

MINUTES

Full Meeting of the
COLLIER STREET PARISH COUNCIL
On Monday 12 September 2011
Collier Street Village Hall
Commencing at 7.30pm

Attendees: Cllr Bates(Chair); Cllr Anderson; Cllr Gibb; Cllr Goff; Cllr Grandie; Cllr Ridd; Cllr John Verrall; Cllr Paulina Stockell; Hilary Reeve Joint Editor, Village News, 1 member of the public.

09.11.1. Apologies

Cllr Rodd Nelson-Gracie

09.11.2. Declarations of Interest

The Chairman declared an interest in the planning application for Bridge Oast as the original architect.

09.11.3. Police Report

No police representative present.

09.11.4.

These minutes were confirmed as an accurate recording of the proceedings.

09.11.4.1.

Full Meeting – 11 July 2011
Finance and Development Control – 25 July 2011

The Clerk

09.11.5. Questions from Members of the Public

Hilary Reeve raised issue with the many signs advertising the small holding on the main B2162.

Cllrs Ridd and Gibb will raise the matter with the owner.

Mr Dixon raised issue with:

1. The brambles etc at the south end of the Playing Field.
2. On behalf of the daily users he would also like to see the footpath cleaned up and sought clarity on the UMIDB clearing the ditch.
3. Wished to see a copy of the Parish Council Accounts for the last year end.

The Clerk and Councillors agreed an approximate timeframe with Mr Dixon for these issues to be addressed.

The letter received from the residents of 1-7 Green Lane was discussed and County Councillor Paulina Stockell being present at the meeting requested that via the coordinator Debbie Snook the item, with her backing, be placed before the Joint Transport Board.

The Clerk will progress the issue.

09.11.6. Correspondence

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|-----|---|-----------|
| 6.1 | Maidstone and Tunbridge Wells NHS Trust
Childrens leaflet (circulated) | The Clerk |
| 6.2 | Open Public Services White Paper – Hard Copy | |
| 6.3 | Kent Housing Group – Rural Homes | |
| 6.4 | Hospice in the Weald - News | |
| 6.5 | KALC Minutes on Extraordinary Meeting 16 August | |
| 6.6 | Support from Paulina Stockell for Speed Limit
Sheephurst Lane | |
| 6.7 | Cabinet Bulletin July 11 | |
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- 6.8 Agenda for Police Forum 20.07.11
 - 6.9 Polling Place review
 - 6.10 Joint Parking Enforcement Maidstone and Swale Borough Councils
 - 6.11 Recreation Field Monthly Report
 - 6.12 Free Work Club Course and Careers Advise
 - 6.13 E-mail to Cllr Anderson detailing the current enforcement team
 - 6.14 E-mail to Warren Jarvis in an attempt to expedite Speed Watch in the Parish
 - 6.15 Update on speed watch
 - 6.16 Queens Diamond Jubilee & Sport England
 - 6.17 Overhanging Tree Benover Road
 - 6.18 Co-option papers to Cllr Goff
 - 6.19 Free Health Check – Play Area - Lappset
 - 6.20 Transfer of Land St Margaret's Church – to Gullands
 - 6.21 Reply from Gareth Waterman re Village Hall
 - 6.22 Yalding NHW
 - 6.23 Royal Horticultural Society – RHS Britain in Bloom

