

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 14<sup>th</sup> November 2023  
at 7.00pm in the Leeds and Broomfield Village Hall.

*Councillor's present:*    *Bernini*  
                                     *China*  
                                     *Fort*  
                                     *Greeff*  
                                     *Ingram*  
                                     *Springford*

*Also, present: Parish Clerk, Mrs Sherrie Babington, KCC Cllr Cooke, and members of the public.*

*The meeting was chaired by Cllr China.*

**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.*

No apologies were received.

**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.*

***No interests were declared.***

*To consider any Dispensation requests received by the Parish Clerk and not previously considered.*  
***There were no dispensations to consider.***

**3. Parish Councillor Vacancy.**

To consider the applications for co-option.

This item to be taken as a confidential item at the close of the meeting to the press and public.

**4. Minutes of the previous meeting.**

The minutes of the previous meeting were circulated to all members.

These were proposed by Cllr Fort as a true record, seconded by Cllr Bernini and agreed by all present. The minutes were then signed and dated by the Chairman of the meeting.

**5. Matters arising from the Minutes.**

There were no matters arising.

**6. Public Comments and Observations.**

Cllr Ingram spoke about a vehicle in the Playing Field car park that had no tax and MOT. The Chairman stated that the PC was aware of this and had been in contact with the resident to ask for it to be removed.

The Chairman spoke regarding the sad passing of Church Warden, Brian Hardy, and stated that the date of the funeral was still to be confirmed.

He stated that the Vicar was looking at different ways in which the church could be used for community events in order to be more community focused.

A Christmas Village Event was discussed with a Christmas walk through the village to the Beacon, a lighting of the Beacon and the Church would be opened for refreshments. It was proposed that this would take place on Ward December at 4pm.

A budget of £400 was approved by the PC, and it was agreed that any fundraising should be donated to Homeless Care Maidstone.

This was proposed by Cllr Bernini, seconded by Cllr Greeff, and agreed by all present.

## 7. Highways Matters.

Members noted the following communication from Bearsted PC:

*Bearsted Parish Council is proposing to create a group of neighbouring parish councils with the objective of working together to seek potential solutions to some of the traffic issues that affect us all, such as speeding on narrow country lanes. We are contacting you to ask if your parish council would be interested in being involved.*

*We recently worked with Boxley PC, and separately with Thurnham and Hollingbourne PCs to look at issues affecting roads that cross parish boundaries, such as the A20 and the country lanes that lead from it and Ware Street east of the KIMS roundabout. It is hoped that by working with neighbouring parishes in a more coordinated way we may be able to then work with KCC Highways to see what solutions might be achievable and if they can then be coordinated and applied across the areas concerned.*

*It is proposed that perhaps one or two representatives could attend from each involved parish, with the intention for the inaugural meeting to be held in person, but then potentially moving to online teams' meetings if preferred.*

*We may not achieve great things, but it is worth a try.*

*Attached is a brief outline of the proposal, and the parishes we are approaching, and we would be grateful if you would kindly respond to us to let us know whether your parish is interested in being involved.*

This was considered, and it was agreed that Leeds had specific highway issues that needed to be addressed in relation to the bypass, and therefore, at this present time, it was felt that joining the group would not be beneficial to the residents of the parish.

**Action: Clerk to respond to Bearsted PC.**

Members expressed their disappointment that the potholes were not filled in Upper Street whilst the Southern Water works were being undertaken. Also, no action had been taken regarding the Sycamore saplings on Foley Hill.

Cllr Bernini stated that he would take this matter up with KCC.

He reported that he was awaiting the outcome from KCC with regards to the work outside of St Nicholas Cottage.

It was reported that the KCC Highways Inspector was in the village recently to inspect the overgrown pavements, and he had confirmed that the remedial work had been programmed for action.

The Clerk was asked to submit a request to KCC to have the salt bins in the parish refilled and the damaged bins replaced.

**Action: Clerk to action.**

**8. Clerks Report.**

To consider the Clerks Report.

KALC Community Award

We are delighted to announce that we have now launched the 2024 KALC Community Awards Scheme, with support from Kent County Council, the High Sheriff of Kent, and the Mayor of Medway. This follows a very successful 2023 Awards Scheme, which was adopted by 79 member Councils.

