

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 4th October 2022
at 7.00pm in the Leeds and Broomfield Village Hall.

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

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

The meeting was chaired by Councillor China.

Prior to the start of the meeting members held a minute's silence in memory of Her Late Majesty Queen Elizabeth II.

1. Apologies.

Apologies and reasons for absence were received from Cllrs Greeff, Springford, Fort (arrived late), 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.

Church Lighting

It was reported that permission for the lighting was being sought from the the Church Dioceses.

Defibrillator

The Clerk reported that the new defibrillator for the village hall was due to be installed at the end of October.

5. Public Comments and Observations.

A resident attended the meeting to ask if the hedges from the Square going towards Langley could be cut back as they were overgrown.

The Chairman stated that he would ask Steven Waring to action this.

It was reported that the road from Langley to Forge Lane had been resurfaced, but work had been stopped before it had been completed.

It was also stated that there was also a sunken trench approximately two inches deep across the road by Ledian Gardens.

Cllr Bernini stated that he would follow this up with Kent Highways.

It was reported that the Parish Councils comments for the Abbey Farm planning application had not been included in the planning report. The Clerk was asked to establish the reasons for this.

Action: Clerk to action.

Cllr Gallafant reported that the Abbey Farm footpath application was now ready to submit to KCC, he was awaiting the Statements of Truth to submit with this.

The Manager of Ledian Gardens attended the meeting to speak regarding Ledian Gardens and the facilities.

6. Highways Matters.

The Chairman reported that he had attended a meeting with Kingswood and Broomfield Parish Council to discuss the diversion issues at Kingswood.

A general discussion took place regarding the Highway issues in Leeds.

7. Clerks Report.

The Clerk's Report was noted by members.

8. Chairman's Report.

The Chairman's gave his report to the meeting.

9. Financial Matters.

a. Financial Statement

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

b. 2021/2022 Audit Clearance Notice

The Audit Clearance Notice was circulated to all members. This was noted.

10. KCC Councillors Report.

KCC Councillor Cooke gave his apologies to the meeting.

11. MBC Councillors Report.

Cllr Fort gave her report to the meeting.

12. Planning Matters.

New Applications Received

22/503314/FULL - 34 Farmers Close Leeds Maidstone Kent ME17 1SB

Demolition of the existing conservatory and erection of a single storey extension to rear with 1no. roof light.

22/503102/FULL - Caring Wood Caring Road Leeds Maidstone Kent ME17

Installation of a new window to the Northwest facing elevation and alterations to the rooflight arrangements including a new retractable rooflight over the two-storey void.

22/503631/LBC - Merriams Farm Caring Lane Leeds Maidstone Kent ME17

Listed Building Consent for the internal and external alterations to attic room which include roof alteration and Insertion of two dormer windows to west and east elevation.

22/503630/FULL - Merriams Farm Caring Lane Leeds Maidstone Kent ME17

Internal and external alterations to attic room which include roof alteration and Insertion of two dormer windows to west and east elevation.

22/503889/FULL - Seymours Orchard Back Street Leeds Maidstone Kent

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.

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).

MBC Planning Decisions

22/503506/SUB

Merriams Farm Caring Lane Leeds Maidstone Kent ME17 1TJ

Submission of details pursuant to condition 3 (biodiversity enhancement scheme) of application 21/504678/FULL.

Application Permitted

22/502892/FULL

Rose Cottage Lower Street Leeds Kent ME17 1RJ

External alterations including erection of an infill wall to replace existing glazed section, replacement of flat roof and installation of new rooflight.

Application Permitted

22/502893/LBC

Rose Cottage Lower Street Leeds Kent ME17 1RJ

Listed Building Consent for internal and external alterations to the ground floor to change the layout of the property, together with erection of an infill wall to replace existing glazed section, replacement of flat roof and installation of new rooflight.

Application Permitted

22/502610/FULL

Farm Lower Street Leeds Maidstone Kent ME17 1TL

Phased development comprising the erection of a new self-build detached dwelling and conversion of cattle barn to a pool house, erection of 2no. detached residential gatehouses, restoration works to listed structures (slype and dovecotes), demolition of two modern barns, restoration of the former Capability Brown Landscape, access and other associated works (phasing plan submitted).

Application Refused

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

(1) The development would result in the domestication of this countryside location by way of establishing a significant new dwelling along with hard and soft landscaping works which would result in harm to the character and appearance of this rural location. Two other dwellings are proposed which would be significantly visually intrusive along Lower Street. The development would harmfully erode the rural character and appearance of the area. The proposal would be contrary to policies SP17, DM1 and DM30 of the

Maidstone Borough Local Plan 2017 and guidance within the National Planning Policy Framework 2021.

