

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 12th March 2024
at 7.00pm in the Leeds and Broomfield Village Hall.

*Councillor's present: Bernini
China
Fort
Ingram*

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.

Apologies were received from Cllrs Greeff and Springford.

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.

Vacancy to be held over until the Parish Council elections in May 24.

4. 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.

5. Matters arising from the Minutes.

There were no matters arising.

6. Public Comments and Observations.

No Matters were raised.

7. Highways Matters.

Cllr Bernini stated that he was chasing KCC with regards to the programmed works at St Nicolas Cottages.

It was reported that the salt bins still needed to be filled in the parish. Cllr Cooke stated that he would liaise with Highways regarding these, but they may now not be refilled until winter.

A discussion took place regarding road closures and the issues associated with these. Cllr Cooke stated that the public kept moving the diversion signs and this was causing issues.

He spoke regarding the road closures and stated that 35% were due to emergency closures, he was arranging a meeting with local Parish Councils to discuss the problems and was hoping to arrange this meeting to be held in Leeds.

Members spoke regarding the uncovered well in George Lane and the lack of action by KCC. Cllr Cooke stated that he would follow this up.

8. Clerks Report.

The Clerk's Report was noted.

The fourth round of the Community Resilience Fund was launched on Monday 4th March

The Council is calling on local voluntary and community organisations including Parish Councils, that deliver services or activities that benefit the physical and mental wellbeing to residents, to bid for money.

Organisations can apply for one off funding of between £500 and £5,000 for projects for residents and communities in the borough.

9. Chairman's Report.

To receive the Chairman's Report.

The Chairman reported that a parish litter pick had been arranged for Saturday 16th March at 10am. A general discussion took place regarding the issues with litter through the Parish, the Biffa Site and the change of contract for refuse collection at MBC.

10. 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.

11. KCC Councillors Report.

Cllr Cooke spoke regarding the elections for KCC in 2025 and the Community funds he had available for applications.

Members asked him about the possibility of seeking a grant towards the Church Lighting Project and he suggested the the PC submit a grant application for £2000. He stated that he would request that a grant application was sent to the Clerk.

He spoke regarding his fund raising whilst Chairman of KCC and stated that to date he had raised over £20,000 towards Young Carers. On 12th April he would be undertaking a challenge to do a full army assault course and he was seeking sponsors for this.

12. MBC Councillors Report.

Cllr Fort gave her report to the meeting.

She reported that the Local Plan had been approved by the Planning Inspector and was due to go before Full Council in the coming week. She stated that the protection corridor had been taken out of the Local Plan until 2035, however work was still taking place in the relief road.

Abbey Farm planning application – she reported that a provisional date had been set for the application to go before the Planning Committee for 21st March. She confirmed that she would attend to speak on this.

13. Planning Matters.**a. To consider Planning Applications Received.**

No applications received.

b. MBC Decisions and Appeals

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

24/500005/LAWPRO

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Lawful Development Certificate for proposed installation of rooftop solar photovoltaic panels to village centre building of Care Complex (Ledian Gardens)

Application Permitted

24/500362/SUB

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Submission of details to discharge condition 14 - Proposed Finished Floor Levels , Subject to 19/506387/FULL (Phase 2 Assisted Living Units)

Application Permitted

c. Other Planning Matters**Caring Stud, Caring Road**

I have been working alongside the applicant on this site for a number of months, with an application for conversion of the existing building on site to residential purposes refused by Maidstone Borough Council. The existing owner of the kennel business is seeking an exit from the site, and we have, therefore, sought to market the site for a continued kennel use and/or commercial operation to continue to provide a viable future to the site. Unfortunately, the only interest in the site was from residential developers and as such, on the basis of applying Maidstone's adopted policy for conversion of buildings to residential applied to the Council for permission to convert the building to residential use, presenting this marketing information as evidence of genuine attempt by the landowner to find a commercial reuse.

Notwithstanding this, the applicant has now appealed this decision, and this will be examined by an Inspector appointed by the Secretary of State in due course.

However, we are also aware of adopted policy (DM5) that would allow for redevelopment of

brownfield land in the countryside where this will lead to environmental enhancements. We consider that there are a number of benefits that could be attributed to a redevelopment of the site both environmental and social and we'd be delighted to meet with you on site to discuss the proposals.

I understand that you are also a member of Leeds Parish Council, and we'd like to extend the invite to members to discuss the proposals.

We do have some draft documents that we'd be happy to share with you, if you could please confirm a suitable time/date for a meeting?

It was agreed that Cllr Fort would liaise with the applicant and invite them to meet with the PC to present their plans prior to the next PC meeting at 6.30pm.

Action: Cllr Fort to action.

14. Parish Maintenance.

To receive an update on Parish Maintenance.

Members discussed the quotation for the 2024/2025 maintenance and the increased cost of this. It was agreed that there was a need to review the schedule for this and make cuts, if possible, to try to reduce the overall cost.

It was agreed that the Clerk would draw up a maintenance schedule to be considered by members ahead of the next meeting and Cllr Fort would liaise with MBC regarding litter bin emptying at the recreation ground

Action: Clerk and Cllr Fort to action.

It was also agreed that the Clerk would review the income and expenditure associated with the Loose Lions to enable the the PC to undertake a review of their annual charges.

Action: Clerk to action and report back to next PC meeting.

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

To receive a report on Leeds Playing Field.

Loose Lions proposal and Development Plan.

Members discussed and considered the proposal put forward by the Loose Lion's Football Club to have a long-term lease of the recreation ground.

Following discussions, it was agreed that the PC was unable to grant a long-term lease as the recreation ground was a charity and community asset. It was happy for the team to continue to hire the recreation ground on an annual basis as under the current arrangements, however a full review of the income and expenditure for the hire would be reviewed in order to consider the 24/25 hire charges.

Action: clerk to respond to the proposal from Loose Lions and review hire charges.

The Chairman informed members that as agreed at the previous meeting, he had received a quotation for the installation of an extractor fan in the pavilion to assist with the issue of mould for £150.

This was agreed by members.

16. Street Lighting.

To receive a report on Parish Street Lighting.

At the last PC meeting a question was asked about the street lighting and of the lights how many were now of the LED type.

Streetlights advised that all but two are LED, the two which are not are columns 9 (Church car park) and 25 (Forge Lane).

17. Church Yard Lighting.

To receive a report on Church Yard Lighting.

Three quotations were received for the supply & install five cast iron light bollards (in the positions shown on the circulated drawing) cabled back to the existing street light in the church car park and connected via a new isolator so that they come on and went off with the village street lights, cable buried in the ground to a minimum depth of 300mm with a warning tape installed above.

All three contractors below attended the site and were shown the bollard positions and cable routes, in addition, they asked to provide two floodlights position such that one lit up the west wall and the other the north wall of the church.

Members considered the quotations and agreed on the one with Sittibuilders for the sum of £16,560 plus vat, and to submit a grant application to Cllr Cooke for £2000 for the project.

This was proposed by Cllr China, seconded by Cllr Fort and agreed by all present.

Action: Cllr Bernini to accept quotation and liaise with contractors on behalf of the Parish Council.

18. Resilience/Emergency Plan.

No matters raised or discussed.

19. Parish Council Events.

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

The Clerk was asked to liaise with the residents regarding the arrangements for this and to confirm it was still going ahead.

Action: Clerk to action.

20. Other matters and items for the next agenda.

No matters were raised.

21. Date of next meeting.

9th April 2024.

There being no further business to discuss the meeting was closed to the press and public at 8.55pm.

Signed: _____
Chairman

Dated: _____