

MINUTES

Finance and Development Control Committee
 COLLIER STREET PARISH COUNCIL
 Monday 8 December 2014
 The Library
 St Margaret's School
 COLLIER STREET
 Commencing at 7.30pm

Attendees: Cllr Grandi (Chair) Cllr Goff (Deputy Chair) Cllr Ridd

12.14.1. Apologies	Cllr Arthur																	
12.14.2. Declarations of Interest	None declared																	
<p>12.14.3. Spends for Approval The meeting approved the spends as detailed.</p> <p>12.14.04 A Reconciliation of the Parish Accounts ending November 2014 were presented for the approval of the meeting.</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>CHEQUE NO</th> <th>PAYEE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>09.12.2014</td> <td>Electronic</td> <td>Mr. S Thompsett</td> <td>£220.00</td> </tr> <tr> <td>09.12.2014</td> <td>Electronic</td> <td>The Clerk</td> <td>£169.26</td> </tr> <tr> <td>09.12.2014</td> <td>Electronic</td> <td>HMRC</td> <td>£20.00</td> </tr> </tbody> </table> <p>As part of the The National Association of Local Councils (NALC) and Society of Local Council Clerks (SLCC) agreement by the National Joint Council for Local government Services (NJC) salary awards for 2014 - 2016 to be implemented from 1st January 2015 a non-consolidated payment (one-off) for employees on SCPs 5 - 49 to be paid in December 2014.</p> <p>Electronic Copies were forwarded to each Councillor in advance of the meeting. The Meeting approved the Parish Accounts for the period ending November 2014.</p>	DATE	CHEQUE NO	PAYEE	AMOUNT	09.12.2014	Electronic	Mr. S Thompsett	£220.00	09.12.2014	Electronic	The Clerk	£169.26	09.12.2014	Electronic	HMRC	£20.00	Clerk
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<p>12.14.4. 14/505463/Full FOXBRUSH BARN, JARMONS LANE, COLLIER STREET</p> <p>Extension and conversion to existing outbuilding including installation of photo voltaic units to south elevation, plus formation of a single storey glazed link (amendments to planning permission MA/12/1298 – Appeal reference APP/N2235/D/13/2204122</p>	The Parish Council do not wish to comment on this application	Lead Cllr Barbara Grandi																
<p>12.14.4.1 14/505193/Full 4 SPENNEY COTTAGES, SPENNY LANE, MARDEN, KENT</p> <p>Erection of two-storey side extension. New porch to front and single storey extension to rear.</p>	The Parish Council is to take a neutral stance on this application																	
<p>12.14.4.2 14/504061/FULL Bentletts Farm Claygate Road Yalding Kent ME18 6BB</p> <p>Erection of 29 houses and 2 bungalows, with associated garages, car barns and parking spaces, landscaping, tree planting and new pond; with new shared surface access road off Claygate Road</p>	<p>The Parish Council by majority decision wish to support the application. However this support is subject to reassurances from the developers on the issues detailed below. In no way is this an exhaustive list as we would always seek the guidance of the professional planners.</p> <p>FLOODING Whilst the Senior Flood Risk Advisor for West Kent have not raised an objection he has made Maidstone Planning aware of the concerns raised at the meeting with the developers (12 November 2014). He has strong views on the proposed SUDS systems and he will raise awareness with his planning colleagues of the inadequate culvert and the impact this could have on the proposed dwellings and along Claygate. We would seek assurances that the EA's thinking is that post development the runoff rates will be reduced to below greenfield rates and acknowledge that this will be an improvement on the current situation. We would also seek assurance that the ditches the new SUDS system will discharge into are adequate for dispersal of water from 31 extra homes and</p>																	

	<p>would like to point out to the planning officers that the ditch in question currently overflows at its junction with Wolsey Oast on Claygate Road where the underground pipes may not be large enough. We would like to see that if at all possible conditions are imposed whereby ditches and pipes are the responsibility of the estate management for ongoing maintenance, otherwise this will impact on the overall flood issues in the adjoining area. FOUL DRAINAGE</p> <p>We would seek assurances that following the concerns of the EA the developers have confirmed that the developer's drainage strategy shows a sewerage treatment plan discharging to the watercourse and that no septic tank is proposed as part of the project.</p> <p>INFRASTRUCTURE</p> <p>There are serious concerns that the number of proposed homes will lead to a large number of cars leaving the site at peak times and the lanes adjacent to the site are very narrow with poor visibility. Many cars use private driveways, or drive onto the grass verges to create their own passing places. We have concerns over the emergency service being able to access the site in the event of a flooding emergency. Who will finance, light and maintain this service to the development? SECTION 106 OBLIGATIONS</p> <p>"The common uses of planning obligations are to secure affordable housing and to specify the type and timing of this housing" We realise that due to the nature of the proposed development, affordable housing would not seem appropriate. However "The Government viewed S106 as providing only partial and variable response to capturing funding contributions for infrastructure. As such, provision for the Community Infrastructure Levy (CIL) is now in place in the 2008 Planning Act. Under the CIL we have discussed the possibility of a contribution under this levy to be made towards the creation of a new Village Centre and the real focus being a new Village Hall as the old building has been declared unusable as it is unsafe structurally. We would seek assurances that this will be included as part of the conditions if the planners are minded to grant permission for the proposed build.</p>	
<p>12.14.4.3. 14/505945/PNEXT JARMONS FARM, JARMONS LANE, COLLIER STREET, KENT Proposal: Prior notification for a proposed single storey rear extension which:</p> <p>A) Extends by 8 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.92 metres from the natural ground level. C) Has a height of 3.92 metres at the eaves from the natural ground level.</p>	<p>We await the details of the application.</p>	
<p>12.14.5 Next scheduled meeting</p>	<p>Full Meeting 12 January 2015</p>	

Prepared by

Alan Crocker

Clerk to Collier Street Parish Council