal Change of use of the land siting of 3 no static caravans and 3 no 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

IF YOU WISH TO MAKE ANY FURTHER COMMENTS DUE BY 19TH DECEMBER – THE PARISH COUNCILS ORIGINAL COMMENTS WILL BE TAKEN INTO CONSIDERATION

25.01.07

PLANNING

DECISIONS BY MBC

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)

APPLICATION REFUSED

APPLICATION REFERENCE 24/503901/FULL

ADDRESS: Claygate House, Spenny Lane, Marden

PROPOSAL: Demolition of existing coach house and erection of detached outbuilding to serve as annexed accommodation to the main dwelling (part retrospective)

APPLICATION REFUSED

APPLICATION REFERENCE 24/502849/FULL

ADDRESS: 1-3 The Nortons Industrial Estate, Collier Street, Tonbridge

PROPOSAL: Demolition of existing industrial unit and erection of a new warehouse building comprising of 3 units (use Class E, B2, and B8) with associated parking.

APPLICATION GRANTED

25.01.08

PLANNING CORRESPONDENCE

There was no planning correspondence.

25.01.09

VILLAGE HALL

This was discussed briefly, and it was noted by all members that the amount which should be allocated to the Village Hall which had been discussed at a previous meeting would be approximately £12,000. The Parish Council had stopped allocating the £2000 to the Village Hall in the last Budget which had been approved the previous year.

The Village Hall would now be removed from the agenda as most of the Parish Council have an interest as they are Trustees on the Village Hall Committee.

25.01.10

HIGHWAYS AND FOOTPATHS

[DP] stated that free car parking sign has been installed at the Car Park, the Longend Lane signs have not yet been installed but [DP] has been chasing this. The sign in Green Lane is the wrong way round, this has been reported. [DP] has also reported white lines that need repainting in the Parish Council.

25.01.11

CIL MONIES

[DP] updated that amount of CIL Monies available is £34,516.31 - £16,132.05 has to be spent by 06/11/2025.

No further updates at this time.

25.01.12

FINANCE

25.01.12.01 BANK RECONCILIATION FOR November and December 2024

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

25.01.12.02 BANK STATEMENTS FOR November and December

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

25.01.12.03 TRIAL BALANCE TO DATE

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

25.01.12.04 BUDGET REPORT YTD

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

25.01.12.05 PAYMENTS FOR DECEMBER and JANUARY

It was Proposed by [DP] seconded by [KR], and **RESOLVED** by all members present to approve the **DECEMBER PAYMENTS**

02/12/2024 MRS MICHELLE RUMBLE 654.33 CLERKS SALARY - DECEMBER

02/12/2024 MRS MICHELLE RUMBLE 56.99 CLERKS EXPENSES - DECEMBER

03/12/2024 UPPER MEDWAY INTERNAL 1.60 DRAINAGE COSTS

03/12/2024 IONOS 5.52 EMAIL ARCHIVING AND DEFENDER

03/12/2024 CAPEL GROUND CARE 48.00 PLAY EQUIPMENT INSPECTION

03/12/2024 AUDITING SOLUTIONS 225.00 INTERIM INTERNAL AUDIT 2024-25

03/12/2024 IONOS DD 25.20 EMAILS/DOMAIN

22/12/2024 HSBC DDR 8.00 BANK CHARGES

Total Payments 1,024.64

It was Proposed by [DP] seconded by [KR], and **RESOLVED** by all members present to approve the

JANUARY PAYMENTS

06/01/2025 MRS MICHELLE RUMBLE 654.33 CLERKS SALARY - JANUARY

06/01/2025 MRS MICHELLE RUMBLE 79.48 EXPENSES

07/01/2025 CAPEL GROUND CARE 423.00 CAPEL GROUND CARE

07/01/2025 IONOS 6.00 DEFENDER AND ARCHIVING

Total Payments 1,162.81

25.01.12.06 TO APPROVE THE BUDGET AND SET THE PRECEPT FOR 2025/2026

[DP] circulated the Draft Budget prior to the meeting, which was discussed at the meeting. Some of the Budget Headings needed more discussion and amendments. [DP] will go back make the amendments and circulate whereby the Budget and Precept will be approved by email and approved at the next

meeting. The Clerk will then return the Precept request form to Maidstone Borough Council by the 31st January 2025.

25.01.12.07 TO APPROVE THE INTERNAL AUDITORS REPORT FOR 2024/2025

The Clerk had circulated this prior to the meeting, but had not been received by members, the Clerk will circulate again.

25.01.12.08 WEBSITE AND EMAILS

The Clerk updated members that the Domain name and Emails were in the process of being changed to a gov.uk website. The Clerk had given notice to the existing company IONOS.

25.01.12.09 INCOME

The Clerk informed members that income of £312.06 Bank Interest had been received since the last meeting.

25.01.13

RECREATION FIELD & CAR PARK

GM CONTRACT 2025

The Clerk had sought three quotes from companies. The quotes received were from

Paul Waring – A quote of £5844.10 was received

Landscape Services – A quote of £6970.00

Neil Nicholson – This quote was incomplete so was not included in this process

It was **RESOLVED** by all members present to accept the quote from Paul Waring for the next year. The Clerk will notify Paul Waring of the Councils decision. The Clerk will also notify the other two Contractors of their decision.

PLAY AREA INSPECTION

The Clerk forwarded the latest Play Inspection to all Councillors prior to the meeting. The Councillors wanted this item added to the next agenda to decide the future of the Play Equipment.

PLAY INSPECTION CONTRACTOR

The Clerk forwarded an email from the Playground Contractor that he was no longer able to carry out the Play Inspections from February as he is closing his company. The members all **RESOLVED** that they would not decide on this yet as they were going to discuss the Play Equipment at the next meeting.

VILLAGE GREEN ELECTRICITY

[BW] got 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. This was circulated to all members prior to the meeting. [BW] also gave an update on the Car Parking Spaces which he measured out, this spacing included two EV Spaces and two Disabled Spaces.

25.01.14

FLOODING UPDATE

[JH] gave an update on Flooding around the Village, Green Lane, Haviker Street and Sheephurst Lane had all been closed due to Flooding in the Village.

25.01.15

CORRESPONDENCE

None

25.01.16

DATE OF NEXT MEETING

[AP] confirmed that the next full Council meeting will be, in The Orchard Room, St Margaret's School on 3rd February 2025 at 19.00pm

There being no further business the meeting closed at 21.05pm

DRAFT