

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 9th April 2024
at 7.00pm in the Leeds and Broomfield Village Hall.

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

Also, present: Parish Clerk, Mrs Sherrie Babington, 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.

Apologies were received from Cllr Greeff.

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. Minutes of the previous meeting.

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

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

4. Matters arising from the Minutes.

There were no matters arising.

5. Public Comments and Observations.

Representatives from the Loose Lions Football Team attended the meeting to speak regarding their long-term plans for the Club and the need to have a long-term tenancy in order to seek grants to improve the facilities at the Leeds Playing Field.

They explained that they wished to have a 10-year lease, however members made it clear that this would not be possible as the playing field was a charity for the local community, and this was the primary use.

This was discussed, and it was agreed that the Parish Council needed to find a balance with the football team to ensure that the Loose Lions team had security at the playing field, and it also remained a community asset.

Following discussions, it was agreed that the football team would forward their plans to the Parish Council for it to consider, to date they had only seen the Business Plan, not the proposed improvements. The Parish Council would then consider the request further to see whether there was anyway that it could assist with their requirements.

Action: Loose Lions to forward proposals onto the Parish Council for their consideration.

6. Highways Matters.

Cllr China spoke regarding the poor condition of the roads and rural lanes and the number of potholes around the Parish.

It was noted that the potholes in Old Mill Lane had been marked up with road closure signs for the repairs to be undertaken, but date no action has been taken by Kent Highways.

A discussion took place regarding road closures and diversions and how these were impacting on the Parish.

It was noted that KCC Councillor Cooke had mentioned that he was arranging a meeting to discuss road closures, however the Parish Council had not been made aware of a date for this meeting.

Cllr Bernini reported that the new barrier outside of Ashbank Cottages had been installed. This was discussed and comments were noted regarding the design of this in the rural area.

He confirmed that the plans were circulated to all members for their consideration and the barrier work was in line with the approved plans. He stated that KCC had paid for the work and the second phase will now be undertaken outside of the school.

7. Clerks Report.

The Clerk's Report was noted.

8. Chairman's Report.

To receive the Chairman's Report.

The Chairman reported that the Leeds Langley Cricket Club had sought permission to demolish their pavilion but were not able to build a new one due to lack of funds and they were looking for contributions and grants towards this.

He spoke regarding the Abbey Farm planning application and confirmed that this had been approved by MBC at their recent planning meeting.

9. Financial Matters:

a. Financial Statement.

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

The financial statement was approved proposed by Cllr Bernini seconded by Cllr China and agreed by all present.

10. KCC Councillors Report.

Cllr Cooke was not present at the meeting.

The Clerk confirmed that she had submitted an application for funding from his KCC Members budget as agreed at the previous meeting.

11. MBC Councillors Report.

Cllr Fort gave her report to the meeting.

She reported on the new waste management contract with Maidstone Borough Council and the problems that were encountered with vehicles, routes and missed waste collections, she spoke regarding the issues and confirmed that emergency committee meeting with all stakeholders had been arranged to discuss the contract by MBC. She stated that the new contract did have issues and residents were advised to put their bins out as normal for collection.

She confirmed that the council elections would take place in May and MBC was currently in Purdah.

12. Planning Matters.

a. To consider Planning Applications Received.

24/501066/FULL - Grays Meadow Farm Caring Lane Leeds Kent ME17 1TJ

Installation of swimming pool with associated stone paving to the rear of the existing building.

No objections.

b. MBC Decisions and Appeals

24/500250/SUB

Old Mill Farm Penfold Hill Leeds Kent ME17 1RJ

Submission of details to discharge conditions 3 - Landscaping and 5 - Biodiversity Enhancement,

Subject to 22/505703/FULL

Application Permitted

24/500117/LBC

Little Foxes Upper Street Leeds Maidstone Kent ME17 1RU

Listed Building Consent for the conversion of undercroft log store to create a single storey rear boot room extension.

Application Permitted

c. Other Planning Matters

Adoption of the Maidstone Borough Local Plan Review

The Maidstone Borough Local Plan Review and associated Policies Map were adopted by the Council at its meeting on 20th March 2024. The Local Plan Review provides a comprehensive planning framework for the borough for the period 2021 to 2038.

The Maidstone Borough Local Plan Review replaces the Maidstone Borough Local Plan (2017), however some of the adopted Local Plan 2017 policies are still relevant and have been retained.

With the adoption of the Local Plan Review, the Development Plan for the Borough now comprises.

- Maidstone Borough Local Plan Review 2021-2038 (2024)
- Kent Minerals and Waste Local Plan 2013-30 as amended by Early Partial Review (2020)
- Kent Mineral Sites Plan (2020)
- North Loose Neighbourhood Plan 2015-2031 (2016)
- Loose Neighbourhood Plan 2018-2031 (2019)
- Marden Neighbourhood Plan 2017-2031 (2020)
- Staplehurst Neighbourhood Plan 2016-2031 (2020)
- Lenham Neighbourhood Plan 2017-2031 (2021)
- Boughton Monchelsea Neighbourhood Plan 2021-2031 (2021)
- Otham Neighbourhood Plan 2020-2035 (2021)

Planning legislation requires that decisions on planning applications should be made in accordance with the Development Plan unless there are other, relevant planning reasons that mean an alternative decision should be made.

Caring Stud planning proposals – Cllr Fort confirmed that DHA Planning did want to present the proposals to the Parish Council, and she would contact them regarding this matter.

13. Parish Maintenance.

To receive an update on Parish Maintenance.

To consider the quotation for the 2024/2025 Village Maintenance.

The maintenance schedule was discussed by members, and it was agreed that some areas could possibly be reduced, such as emptying the little bin at the Playing Field.

Cllr Fort stated that she would liaise with Maidstone Borough Council to see how much they would charge to empty the bin on a regular basis.

Action: Cllr Fort to action.

It was agreed in the short term the Parish Council would approve the schedule but ensure that the contractor was aware that this may be subject to change.

Action: Cllr China to liaise with Stephen Waring.

14. Leeds Playground, Playing Field, Tennis Courts & Pavillion.

To receive a report on Leeds Playing Field.

Cllr China reported that the external tap was leaking at the pavilion, and it was agreed that he should arrange to have this repaired.

Action: Cllr China to progress.

15. Street Lighting.

To receive a report on Parish Street Lighting.

No matters were raised.

16. Church Yard Lighting.

To receive a report on Church Yard Lighting.

The revised and final quotation for Sittibuilders for the installation of church lighting was presented to members and agreed. Cllr China to meet with the contractors to establish program of works.

Action: Cllr China to liaise with contractor.

17. Resilience/Emergency Plan.

No matters raised or discussed.

18. Parish Council Events.

Cllr China updated members on the D-Day Celebrations and the arrangements for the Summer Fair.

19. Annual meeting at the Parish.

It was agreed that the Annual Meeting at the Parish would be held at 7pm prior to the Parish Council meeting.

20. Other matters and items for the next agenda.

No matters were raised.

21. Date of next meeting.

14th May 2024.

There being no further business to discuss the meeting was closed to the press and public at 8.35pm.

Signed: _____
Chairman

Dated: _____