

**LEEDS PARISH COUNCIL**  
**Mrs Sherrie Babington - Parish Clerk**  
**4 Birkhall Close, Walderslade**  
**Chatham, Kent, ME5 7QD**

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*Email : [clerk@leedsparishcouncil.gov.uk](mailto:clerk@leedsparishcouncil.gov.uk)  
Telephone : 01634 867173*

**To all Members of the Parish Council.**

*Notice is hereby given, that the next Meeting of the Parish Council is to be held on Tuesday 10<sup>th</sup> October 2023 at 7.00pm in Leeds Village Hall.*

*Members are hereby summonsed to attend.*

**AGENDA**

**1. Apologies.**

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.

**2. Declaration of Interests.**

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

**3. Parish Councillor Vacancy.**

*To consider any applications for co-option.*

**4. Minutes of the previous meetings.**

To consider the minutes of the previous meeting and if in order sign as a true record.

**5. Matters arising from the minutes.**

To consider any matters arising, not on the agenda elsewhere.

**6. Public Participation.**

*To discuss any questions received by members of the public.*

**7. Highways Matters.**

*To consider highway matters.*

**8. Clerks Report.**

*To consider the Clerks Report.*

**9. Chairman's Report.**

*To receive the Chairman's Report.*

**10. Financial Matters:**

a. Financial Statement.

*To receive and approve the financial statement and payments – report circulated with meeting papers.*

b. Completion of Audit of 2022/2023 Accounts.

*Audit Completion Notice circulated to all members with meeting papers.*

**11. Report from KCC Councillor.**

*To receive the KCC Councillors report.*

**12. Report from MBC Councillor.**

*To receive the MBC Ward Councillors Report.*

**13. Planning Matters.**

a. To consider Planning Applications Received.

*23/503791/FULL - Caring Stud Caring Road Leeds Kent ME17 1TH*

*Conversion of the existing kennels to a 3-bedroom residential dwelling, conversion of outbuildings to provide ancillary residential accommodation, and change of use of land to provide private amenity, parking and landscaping.*

*23/503997/FULL - Abbey Farm Lower Street Leeds Maidstone Kent*

*Phased development comprising the change of use of land to residential. Erection of 1no. detached dwelling, 2no. detached cottages and 1no. pool house with outside pool. Restoration works to heritage assets (slype and dovecotes), demolition of 2no. modern barns, restoration of the historic landscape, creation of access, parking and other associated works (resubmission: 22/502610/FULL).*

b. MBC Decisions and Appeals

*23/502439/FULL*

*Little Foxes Upper Street Leeds Maidstone Kent ME17 1RU*

*Conversion of existing redundant barn to annexe ancillary to main dwelling (revised scheme to application 19/505191/FULL).*

*APPLICATION REFUSED*

*The Council hereby REFUSES Planning Permission for the above for the following Reason(s):*

*(1) Due to the number of window and door openings, their scale and design, and the addition of solar panels, the proposal would harm the simple, agricultural character and appearance of the curtilage listed barn and its significance; the setting of grade II listed Little Foxes the character and appearance of Leeds conservation area, contrary to policies SP18, DM4 and DM1 of the Maidstone Local Plan 2017, paragraphs 189, 199, 200 and 202 of the National Planning Policy Framework and the advice given within the Historic England guidance note "Adapting Traditional Farm Buildings" and the Institute of Historic Building Conservation toolbox guidance note - guidance on alterations to listed buildings, dated January 2021*

*(2) The application contains no ecological information to enable the assessment of the proposals upon biodiversity and to permit the proposal could therefore result in unquantifiable harm to ecological interests, contrary to policies DM1 and DM3 of the Maidstone Local Plan 2017 and paragraph 174 of the National Planning Policy Framework.*

23/502229/FULL

2 Ashbank Cottages Lower Street Leeds Maidstone Kent ME17 1RJ

Conversion of outbuilding into habitable space including the erection of a single storey link to outbuilding with a rear extension.

Application Permitted

23/501361/FULL

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow installation of photovoltaic panels on the buildings within Phase 2) pursuant to 19/506387/FULL for - Erection of 44no. Assisted Living Units (Class C2) with associated parking and landscaping (Amendment to outline permission MA/12/2046 and Reserved Matters consent MA/17/501933/REM).

Application Permitted

c. Other Planning Matters

**Maidstone Local Plan Review – Main Modifications Consultation following Examination.**

The Local Plan Review will provide the planning framework for development in the borough until 2038. The policies within the plan will be used to assess planning applications and guide future development in the borough.

Following the examination in public of the Local Plan Review, which was held by Planning Inspector David Spencer, Maidstone Borough Council is publishing his proposed Main Modifications, for consultation.

Consultation on Main Modifications

The consultation will only be on the Inspector's proposed Main Modifications to the Local Plan Review and will take place alongside consultations on the associated Sustainability Appraisal Addendum and Habitats Regulations Assessment Addendum.

Additional Information

Alongside the consultation on the schedule of Main Modifications, the Council is publishing additional supporting evidence, for information.

Changes to the Policies Map along with minor modifications to provide factual updates and correct spelling error are also being published, for information. Any comments received on the policies map will be forwarded to the Planning Inspector for their consideration alongside the comments received on the main modifications schedule.

How to Comment

The consultations on the Main Modifications to the Local Plan Review, the Sustainability Appraisal Addendum and Habitats Regulations Assessment Addendum will run for a period of six weeks from 5pm on Friday 29 September 2023 until 5pm on Monday 13th November 2023.

All consultation documents can be viewed and downloaded from the Council's website at: <https://localplan.maidstone.gov.uk/home/local-plan-review-examination> The consultation documents will also be available for inspection at the following locations:

- Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ by appointment. Please contact the Strategic Planning Team, by email at: [ldf@maidstone.gov.uk](mailto:ldf@maidstone.gov.uk) or by phone 01622 602000.
- All libraries in Maidstone Borough area during normal opening hours

*Making representations: We encourage the use of the online Consultation Portal <https://maidstone.objective.co.uk/kse/> to make a representation during the consultation period set out above. Guidance is available on the portal that will assist you.*

*What happens next?*

*Following the consultation, the council will submit all duly made comments to the Planning Inspector who will then consider them. All responses will also be made publicly available on the Council's website.*

**14. Parish Maintenance.**

*To receive an update on Parish Maintenance.*

**15. Leeds Playground, Playing Field, Tennis Courts & Pavillion.**

*To receive a report on Leeds Playing Field.*

**16. Street Lighting.**

*To receive a report on Parish Street Lighting.*

**17. Resilience/Emergency Plan.**

*Work in progress.*

**18. Parish Council Events.**

**19. Items for next Agenda.**

**20. Date of next Meeting – 14<sup>th</sup> November 2023**

*S Babington*

Mrs Sherrie Babington  
Clerk to the Parish Council