 - 6.24 Cancellation of Full Meeting scheduled for 8 August 2011.
 - 6.25 New On-line service for Highway faults
 - 6.26 Consultation on Kent County Council's Countryside Access Improvement Plan – Review 2012
 - 6.27 Concurrent Functions Extraordinary Meeting
 - 6.28 NHS extending choice of provider
 - 6.29 Draft Planning policy – one further question
 - 6.30 Lappset report on Play Equipment
 - 6.31 3 Government Consultations – Planning orientated
 - 6.32 Appointment of new Highway Steward
 - 6.33 Request for Lappset to quote to bring all issue up to the standard recommended by MBC.
 - 6.34 Mela puts the unity in community
 - 6.35 Communication from finger post company
 - 6.36 Minutes of KALC extraordinary meeting re concurrent functions
 - 6.37 Clerk liaising with MBC re Core Strategy Consultation Meeting
 - 6.38 Core Strategy Meeting Dates
 - 6.39 Ditto
 - 6.40 Quote from Lappset re Play Equipment
The Councillors had a copy of the quote placed before them and it was agreed that the matter would be discussed at the next Finance and Development Control Meeting scheduled for Monday 26 September.
 - 6.41 Change of Core Strategy Meeting
 - 6.42 Kent Connects
 - 6.43 Media Release – Kent Police
 - 6.44 Confirmations re cost of repairs to PC laptop
 - 6.45 Need to elect a replacement for Karl Everett for a voting representative KALC – Geraldine Brown Yalding Chairman preparing a new database.
It was unanimously agreed that Cllr Goff would stand as the second voting Parish Council Representative on the Kent Association of Parish Councils.
 - 6.46 Have you say on Core Strategy
 - 6.47 Area Committee Meeting – KALC – 20 September
 - 6.48 Core Strategy Briefing for Councillors of Collier Street and Nettlestead 6 September 2011 St Margaret's Church
 - 6.49 Speed limit review – Green Lane – Residents 1-7 Green Lane Cottages
This item discussed under Agenda Item 09.11.5
 - 6.50 The Pines Benover Road – Possible planning
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	<p>Infringement – Referred to Enforcement</p> <p>6.51 Thank you e-mail to James Guillum-Scott for use of Church.</p> <p>6.52 Aggressive Horse on Footpath Haviker Street</p> <p>6.53 Requested Financial Information-Concurrent Functions – Deadline end of September <i>The Clerk will progress this issue.</i></p> <p>6.54 Parish Independent Remuneration Panel – Members Allowances</p>	
09.11.7. Flood Committee Report	No issues	Cllr Ridd
09.11.8. Recreation Field Report	<p>The Parish Council will monitor the Car Park surface over the winter months.</p> <p>The Clerk is to arrange for the hedging to be cut back along the roadside to the next adjacent property and inside of the ditch.</p>	Cllr Gibb
09.11.9. Community Safety Issues	<p>Although no Highway issues needed to be addressed Cllr Anderson has been proactive with the assistance of the Enforcement Team at MBC with Summer encampments of Travellers along Spenny Lane.</p> <p>The Chairman raised issue with the missing fingerposts and Cllr Anderson will arrange to raise the matter with Highways.</p>	Cllr Anderson
09.11.10. Planning		Led by Cllr Bates
<p>09.11.10.1. Full Planning Permission MA/11/1394 THE BARN, GRANARY FIELDS, COLLIER STREET Redevelopment of piggery building for class 1 office use including extensions and increased roof height.</p>	<p>The Parish Council wish to see the application refused and request the application is reported to the Planning Committee for the following reasons:-</p> <p>We object to both the extension and the height of the building as outlined in the submission in view of its impact on the character and appearance of the countryside.</p>	
<p>09.11.10.2. Approved/Granted with conditions 11/0801 THE BARN GRANARY FIELDS Erection of single storey side extension to piggery building and changes to fenestration to first floor for Class B1 use as shown on drawing no MBL/EF/1CAL/01/RA Rev A and a compliment slip received on 31/05/11, a layout plan, and a Design and Access Statement</p>	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission; Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>No development shall take place until written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials; Reason: To ensure a satisfactory appearance to the development in accordance with Policies ENV28 and ENV44 of the Maidstone Borough-Wide Local Plan 2000.</p> <p>No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines; Reason: To ensure a satisfactory</p>	

setting and external appearance to the development in accordance with policies ENV28 and ENV44 of the Maidstone Borough Wide Local Plan 2000.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation; Reason: To ensure a satisfactory setting and external appearance to the development in accordance with policies ENV28 and ENV44 of the Maidstone Borough Wide Local Plan 2000.

