

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 8th November 2022
at 7.00pm in the Leeds and Broomfield Village Hall.

*Councillor's present: Bernini
China
Gallafant*

Also, present: Parish Clerk, Mrs Sherrie Babington, and members of the public.

The meeting was chaired by Councillor China.

1. Apologies.

Apologies and reasons for absence were received from Cllrs Greeff, Springford, Fort, Ingram and KCC Councillor Cooke.

2. Declaration of Interests.

No interests were declared.

3. Minutes of the previous meeting.

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

These were proposed by Cllr Gallafant 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.

4. Matters arising from the Minutes.

Defibrillator

The Clerk reported that the new defibrillator for the village hall had now been installed.

5. Public Comments and Observations.

A resident attended the meeting to speak regarding the proposed route of the relief road and the call for sites. He stated that MBC had sent him a letter regarding the safeguarded area on the Local Plan and his land and that MBC had sent similar letters to landowners in the parish.

This was discussed by members, and it was agreed that the Clerk would make enquiries as to why such letters were being sent, Cllr China stated that he would liaise with Cllr Fort regarding this matter.

Action: Clerk to write to MBC.

6. Highways Matters.

The Chairman reported that he had attended the KCC Highways Seminar virtually and he gave a report on this.

He stated that there were currently no timescales for Pilot Scheme set for Leeds.

7. Clerks Report.

The Clerk's Report was noted by members.

8. Chairman's Report.

The Chairman reported that the Christmas Tree had been trimmed and the lights were due to be switched on, on 25th November.

Church yard lighting – the Parish Council was still awaiting a decision from the Diocese.

9. Financial Matters.

a. Financial Statement

The Financial Statement was circulated to all members present and agreed. (Bernini /China)

b. 2023/2024 Budget and Precept.

The Clerk stated that the draft budget would be circulated with the next meeting papers when the banding rates had been confirmed by MBC.

10. KCC Councillors Report.

KCC Councillor Cooke gave his apologies to the meeting.

11. MBC Councillors Report.

Cllr Fort gave her apologies to the meeting.

12. Planning Matters.

New Applications Received

No applications received during the month

MBC Planning Decisions

22/504202/TCA

Abbey Mill House Lower Street Leeds Kent ME17 1RR

Conservation Area Notification: Removal of hazel shrubs on dam wall; Removal of Conifer tree cluster; Reduce radial spread of one Yew tree from 12m to 6m with a lowest branch height of 3m; Removal of one tree of unknown species; Removal of Hazel Cluster; Remove one tree, against barn, of unknown species; Remove one small Hazel; Remove small cluster of trees of unknown species; Remove one dead tree overhanging the mill pond.

No Objections

22/504099/SUB

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Submission of details for phase 2 of Continuing Care Village pursuant to condition 6 (landscaping) of 19/506387/FULL (44no. Assisted Living Units)

Application Permitted

22/503889/FULL

Seymours Orchard Back Street Leeds Maidstone Kent ME17 1TF

Demolition of existing garage. Erection of a single storey front, side, rear, and a first-floor roof extension including dormer windows, balconies to front, rear and east elevation and changes to fenestration. Erection of an external car barn with new driveway from the reinstatement of the existing southern road access.

Application Refused

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

(1) It is considered by virtue of its siting, design, mass, and materials, the proposed extensions would not appear as modest additions and would be convoluted, incongruous and bulky, subsuming the original dwelling and its important characteristics, harmful to the character and appearance of the area, host property and street scene such that the

proposal would be contrary to the National Planning Policy Framework 2021, Policies DM1, DM30 & DM32 of the Maidstone Borough Local Plan 2017 and the Councils Residential Extensions Supplementary Planning Document and that there are no overriding material considerations to justify approval that outweigh the harm identified above.

(2) The proposed three-bay car port by reason of its size, position, and siting, individually and cumulatively would result in a poorly related outbuilding in a prominent position, forward of the principal elevation of the dwellinghouse, result in an incongruous and out of character building, harmful to the visual amenity of the street scene and the wider countryside contrary to the National Planning Policy Framework 2021, Policies DM1, DM30 & DM32 of the Maidstone Borough Local Plan 2017 and the Councils Residential Extensions Supplementary Planning Document.

22/503690/LBC

The Old Store Upper Street Leeds Kent ME17 1RY

Listed Building Consent for installation of an electric vehicle charging point to the north elevation (along off-street driveway).

Permitted

22/503433/LBC

Tower Cottage Upper Street Leeds Maidstone Kent ME17 1RU

Listed Building Consent for refurbishment including a new solid floor throughout the ground floor, upgrading of the external walls and roof with the addition of insulation to the timber frame and rafters, insertion of staircase, reinstatement of a partition wall at first floor level, and internal repairs to the central chimney stacks (works started).

Application Permitted

22/502140/FULL

Seymours Orchard Back Street Leeds Kent ME17 1TF

Erection of a detached oak framed garage/workshop with home office above.

Application Refused

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

(1) The proposed outbuilding by reason of its two-storey form and distant location from the main dwelling would result in a poor-quality design that would excessively increase the sprawl of buildings and associated access across the site, the outbuilding would be excessive in scale for its intended domestic purposes. This results in a visually harmful form of development and impacts on the open nature of the countryside. The proposals would thus fail to accord with Policies DM1, DM30, DM32, SS1 and SP17 of the Maidstone Local Plan (2017) and the guidance contained within the Residential Extensions (2009).

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

Other Planning Matters

No matters were raised.

13. Parish Maintenance.

The Chairman informed reported that the gullies in Upper Street needed to be cleared as they were flooding.

Action: Clerk to report to KCC.

The Chairman reported that he had received communications from a resident regarding the vegetation on Upper Street, which had been cut back by the contractor as it was obscuring the streetlight, stating that this was within his boundary.

It was agreed that Cllr Bernini would investigate this matter and respond to the resident.

14. Leeds Playing Field.

Members approved an urgent repair to the pavillion facias at a cost of £600.

The Clerk reported that MBC were no longer undertaking play equipment inspections for parish councils from April 2023. She stated that she was seeking estimated from inspection companies to undertake the monthly inspections for the PC.

Action: Clerk to progress.

15. Street Lighting.

Cllr China reported on the street lighting in the village.

16. Church Car Park.

Cllr Gallafant stated that he had looked into the situation regarding the church car park, and could not see any restrictions for use, however, should the field be used as a car park on a regular basis this would need planning permission.

Members discussed whether the use of the small extension would ease the issues with parking, and the health and safety issues associated with pedestrians walking through the car park.

It was agreed to hold this matter over to a future meeting when all members were present.

17. Parish Council Policy Review.

The Clerk confirmed that she had send out the policies for review to all members during the summer recess. It was agreed that this would be deferred to the next meeting.

18. Emergency Plan.

It was agreed that this item would be considered at a future meeting as at present this was a matter that the KALC Area Committee were looking into.

19. Items for the next agenda.

- 2023/24 budget
- MBC Local Plan (discuss under Planning)
- Relief Road (discuss under Highways)
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20. Date of next meeting.

10th January 2023.

There being no further business to discuss the meeting was closed to the press and public at 8.50pm.

Signed: _____
Chairman

Dated: _____