(2) The proposed scheme in its current form will cause substantial harm to the significance, fabric and setting of the designated heritage assets (including Scheduled Monuments) and cause harm to the non-designated heritage asset (Brownian landscape). As such the proposal would be contrary to policies SP18 and DM4 of the Maidstone Borough Local Plan 2017 and guidance within the National Planning Policy Framework 2021.

(3) The proposal would introduce new residential dwellings into an unsustainable countryside location. The proposal site located outside of any settlement (as defined in the Maidstone Borough Local Plan 2017) would result in an unsustainable form of housing development with future occupants reliant on private vehicle use to gain access to goods, services and facilities for daily needs. As such the proposal would be contrary to policies SS1 and SP17 of the Maidstone Borough Local Plan 2017 and guidance within the National Planning Policy Framework 2021.

22/502611/LBC

Abbey Farm Lower Street Leeds Maidstone Kent ME17 1TL

Listed Building Consent for restoration and repair works to the Slype, Dovecotes, medieval wall to the southeast of Abbey Farmhouse, and northern boundary wall. Conversion of Cattle Barn to a pool house and demolition of modern barns.

Application Withdrawn

22/502443/LBC

Arnold Hill Cottage Back Street Leeds Maidstone Kent ME17 1TF

Listed Building Consent for repairs to windows and doors.

Application Permitted

21/506208/FULL

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Erection of 39 no. units for assisted living (Class C2) as Phase 3 of Ledian Gardens continuing care retirement community development with associated substation and ancillary buildings, open space, landscaping, parking and vehicular access via Phase 1 with additional 8 off-street parking spaces for Upper Street residents

Application Permitted

22/503716/TNOT56

Mast Ashford Road Hollingbourne Kent ME17 1PA

Prior Notification for Electronic Communications for proposed replacement of the existing 12.0m AGL SW pole. Proposed +20.00m AGL MBNL Phase 7 Monopole complete with wraparound cabinet to be installed on root foundation and associated ancillary works. For its prior approval to: siting and appearance.

Prior Approval Granted

22/503630/FULL

Merriams Farm Caring Lane Leeds Maidstone Kent ME17 1TJ
Insertion of two dormer windows to west and east elevation.

Application Refused

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

(1) The proposal contains insufficient information and heritage assessment to demonstrate that the significance of the listed building would be preserved, contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017, paragraphs 189, 194, 200 and 202 of the National Planning Policy Framework and the advice given within the IHBC Toolbox Guidance Note - Guidance on Alterations to Listed Buildings, January 2021.

22/503631/LBC

Merriams Farm Caring Lane Leeds Maidstone Kent ME17 1TJ
Listed Building Consent for the internal and external alterations to attic room which include roof alteration and Insertion of two dormer windows to west and east elevation.

Application Refused

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

(1) The proposal contains insufficient information and heritage assessment to demonstrate that the significance of the listed building would be preserved, contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017, paragraphs 189, 194, 200 and 202 of the National Planning Policy Framework and the advice given within the IHBC Toolbox Guidance Note - Guidance on Alterations to Listed Buildings, January 2021.

22/503314/FULL

34 Farmers Close Leeds Maidstone Kent ME17 1SB

Demolition of the existing conservatory and erection of a single storey extension to rear with 1no. roof light.

Application Permitted

22/503102/FULL

Caring Wood Caring Road Leeds Maidstone Kent ME17 1TH

Installation of a new window to the Northwest facing elevation and alterations to the rooflight arrangements including a new retractable rooflight over the two-storey void.

Application Permitted

Other Planning Matters

No matters were raised.

13. Parish Maintenance.

The Chairman informed members that the potholes in the church car park had now been repaired.

14. Leeds Playing Field.

The Chairman reported on the maintenance that had been carried out at the playing field.

He stated that there was a water leak at the Pavillion, and this would now be repaired as the stopcock had now been located.

The facias at the pavillion needed to be replaced and he would seek a quotation for this work.

15. Street Lighting.

Cllr China reported on the street lighting in the village.

16. 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.

17. Emergency Plan.

It was agreed that this item would be considered at the next meeting.

18. Neighbourhood Plan.

Members discussed whether the Pc would benefit from having a NHP.

It was agreed that the PC would place an item on the Parish Website to establish whether there was interest from the residents in forming a Working Group to take this forward.

19. Items for the next agenda.

- Christmas tree lights.
- 2023/2024 Budget.

20. Date of next meeting.

8th November 2022.

There being no further business to discuss the meeting was closed to the press and public at 8.10pm.

Signed: _____
Chairman

Dated: _____