

MINUTES

COLLIER STREET PARISH COUNCIL

Monday 21 February 2011

Collier Street Village Hall

Commencing at 7.00pm

In order to interview new applicant for vacant Councillor position

Applicant Barbara Grandi was interviewed by the Parish Councillors' and will, subject to the formal application process, be co-opted to the Parish Council as a Councillor.

Attendees: Cllr Bates(Chair); Cllr Gibb; Cllr Sandys; Cllr Verrall; Cllr Stockell (part of Meeting); Two police representatives – PCSO James Austin and Nicola Morris PCSO Supervisor; Hilary Reeve – joint editor Village News; 9 members of the Public

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| 02.11.1. Apologies | Cllr Ridd; Cllr Nelson-Gracie; Cllr Anderson. |
| 02.11.2. Declarations of Interest | None declared |
| 02.11.3. Police Report | Two reported crimes – One attempted robbery (knives were involved); One involving Criminal damage. |
| 02.11.4. Minutes of Previously held Meeting were approved by the Council as representing an accurate recording of the said meeting. | 02.11.4.1. Full Meeting – 10 January 2011 The Clerk |
| 02.11.5. Questions from Members of the Public | The future of the Village Hall was raised, with particular emphasis on the funding revenue by way of increased precept to assist with the overall running costs. The hall remains closed owing to Health and Safety Issues. A member of the public was requesting a refund in view of the current outcome. The Parish Council Chairman assured the meeting that the future of the Hall will have to be discussed in great detail to ensure that this facility is viable. A lengthy debate ensued and several factors will have to be addressed including establishing ownership; possible relocation; and what would be the best long term option. It has been a long term ambition of the Parish Council to build a new hall. However this is a big issue and the Parish Council will seek the view of the residents before any decisions are made. The Parish Council is to invite the current Village Hall Chairman to the next meeting in order to establish his views on the current situation and the necessary spend in order for the Hall to be re-opened. |
| 02.11.6. Correspondence | 6.1 John Wilson e-mail to Chairmen re Concurrent Functions 6.2 Richard Lusty Apology concerning Staplehurst Parish Council. 6.3 Brook Farm Planning Application – e mail to Richard Timms MBC Development Control 6.4 E-mail to Cllrs - guidance on the comments in respect of the Brook Farm Planning Application. 6.5 Confirmation of Parish Website address www.collierstpc.kentparishes.gov.uk 6.6 John Wilson further comment on Concurrent Functions 6.7 Localism Bill – Planning Powers 6.8 Car Park – use for Parishioner's Wedding |

- 6.9 KALC Learning and Development Courses
- 6.10 DIS Extra
- 6.11 Street Lamp Haviker/Benover Road
- 6.12 Reply from resident re above
- 6.13 Draft Minutes to Concillors Full Mntg 10 January 2011
- 6.14 Concurrent Functions
- 6.15 BT Confirmation of Purchase of Telephone Kiosk
- 6.16 Free Funding Sessions resume – Clerk to attend 12noon 21 February
- 6.17 Confirmation Internal Auditors will require year end accounts on 23 May to be delivered to Maidstone.
- 6.18 Courier article re Concurrent Functions
- 6.19 New Weekly Food Waste Collections
- 6.20 Listening to Communities Conference
- 6.21 DIS Extra 751
- 6.22 Message from Nick Chard
- 6.23 Printer offering quotations for printing
- 6.24 Confirmation of Car Park Booking
- 6.25 As above
- 6.26 KALC Committee Meeting
- 6.27 Offer of workshop - Summer Schemes
- 6.28 Canine Bin Emptying
- 6.29 Courier – Concurrent Functions
- 6.30 2011 Census Information
- 6.31 Registering Parish Councillor Vacancy for MBC Open Evening
- 6.32 Sustainable Communities Act
- 6.33 Confirmation street lights now all working
- 6.34 Rural economy – give us your views
- 6.35 Become a Councillor
- 6.36 Maidstone Rural Neighbourhood Police Forum
- 6.37 Barbara Grandi – Applicant for Councillor position
- 6.38 Confirmation on next Parish Meeting
- 6.39 Forestry Commission Consultation
- 6.40 Money still available in devolved budgets?
- 6.41 UPDATE – Food Waste Collection Service
- 6.42 Website Forum – e-mail from Jason Day
- 6.43 DIS 752
- 6.44 Newly Published MBC Plans 01/03 to 30/06
- 6.45 NEWS RELEASE – Business debate on the Big Society
- 6.46 Yalding NHW
- 6.47 Thank you e-mail from B Kenney and confirmation that the lights at Haviker/Benover Road are now working.
- 6.48 MBC Report on Play Equipment
- 6.49 Village Clean-Up Day 12 March 2011

02.11.7. Flood Committee Report

No report

02.11.8. Recreation Field Report

The Parish Council are concerned that a further spend in the region of £3,000 is necessary to repair vandalism damage. A strategy is to be agreed in an endeavour to prevent this ongoing issue. Cllr Stockell has kindly agreed to assist at County level with a funding contribution towards the current costs.

