

# MINUTES

Full Meeting of the  
**COLLIER STREET PARISH COUNCIL**  
 on Monday 10 March 2014  
 St Margaret's School, Collier Street  
 Commencing at 7.30pm

**Attendees:** Cllr Bates (Chair); Cllr Arthur; Cllr Barham; Cllr Goff; Cllr Grandi; Cllr Ridd; Borough Cllr Rodd Nelson-Gracie: Clerk Alan Crocker, Hilary Reeve, joint editor of the Village News; 8 members of the public.

03.14.1. Apologies	PCSO Nicola Morris					
03.14.2. Declarations of Interest	Cllr Bates declared an interest in 03.14.10.6 – as Architect and Agent					
03.14.3. Police Report	No crime since the last meeting	PCSO Nicola Morris				
03.14.4. Minutes of Previous Meeting/s The meeting confirmed that these minutes were an accurate recording of the said meeting.	03.14.4.1 - Minutes of Meeting – 10 February 2014					
03.14.5. Questions from Members of the Public	There was a question from the floor following receipt by the Village Hall Committee (see 03.14.14) of the Ecological and Flood surveys for both the old village hall site and the proposed new hall site. Concerns were raised about the old village hall site and sought assurance that any development would not aggravate the current situation regarding flooding in this vicinity. Cllr Grandi replied that the results of these surveys would be discussed at the next Village Hall Committee meeting and any ramifications would be thoroughly analysed prior to progression of the project.					
03.14.6. Issues/ Correspondence Requiring Action	<table border="1" data-bbox="651 1062 1224 1119"> <thead> <tr> <th data-bbox="651 1062 899 1087">Subject</th> <th data-bbox="899 1062 1224 1087">Action</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1087 899 1119">None</td> <td data-bbox="899 1087 1224 1119"></td> </tr> </tbody> </table>	Subject	Action	None		
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None						
03.14.7. Flood Committee Report	<p>There is to be a public meeting on Wednesday 19 April 2014 in the St Margaret's Church.</p> <p>Cllr Goff and Ridd attended a round table meeting attending by</p> <p>Helen Grant MP  <i>Ross Matthewman – Office of Helen Grant MP</i>  <i>Josh Grimstone – Office of Helen Grant MP</i>  <i>Martin Adams – Kent Fire and Rescue</i>  <i>Geraldine Brown – Yalding Parish Council</i>  <i>Cllr Paul Carter (Only from 17:30) – KCC</i>            Ray Chitty - MRAU            Steve Corbishley – Kent Police            Cllr David Goff – Collier Street Parish Council            Neil Gunn – Environment Agency            David Edwards – Maidstone Borough Council            Mark Ensoll – NFU            Catherine Langrish - NFU            Peter Larkin – Allington Marina            Stephen Munford – Boughton Monchelsea Parish Council            Peter Northern – Hampstead Marina            Andrew Pearce – Environment Agency            Edward Raikes - Resident            Cllr David Ridd - Collier Street Parish Council            Paulina Stockell - Kent County Council/Maidstone Borough Council            Chris Wenban – Orchard View Classic Cars            Karen Wheeler - RAMSAK</p>	Lead Councillor David Ridd				