The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them; Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety in accordance with Policies ENV28 and ENV44 of the Maidstone Borough-Wide Local Plan 2000.

No further hardstandings shall be created on the application site nor new fencing/walling erected without the prior written consent of the Local Planning Authority; Reason: In the interests of visual amenity. This in accordance with Policies ENV28 and ENV44 of the Maidstone Borough-Wide Local Plan 2000.

No development shall take place until full details of proposed biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority, and the approved enhancements shall be provided prior to the first occupation of the building(s) hereby permitted; Reason: To enhance the biodiversity potential of the site in accordance with the Central Government policy contained in PPS9.

No external lighting shall be erected on or around the buildings without the prior written consent of the Local Planning Authority; Reason: To protect the character and appearance of the surrounding area and protect the amenity of adjoining residential occupiers in accordance with Policies ENV28 and ENV44 of the Maidstone Borough-Wide Local Plan 2000.

No development shall take place until full details of proposed flood mitigation measures have been submitted to and approved in writing by the Local Planning Authority, and the approved measures shall be provided prior to the first use of the building(s) hereby permitted; Reason: In the interests of flood mitigation in accordance with the Central Government policy contained in PPS25.

You are advised that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant should ensure that any activity that they undertake on the application site (regardless of the need for planning consent) complies with the appropriate wildlife legislation. Failure to do so may result in fines and, potentially, a custodial sentence.

09.11.10.3.
Listed Building Consent
MA/11/1274
OWL OAST, LITTLE CHEVENEY,
SHEEPHURST LANE MARDEN
Listed Building Consent for removal of part internal separating wall.

The Parish Council do not wish to comment on this application.

09.11.10.4.
Approved/Granted
11/1169
5 LITTLE SHEEPHURST COTTAGES
MARDEN
KENT
Submissions of details pursuant to condition 3 of Planning Permission MA/11/0673 relating to materials submitted in sample form being natural slate and AAB handmade red bricks.

There are no prescription details for this application

09.11.10.5.
Approved/Granted with conditions
11/1048
4 HAVIKER STREET
COLLIER STREET
An application for listed building consent for a first floor side extension as shown on drawing no.s 1 Rev B, 2 Rev B and 3 Rev B and a Design and Access Statement received on 26/06/11

The works to which this consent relates must be begun before the expiration of three years from the date of this consent; Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development shall not commence until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted, including details of the finish, have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials with the approved finish; Reason: To preserve the setting, character and appearance of the Grade II Listed building, in accordance with Policy BE6 of the South East Plan 2009 and PPS5.

The development shall not commence until full details of new external joinery, in the form of large scale drawings, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Reason: To preserve the setting, character and appearance of the Grade II Listed building, in accordance with Policy BE6 of the South East Plan 2009 and PPS5.

The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no.s 1 Rev B, 2 Rev B and 3 Rev B received on 24/06/11. Reason: To preserve the setting, character and appearance of the Grade II Listed building, in accordance with Policy BE6 of the South East Plan 2009, and PPS5.

09.11.10.6.
Approved/Granted with conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this

11/1055

**4 HAVIKER STREET
COLLIER STREET**

Erection of first floor side extension and garden shed as shown on drawing no.s

RevB, 2 Rev B, 3 RevB and 4 RevB and a design and access statement received on 24/06/11.

permission; Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not commence until samples of the materials to be used in the construction of the external surfaces of the building and extension hereby permitted, including details of the finish, have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials with the approved finish; Reason: To preserve the setting, character and appearance of the Grade II Listed building, in accordance with Policy BE6 of the South East Plan 2009 and PPS5.