Cllr Gibb

02.11.9. Quiet Lanes and Community Safety Issues

No report

02.11.10. Planning

Led by
Cllr Bates

**02.11.10.1.
Approved /Granted with conditions
MA/10/1655
THE WHITE BARN GREEN LANE
YALDING**

An application for listed building consent for

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.

erection of single storey side extension and new hipped roof, new chimney, alterations to fenestration and internal alterations as shown on building survey report and drawing numbers 53, 50 Rev A, G400 Rev

The development shall not commence until 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 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 and internal 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 shall not commence until full details of the finishes to all timber and metalwork, 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 numbers 53, GA400 Rev B, GA440 Rev B, GA421 Rev B and GA401 Rev B received on 21/09/10 and drawing no. GA420 Rev C received on 18/11/10; 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.

02.11.10.2.
MA/10/1656
Approved granted with conditions
THE WHITE BARN
GREEN LANE
YALDING

Planning application for erection of single storey side extension and new hipped roof, new chimney, alterations to fenestration and internal alterations as shown on building survey report and drawings numbers 53, 50 Rev A, GA400 Rev B, GA421 Rev.

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.

The development shall not commence until 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 preserve the setting, character and appearance of the Grade II Listed building and the character and appearance of the countryside, in accordance with Policies C4 & BE6 of the South East Plan 2009, ENV28 and H33 of the Maidstone Borough Wide Local Plan 2000 and PPS1, PPS7 & PPS5.

The development shall not commence until full details of new external and internal 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 shall not commence until full details of the finishes to all timber and metalwork, 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 numbers 53, GA400 Rev B, GA440 Rev B, GA421 Rev B and GA401 Rev B received on 21/09/10 and drawing no. GA420 Rev C received on 18/11/10; Reason: To ensure the quality of the development is maintained and to prevent harm to the character and appearance of the countryside and the setting of the Grade II Listed Building in accordance with Policies ENV28 & H33 of the Maidstone Borough-Wide Local Plan 2000, and PPS7 and PPS5.

The development shall not commence until full details of the finishes to all timber and metalwork, 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 numbers 53, GA400 Rev B, GA440 Rev B, GA421 Rev B and GA401 Rev B received on 21/09/10 and drawing no. GA420 Rev C received on 18/11/10; Reason: To ensure the quality of the development is maintained and to prevent harm to the character and appearance of the countryside and the setting of the Grade II Listed Building in accordance with Policies ENV28 & H33 of the Maidstone Borough-Wide Local Plan 2000, and PPS7 and PPS5.

The development shall not commence until full details of flood proofing measures to the extension hereby permitted, 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: In the interests of flood prevention, in accordance with Policy NRM4 of the South East Plan 2009 and PPS25.

02.11.10.3

Approved/Granted with conditions

MA/10/1548

THE OAST

SHEEPHURST LANE

MARDEN

Erection of stables, hay store and tack room in garden and erection of riding arena in paddock adjoining garden as shown on scale 1:100 elevation and 1:200 floor plan drawing, 1:500 block plan, 1:500 landscaping scheme and Design and Access Statement

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.

The materials used in the construction of the external surfaces of the development hereby permitted shall be as specified in Section 9 of the Planning Application Form and the submitted Design and Access statement and shall be maintained thereafter unless otherwise agreed in writing, by the Local Planning Authority. Reason: To ensure a satisfactory appearance to the development and in accordance with Policies ENV28 the Maidstone Borough Wide Local Plan 2000 and Policies C4 and BE6 of the South East Plan 2009.

The development hereby permitted shall be carried out in accordance with the following approved plans: unnumbered scale 1:100 elevation plan, 1:200 floorplan drawing, 1:500 block plan and 1:500 landscaping scheme received on 21 September 2010 Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers in accordance with Policies ENV28 and ENV46 of the Maidstone Borough Wide Local Plan 2000 and C4 of The South East Plan 2009.

02.11.10.4

MA/10/2111

The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved/Granted with conditions

6 GREEN LANE COTTAGES

GREEN LANE

YALDING

Erection of two storey rear extension as shown on drawing number(s) 01.97.05 / Rev:P2 received on 07/12/10

01.97.05/Rev:P2 received on 07/12/10; Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers in accordance with Policies ENV28 & H33 of the Maidstone Borough Wide Local Plan 2000 and C4 of The South East Plan RSS 2009.