	<p>Symon Wilson – Yalding Parish Council Cllr John Wilson – Maidstone Borough Councillor and cabinet member for Community &amp; leisure services.</p> <p>A presentation was given by the Environment Agency which will be similar in content to the upcoming proposed public meeting. A number of question then followed. It was acknowledged that lessons are to be learned from the recent flooding. These can be summarised as follows</p> <ul style="list-style-type: none"> <li>• More sandbags</li> <li>• Better messaging</li> <li>• Proportionality of response</li> <li>• Sensible road closures</li> <li>• More personal responsibility</li> <li>• Contact lists to be produced</li> </ul> <p>A draft action plan has been created with suggested areas of responsibility divided between most of the attendee organisations.</p> <p>One of the major issues was the possible capital project of a new Lower Beult storage area and an increase capacity of the Leigh Barrier. KCC has already pledged to meet 50% of the capital project on the basis that Central Government pledge the other 50%.</p> <p>This is very much a precise of the event and more of the agreed actions will be seen to be taking place in the very near future.</p> <p>The Parish is to be proactive in the next few weeks, and each of our parishioners will receive a letter from the Chairman of the Parish Council, a Land Drainage Survey Questionnaire for completion along with a map of the ditches and watercourses and an 'owners responsibility for river and ditches explanation' produced by the Kent County.</p> <p>Cllrs Bates, Goff and Ridd are to meet with the Chief Executive of Maidstone Borough Council at her invitation to discuss actions going forward and the many ways that they could help the Parish.</p>	
<p><b>03.14.8. Recreation Field Report</b></p>	<p>Cllr Goff reported the unfortunate damage to many of the newly planted trees on the playing field. The new ditch has been cut. A pressing issue is the entrance to the playing field and it was agreed that Cllr Goff would obtain a specification for the remedial work in order that we can obtain quotations. We have been asked to make the field available for the 'Under 10's' starting in September 2014 and running until April 2015. Whilst we are very keen to offer the facility there will be certain cost implications with particular focus on the surface and maintenance of the grass. Cllr Goff is to revert to a future meeting with the anticipated costing's having discussed the issue with the organiser.</p>	<p>Lead Councillor David Goff</p>
<p><b>03.14.9. Community Safety Issues</b></p>	<p><b><u>Community Safety and Highways Report for March 2014</u></b></p> <p><b><u>Speedwatch</u></b> No sessions this month.</p> <p><b><u>Speed limits</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Sheephurst Lane</u>: Andy Padgham (Highways Engineer) advertised the new consultation on Feb 23<sup>rd</sup>. A 40 mph limit is proposed for the majority of Sheephurst Lane, the first 770 will be a 50 limit.</li> </ol> <p><b><u>Parking</u></b> <b><u>Parking Restrictions/Yellow Lines outside the church</u></b>: The yellow lines are now in place.</p> <p><b><u>Flooding</u></b> <b><u>Road Closures During Flooding</u></b> The Parish Council has been informed that there is a possibility that nominated councillors may be given the authority to close roads during flooding in the future.</p> <p><b><u>The Survey</u></b> of ditches and watercourses should be circulated to all residents shortly after tonight's meeting. The information will be collated and used to help reduce flooding caused by poorly maintained or blocked watercourses.</p> <p><b><u>Yalding Village Meeting</u></b>: Cllrs Ridd, Goff and Grandi attended the 'Flood' Meeting in Yalding Church on February 18<sup>th</sup>. The Environment Agency gave a very informative presentation about the chain of extraordinary weather events that led to</p>	<p>Lead Councillor Barbara Grandi</p>

	<p>the flooding from Dec 23<sup>rd</sup> through Christmas/New Year and into the first weeks of 2014. Strategies to prevent such extensive and extended flooding in the future were shared. Cllr Grandi has organised a similar meeting for the residents of Collier Street, this should take place in St Margaret's Church on March 19<sup>th</sup>.</p> <p><b>Road Closures:</b> Strong winds caused road closures as trees fell: across the B2162 by the Woolpack where the power cable was also brought down and local properties were without power for more than 24 hours; further along the B2162 just past Jarmons Lane; near the junction at Haviker Street; and in several places along the lanes. However, reporting fallen trees to the relevant agencies was 'haphazard' and needs clarifying.</p> <p><b>Pot Holes</b> The recent floods have caused numerous potholes to appear, they can be reported as emergencies as soon as they become more than 4 inches deep, the Highways department must then carry out an emergency repair.</p> <p><b>Neighbourhood Watch</b> Several notices have been forwarded by Emma Howard, one of the two coordinators.</p> <p>BG</p>	
<b>03.14.10. PLANNING</b>		Lead Councillor Will Bates
<b>03.14.10.1</b> <b>MA14/0132</b> <b>LAND AT SPENNY FARM</b> <b>SPENNYLANE</b> <b>YALDING</b> Screening opinion for a proposed photovoltaic solar farm	Environmental statement is not required	
<b>03.14.10.2</b> <b>Approved/Granted with conditions</b> <b>MA13/2061</b> <b>FORGE COTTAGE</b> <b>COLLIER STREET</b> Erection of single storey rear extension as shown on drawings no.s B10034-0920-01-02 received on 10/01/14	<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>The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the countryside.</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no.s B10034 01 02 received on 10/01/14.</p> <p>Reason: To ensure a satisfactory appearance to the development and to preserve the character and appearance of the countryside.</p>	
<b>03.14.10.3</b> <b>MA/14/0129</b> <b>Full Planning Permission</b> <b>THE PINES, BENOVER ROAD, YALDING</b> Erection of a single storey garage extension	The Parish Council do not wish to comment	
<b>03.14.10.4</b> <b>Full Planning Permission</b> <b>MA/14/0207</b> <b>VIOLET COTTAGE, BENOVER ROAD,</b> <b>YALDING</b> First floor side extension	The Parish Council do not wish to comment	
<b>03.14.10.5</b> <u>Amended plan/additional details/landscaping</u> <b>MA/13/1621</b> <b>GAIN HILL YARD, CLAYGATE, YALDING</b>	The Parish Council do not wish to comment on the additional information supplied	

