

LEEDS PARISH COUNCIL
Mrs Sherrie Babington - Parish Clerk
4 Birkhall Close, Walderslade
Chatham, Kent, ME5 7QD

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To all Members of the Parish Council.

Notice is hereby given, that the next Meeting of the Parish Council is to be held on Tuesday 12th September 2023 at 7.00pm in Leeds Village Hall.

Members are hereby summonsed to attend.

AGENDA

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.

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.

To consider any Dispensation requests received by the Parish Clerk and not previously considered.

3. Parish Councillor Vacancy.

To consider any applications for co-option.

4. Minutes of the previous meetings.

To consider the minutes of the previous meeting and if in order sign as a true record.

5. Matters arising from the minutes.

To consider any matters arising, not on the agenda elsewhere.

6. Public Participation.

To discuss any questions received by members of the public.

7. Highways Matters.

To consider highway matters.

8. Clerks Report.

To consider the Clerks Report.

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. PC Website - charges.

11. Report from KCC Councillor.

To receive the KCC Councillors report.

12. Report from MBC Councillor.

To receive the MBC Ward Councillors Report.

13. Planning Matters.

a. To consider Planning Applications Received.

*23/503647/FULL - The Boat House Old Mill Road Leeds Maidstone Kent
Section 73 Application for removal of condition 2 and 15 (to enable unrestricted use as a dwellinghouse) pursuant to application for 03/0046 Conversion of building to form residential holiday dwelling, as shown on drawing no. 5409/AL(03) 01A received on 02.07.03, Bat Survey and Report dated November 2002 and Wildlife Survey and Report dated June 2003.*

*23/503765/LBC - Fox Cottage Upper Street Leeds Kent ME17 1RX
Installation of an EV Charging Point*

b. MBC Decisions and Appeals

23/502439/FULL

*Little Foxes Upper Street Leeds Maidstone Kent ME17 1RU
Conversion of existing redundant barn to annexe ancillary to main dwelling (revised scheme to application 19/505191/FULL).
APPLICATION REFUSED*

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

(1) Due to the number of window and door openings, their scale and design, and the addition of solar panels, the proposal would harm the simple, agricultural character and appearance of the curtilage listed barn and its significance; the setting of grade II listed Little Foxes the character and appearance of Leeds conservation area, contrary to policies SP18, DM4 and DM1 of the Maidstone Local Plan 2017, paragraphs 189, 199, 200 and 202 of the National Planning Policy Framework and the advice given within the Historic England guidance note "Adapting Traditional Farm Buildings" and the Institute of Historic Building Conservation toolbox guidance note - guidance on alterations to listed buildings, dated January 2021

(2) The application contains no ecological information to enable the assessment of the proposals upon biodiversity and to permit the proposal could therefore result in unquantifiable harm to ecological interests, contrary to policies DM1 and DM3 of the Maidstone Local Plan 2017 and paragraph 174 of the National Planning Policy Framework.

23/502229/FULL

2 Ashbank Cottages Lower Street Leeds Maidstone Kent ME17 1RJ

Conversion of outbuilding into habitable space including the erection of a single storey link to outbuilding with a rear extension.

Application Permitted

23/501361/FULL

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Section 73 - Application for minor material amendment to approved plans condition 2 (to allow installation of photovoltaic panels on the buildings within Phase 2) pursuant to 19/506387/FULL for - Erection of 44no. Assisted Living Units (Class C2) with associated parking and landscaping (Amendment to outline permission MA/12/2046 and Reserved Matters consent MA/17/501933/REM).

Application Permitted

c. Other Planning Matters

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Kent Mineral Sites Plan: Second Call for Sites - Hard Rock - August 2023

A review of the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2039. Following a review of data on mineral reserves and sales across the county, there is a need to identify an additional site or sites for the working of hard rock, in order that the Plan can make adequate mineral provision over this period.

A Call for Sites for the potential allocation of a site/s for the extraction of hard rock took place between October and December 2022. One site was nominated in response to the call for sites - Land to the South and West of Hermitage Lane, Aylesford. This nominated hard rock site was subject to public consultation from June to July 2023.

In response to the views received the County Council is giving relevant stakeholders and interested parties a further opportunity to propose sites for the potential allocation of a hard rock quarry to meet identified need within the Kent Minerals and Waste Local Plan 2024-2039. The hard (crushed) rock requirement shortfall is estimated at 17.38 million tonnes over the Plan period.

Details on how to submit a site for consideration and how sites are to be assessed are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.

The second Call for Sites runs from Thursday 31st August 2023 until Thursday 12th October 2023.

Submissions can be made via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.

14. Parish Maintenance.

To receive an update on Parish Maintenance.

15. Leeds Playground, Playing Field, Tennis Courts & Pavillion.
To receive a report on Leeds Playing Field.
16. Street Lighting.
To receive a report on Parish Street Lighting.
17. Resilience/Emergency Plan.
Work in progress.
18. Parish Council Events.
19. Items for next Agenda.
20. Date of next Meeting – 10th October 2023

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Mrs Sherrie Babington
Clerk to the Parish Council