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; Reason: To ensure a satisfactory appearance to the development in accordance with Policies ENV28 & H33 of the Maidstone Borough Wide Local Plan 2000 and C4 of The South East Plan RSS 2009.

The development shall not commence until full details of flood mitigation measures have been submitted to and approved in writing by the Local Planning Authority. These measures shall comprise EITHER the floor levels being set 300mm above the flood level, OR floor levels being set no lower than existing levels and some flood proofing / resilience and resistance being incorporated in the construction design. The development shall be carried out in accordance with the approved details; Reason: In the interests of sustainable flood risk management, in accordance with Central Government policy contained in PPS25 - Development & Flood Risk.

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.

You are advised to consult the Environment Agency's Standing Advice for Flood Risk with regard to Condition 4. This can be obtained via www.environment-agency.gov.uk

02.11.10.5

MA/11/0091

LITTLE SHEEPHURST FARM

SHEEPHURST LANE

MARDEN

Change of use of building to a lock up commercial storage building (B8 use) including alterations to fenestration, installation of rollershutter door, erection of box profile steel sheeting to southern flank and laying additional hardstanding.

Prior to the Parish Council being able to comment on this application we would require to see a full ecological survey owing to the proximity of the ponds.

If permission was to be subsequently granted we would wish to see strict hours of use imposed.

We also have concerns over artificial lighting and the size and length of vehicle using the site.

02.11.10.6

Appeal

INTERNATIONAL GRASSTRACK CIRCUIT

LONGEND LANE

MARDEN

Erection of new dwelling as shown on drawings nos 3766-100, 3766-1-1, 3766-102, 3766-200, 3766-201, 3766-202, 3766-203, 3766-204, 3766-205, 3766-210, 3766-211, 3766-212, 3766-213 and 3766-214 received on 1 October 2010.

The Parish Council wishes to see this development refused for the Planning Reasons set out below:-

- An appropriate Flood Risk Assessment did not accompany the application.*
- We have fundamental problems with the scheme as presented.*
- The proposed property is in an area prone to flooding and there is a basement which houses all of the service installations.*
- There are also two bedrooms at ground floor level.*
- There is an objection in principle in order to overcome the need for the proposed building to be of exceptional quality and we are not at all convinced that this is the case.*
- There are some interesting ideas and the environmental issues have been well considered and presented.*

02.11.10.7
Full Planning Permission
MA/11/0009
INTERNATIONAL GRASSTRACK CIRCUIT
LONGEND LANE, MARDEN.
 Change of use of land to caravan park with ancillary shower block and refuse store.

Against a background of strong opposition and lobbying by our residents the Parish Council considered this application. Many residents were also present at the meeting. The Parish Council objects in the strongest possible terms to this application of the following basis:-

Question 12 on the Application. The Parish Council would refute the statement that the development is not in a location prone to flooding.

Question 12 on the Application - Soakaway. The Water Table is too high and serious problems are envisaged with the run off of surface water. The surfaces being impermeable would significantly increase the risk of flooding.

The site would be significantly vulnerable and increase the demands on the emergency services.

There are concerns that the site is located on a narrow road (Designated 'Quiet Lane') and would not be able to accommodate the envisaged size and increase in vehicular movements. There is currently a width restriction of 6'6"

The Countryside location would normally restrict any development of this nature.

Contrary to the opinion stated in the application there is no evidence to support a demand for this type of development.

Question 11: A septic tank is totally impractical with so many residents.

We are also concerned with both light and noise pollution.

In view of the site being used as a grass track we would wish to see a full ecological and water course survey.

We are concerned that a new unauthorised access has been created on the eastern boundary of the site.

It is not clear from the drawings that the existing usage as a grass track will be discontinued. If not it would present a huge health and safety risk.

02.11.11. Finance

| DATE | CHEQUE NO | PAYEE | AMOUNT |
|------------|-----------|-------------------------------|---------|
| 21.02.2011 | 100642 | Ditton Electrical Contractors | £496.64 |
| 21.02.2011 | 100643 | Ditton Electrical Contractors | £94.00 |
| 21.02.2011 | 100641 | Yalding Parish Council | £50.00 |
| 21.02.2011 | 100644 | Clerk | £446.50 |

The Clerk

02.11.12. Borough Councillors Report

Cllr Stockell briefed the meeting on current issues

02.11.13. Councillors Correspondence and Briefing Pack Documents

Cllr Sandys is to pass the Correspondence Pack to Cllr Ridd.

02.11.14. Village Hall

See 2.11.05

02.11.15. Parish Website

The Parish Website is now operational

Clerk

**02.11.17. Additional Matters for Discussion
next Meeting**

02.11.18. Date of Next Meeting

Monday 14 March 2011

Minutes prepared by:-

ALAN CROCKER

Clerk to Collier Street Parish Council