<p>Outline application for demolition of existing buildings and hard standing at the former scrap yard and erection of 2 two storey dwellings with garages and access. All other matters (appearance, landscaping, layout and scale) reserved for future consideration.</p>																		
<p><b>03.14.10.6</b> <b>MA/14/0195</b> <b>Full Planning Permission</b> <b>WILLOWS END, GREEN LANE, YALDING</b> The stationing of 2 additional mobile homes to be used by a gypsy family and the erection of a tool and equipment shed</p>	<p>As a Parish Council we have no objection in principle to this application. The applicants made representation at this meeting and as a result we would wish you to consider imposing strict conditions restricting occupancy of the 2 additional mobile homes to their direct descendant children – i.e. two daughters and for their lifetime only.</p>																	
<p><b>03.14.11 Payments for Approval by the meeting</b></p> <p><b>03.14.11.1.</b> <b>Monthly Reconciliation Report of Accounts 2013-14 and for budget monitoring/control.</b></p>	<table border="1" data-bbox="646 575 1182 793"> <thead> <tr> <th>DATE</th> <th>CHEQUE NO</th> <th>PAYEE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>10.03.14</td> <td>100771</td> <td>CLERK</td> <td>£427.81</td> </tr> <tr> <td>10.03.14</td> <td>100772</td> <td>HM REVENUE AND CUSTOMS</td> <td>£90.20</td> </tr> <tr> <td>13.03.14</td> <td>100773</td> <td>ST MARGARET'S SCHOOL</td> <td>£10.00</td> </tr> </tbody> </table> <p>In advance of the meeting the Councillor's had been emailed with the reconciliation and budget monitoring and a hard copy was presented to the meeting. No issues were raised.</p>	DATE	CHEQUE NO	PAYEE	AMOUNT	10.03.14	100771	CLERK	£427.81	10.03.14	100772	HM REVENUE AND CUSTOMS	£90.20	13.03.14	100773	ST MARGARET'S SCHOOL	£10.00	<p>The Clerk</p> <p>The Clerk and Lead Councillor Steve Barham</p>
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<p><b>03.14.12 Items carried forward</b></p>	<p>None</p>																	
<p><b>03.14.13 Borough Councillors Report</b></p>	<p>* Local plan (regulation 18) released on 21 March. Out on public consultation for next six weeks. - Total housing to 2031 is 17400, but only about 14000 identified so far -Yalding not now a local service centre - Collier Street will only expect sporadic infill building</p> <p>* MBC have received a gold award for their waste collection &amp; Recycling. Recycling is up to 49% from about 29% a few years ago. But some districts are up to 60%, so more to do!</p> <p>* Commercial waste income is at the level a year earlier than predicted</p> <p>* Residents satisfaction survey shows 84% are satisfied with MBC (up from 63% 5 years ago)</p> <p>* MBC gained a silver award for staff training (IIP)</p> <p>* Latest PWC survey of local government showed that Maidstone was: 25th healthiest local authority, 19th most productive, 20th most affluent, 17th most entrepreneurial and 25th most green</p>																	
<p><b>03.14.14 Village Hall</b></p>	<p><b>The VH Committee.</b> The Committee will soon meet to discuss the Ecological surveys and the Flood surveys for both the old village hall site and the proposed new hall site. Flooding in the Parish has understandably occupied Committee members over the past few weeks.</p> <p><b>The Flood Survey of Old Village Hall Site</b> The Survey Summary states: The site is unlikely to flood except in extreme conditions. The property level mitigation measures detailed show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable. This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF. The development should not therefore be precluded on the grounds of flood risk.</p>	<p>Lead Councillor Barbara Grandi</p>																