The Award Winners receive a Framed Certificate. The Council can decide whether to present something extra to their winner.

The first step is for the Council to agree to adopt the Scheme. The Council would then need to submit its Nomination to [manager@kentalc.gov.uk](mailto:manager@kentalc.gov.uk) by Friday 2nd February 2024.

It was agreed that this would formally be considered at the January PC Meeting.

**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. 2024/2025 Budget and Precept.

To consider the draft budget and agree the 2024/25 Precept Demand.

MBC do not publish the Band D guidance until the end of December; therefore, the budget and precept should be formally considered at the January 2024 PC Meeting when the Band D calculations are available.

**11. KCC Councillors Report.**

KCC Councillor Cooke gave his apologies to the meeting.

**12. MBC Councillors Report.**

Cllr Fort gave her report to the meeting.

She reported that the Abbey Farm application had been called in to the MBC Planning Committee. She reported on a meeting that she had attended in site with DHA Planning.

**13. Planning Matters.**

a. To consider Planning Applications Received.

23/504516/FULL - Leeds and Broomfield Cricket Club Burberry Lane

Demolition of the existing pavilion and the erection of a replacement single storey club pavilion building.

b. MBC Decisions and Appeals

23/503765/LBC

Fox Cottage Upper Street Leeds Kent ME17 1RX

Listed Building Consent for installation of an EV Charging Point.

Application Permitted

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.

Application Refused

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

(1) By reason of the rural countryside location, and the domestication of the application building and adjacent land with associated domestic paraphernalia, the proposal would harm the intrinsic character of the countryside which should be protected and conserved for its own sake. The proposal is contrary to policies SP17, DM1, DM30 and DM31, of the Maidstone Borough Local Plan (2017), the National Planning Policy Framework (2023) and the Maidstone Landscape Character Assessment (2013).

(2) The existing application buildings are not listed or unlisted buildings of quality and traditional construction. The buildings are not of a form or scale which takes account of or reinforce landscape character. The existing buildings do not exemplify the historical development of the Kentish landscape. As such the proposal is contrary to policy DM31 (1 (i) and 3.ii.) of the Maidstone Borough Local Plan (2017) and the National Planning Policy Framework (2023).

(3) The proposed dwelling would be far removed from basic services and facilities, and this would result in future occupants of the site being reliant on the private motor vehicle to travel for access to day-to-day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in policy SS1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2023).

23/503647/FULL

The Boat House Old Mill Road Leeds Maidstone Kent ME17 1XD

Section 73 application for removal of condition 2 and 15 (to enable unrestricted use as dwellinghouse) pursuant to application for MA/03/0046 (Conversion of building to form residential holiday dwelling).

Application Permitted

c. Other Planning Matters

No matters were raised.

**14. Parish Maintenance.**

Cllr China reported on maintenance undertaken in the village.

Members spoke regarding the sweeping of the footpaths; it was agreed that the Clerk would liaise with MBC to establish to schedule and costs.

**15. Leeds Playing Field.**

The Chairman spoke regarding the issue with ventilation on the kitchen at the pavilion and it was agreed that a quotation would be sought for a ventilation extractor as this would solve the issues.

*Action: Cllr China to action.*

**16. Street Lighting.**

No matters were reported.

**17. Church Yard Lighting.**

The Chairman reported on the current situation and issues with regards to the Church Yard Lighting quotation and the difficulties in finding a contractor who was able to do the work at a reasonable cost.

This was discussed by members, and it was agreed that Cllr Bernini would try to seek an updated quotation for the work.

*Action: Cllr Bernini to progress.*

**18. Resilience/Emergency Plan.**

On hold awaiting KALC and MBC direction.

**19. Parish Council Events.**

Members discussed the D-Day Event for the Village and approved their support for the proposed event being arranged by the Village Events Group as follows:

Burning of the Beacons for the D-Day 80 years and Parish Councils are invited to take part on Thursday June 6 - lighting of Beacon at 9.15pm.

**20. Other matters and items for the next agenda.**

No matters were raised.

**21. Date of next meeting.**

9<sup>th</sup> January 2024.

There being no further business to discuss the meeting was closed to the press and public at 8.45pm.

Signed: \_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_