3. The development shall not commence until full details of new external joinery, in the form of large scale drawings, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Reason: To preserve the setting, character and appearance of the Grade II Listed building, in accordance with Policy BE6 of the South East Plan 2009 and PPS5.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no.s 1 Rev B, 2 Rev B, 3 Rev B and 4 Rev B received on 24/06/11. Reason: To preserve the setting, character and appearance of the Grade II Listed building and to protect residential amenity, in accordance with Policy BE6 of the South East Plan 2009, Policy H33 of the Maidstone Borough Wide Local Plan 2000 and PPS1 and PPS5.

The shed must only be used for purposes which are ancillary to the use of the existing dwelling.

09.11.10.7.

Amendment of renewal of condition

11/1317

LONGEND FARM

CLAYGATE

MARDEN

Removal of the agricultural occupancy condition attached to permission MK/3/53/137

The Parish Council does not wish to comment on this application.

09.11.10.8

APPEAL

11/0476

BRIDGE OAST

COLLIER STREET

Proposal: Erection of two storey side extension, insertion of new first floor window to north elevation and flue as shown on drawing nos. 600/01; rev B and 600/P/01 Rev C received 24/03/11

09.11.10.9

THE RIDINGS

CLAYGATE

MARDEN

An application for discharge of conditions MA/08/1668 (Erection of replacement dwelling being details of condition 3 – material samples.

09.11.10.10

Certificate of Lawfulness

CHERITON HOUSE

The use of this land for keeping of horses is lawful as on the balance of probabilities, it has been carried out for a period in excess of ten years before the date of this

BENOVER ROAD

An application for a certificate of lawfulness for an existing use of land for keeping of horses for more than ten years from the date of this application as described in application MA/10/0761 as supported by a sworn declaration received on 8 July 2011.

application.

09.11.11. Finance

The Councillors' approved the following spends:-

DATE	CHEQUE NO	PAYEE	AMOUNT
12.09.11	100656	AUDIT COMMISSION	£192.00
12.09.11	100657	PAUL WARING	£1635.42
12.09.11	100658	CLERK	£408.77

The Clerk

09.11.12. Borough Councillors Report

Paulina outlined the funding opportunities that would be open to all Parish Councils. She also outlined the cuts that the Council has had to make to meet the cut in budgets that have been well publicised. A report is to be published in the near future detailing changes as to the way that Cabinet currently works.

09.11.13. Councillors Correspondence and Briefing Pack Documents

All papers have been circulated to Councillors electronically.

Cllr Ridd

09.11.14. Village Hall

Cllr Grandi briefed us on her meeting with Gareth Waterman.

Cllr Grandi

To precise the details:-

The extent of the severe damp to the structure is a major concern as is the current perception that no one will use the hall on its existing site. In view of the VH not being sustainable long term a feasibility study is recommended on the move to another site. Monies are still held by the VH Committee. It has been suggested that Cllr Grandi, Alison and Gareth meet to investigate the possibility of selling the existing site and relocation. The site could be sold with planning permission. Several other ideas emerged in addition to potential use of the hall, say a café (used by cycle clubs and locals) or as a village visitor/centre.

In the interim it is imperative that the halls charitable status is preserved; legal ownership established; and costing of work needed in the intervening period in order that the hall could be used. It is a priority that the Committee is reestablished in order that these issues can be placed before the Parish Council for early consideration.

09.11.15. Jubilee Project

In view of the upcoming 4 day break in celebration of the Queen's Jubilee the Chairman outlined some suggestions for the Parish to celebrate the event. The Parish Council agreed that it is a vital consideration that the event is planned with 'family affordability' in mind.

Led by
Cllr Bates

A 'Big Shared Lunch' on Sunday 3 June 2012 in the form of a shared picnic followed the next day by an evening event with a buffet and music. Another suggestion was a 'Hog Roast' at Rugmer Farm. It is important that in any event a marquee is ordered in early course. Hilary Reeve was asked to speak with Carol Jacques and Joan Godden to establish if they would be prepared to help organise the event.

09.11.16. Additional Matters for Discussion next Meeting

Agenda prepared by:-

ALAN CROCKER

Clerk to Collier Street Parish Council