	<p><b>Action Points suggested in the survey:</b></p> <p>1. If an infiltration system is proposed, it is recommended that a series of infiltration/soakaway tests are carried out on site to BRE Digest 365 Guidelines to confirm the assumptions made in the calculations.</p> <p>2. The dwelling will be located on the higher ground levels to the east of the site, with the more flood-compatible uses such as the garden/landscaped areas being situated in the lower part of the site.</p> <p>3. The risk from groundwater flooding, surface water flooding and fluvial sources will be further managed and mitigated by using a number of property level protection measures to manage and reduce the overall flood risk at the site.</p> <p><b>Finished Floor/Threshold Level:</b> The building will be raised a minimum of 251mm above the existing ground level of the site therefore reducing the flood risk posed to the site. The dwelling will have a finished floor level of 7.25m AOD.</p> <p><b>First Floor Accommodation:</b> Accommodation will be located on the first floor as well as the ground floor. This will allow occupants to retreat to higher floor levels if needed. The level of the first floor will be located approximately 2.75m above the ground floor finished floor level well any flood levels at approximately 16.75m AOD</p> <p><b>Flood Resilience and Resistance:</b> To make the buildings more resistant to seepage the following measures will be incorporated. Sealant will be used around external doors and windows. All windows will be located 1000mm above the ground levels. All external doors and windows will be constructed from synthetic materials. The walls of the dwelling will be thick. To improve the building resilience to flooding the following measures will be incorporated. All electrical wiring, switches, sockets, socket outlets, electrical, and gas meters etc. will be located a minimum of 300mm above the 1 in 100 year (plus 20%) water level of 14.05m AOD at 14.35m AOD.</p> <p><b>Flood Warning and Evacuation:</b> All occupants of the site will be made aware of the Environment Agency Floodline telephone number (Call Floodline on 0845 988 1188) and the Flood Warning Codes and their meaning. A Flood Plan outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause should be developed.</p> <p><b>4. Current guidance promotes sustainable water management through the use of SUDS.</b> SUDS measures should be used to control the surface water runoff from the proposed development site therefore, managing the flood risk to the site and surrounding areas from surface water runoff. The following techniques should be considered:</p> <ul style="list-style-type: none"> <li>• Prevention – the use of good site design and housekeeping measures on individual sites to prevent runoff and pollution (e.g. minimise areas of hard standing).</li> <li>• Source Control – control of runoff at or very near its source (such as the use of rainwater harvesting, permeable paving, soakaways and/or green roofs).</li> <li>• Site Control – management of water from several sub-catchments (including routing water from roofs and car parks to one/several large soakaways for the whole site, swales and/or infiltration trenches).</li> <li>• Regional Control – management of runoff from several sites, typically in a detention pond, basins, tanks and/or wetland.</li> </ul> <p>5. At this stage of the planning process it is proposed that a planning condition can be adopted to cover the detailed design of the surface water runoff from the site.</p> <p>BG</p>	
<p><b>03.14.15 Matters for Discussion next Meeting</b></p>		
<p><b>03.14.16 Date of Next Full Meeting</b></p>	<p>14 April 2014. The Annual Parish Meeting is scheduled to take place on Monday 12 May 2014.</p>	

Minutes prepared by:

**ALAN CROCKER**

Clerk to Collier Street Parish Council