

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 8th October 2024
at 7pm in the Leeds and Broomfield Village Hall.

Councillor's present: *Bernini*
 China (arrived late)
 Fort
 Greeff
 Ingram
 Springford

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

The meeting was chaired by Cllr Bernini.

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 and accepted from China (arrived late to the meeting).

2. Parish Councillor Vacancy.

Application to be considered as a confidential item at the close of the meeting.

3. 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.

4. Minutes of the previous meeting.

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

These were proposed by Cllr Ingram as a true record, seconded by Cllr Springford 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.

A resident attended the meeting to speak regarding the footpaths at Lower Street that needed cutting back, also, the footpaths opposite Leeds Castle.

These were discussed it was agreed to approach Leeds Castle regarding the overgrown vegetation opposite their entrance to see whether they would cut it back.

Concerns were also raised regarding the public right of way to the rear of the school and reported that the fields had been ploughed, however the public right away had not been reinstated.

Action: Clerk to raise with KCC.

The resident spoke regarding the event that was postponed in August and confirmed that this would now take place next year. It was also reported that VE Day event and Christmas event were also being organised.

7. Highways Matters.

Cllr Bernini stated that he would raise the white lines outside of the George with KCC.

It was reported that the manhole cover on Foley Lane was still leaking and was still an issue, the PC had reported that this, but no action had been taken, they had now raised this with KCC Cllr Gary Cook, but no response has been received regarding the status of this.

KCC HIGHWAYS AND TRANSPORTATION AUTUMN PARISH SEMINARS

We are pleased to announce that there will be two KCC Highways and Transportation Parish Seminars taking place this year. One will be virtual via Teams, and the other will be in person.

1) Online Seminar – Wednesday 2nd October 2024 from 9.00 am – 1.00 pm.

2) In-Person Seminar - Wednesday 20th November 2024.

8. Clerks Report.

The Clerk's Report was noted by Members.

9. Chairman's Report.

To receive the Chairman's Report.

No matters were raised.

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 Fort and agreed by all present.

b. 2023/2024 Audit Completion.

The Audit Conclusion and Certificate were noted by members.

11. KCC Councillors Report.

No report was given.

12. MBC Councillors Report.

Cllr Fort gave her report to members. She reported on the Ward Cluster meeting at Maidstone Borough Council, fly tipping and Speedwatch.

A discussion took place about the newspaper lorries travelling through the village leaving debris and she confirmed that the recycling companies had been contacted.

She spoke regarding the playing field rubbish and stated the Borough Council could not supply a wheelie bin or business bin due to collection issues and should the Parish Council wish to pursue this they would need to appoint a private contractor.

Haven Farm Planning Application – Cllr Fort stated that this application fell within Sutton Valance, but the recent application proposed a route for directing construction traffic through Leeds along the B2163 and this was not acceptable. She suggested that the Parish Council make representations to this application.

This was discussed by members, and it was agreed that objection would be submitted to MBC to raise objections on the grounds of safety, disturbance, listed building, create a precedent for future applications and air pollution in the parish.

Action: Clerk to draft letter for submission to MBC.

13. Planning Matters.

a. To consider Planning Applications Received.

24/503768/LBC- 1 Stanley Cottages Lower Street Leeds Maidstone Kent

Listed Building Consent for internal alterations and repairs including Installing a new bedroom floor joists and replacement existing timber post with a new timber support post along with a supporting beam.

b. MBC Decisions and Appeals

24/503257/SUB

Ledian Farm Upper Street Leeds ME17 1RZ

Submission of details pursuant to condition 21 (BREEAM Certificate), subject to application 18/503361/FULL.

Application Permitted

24/502968/SUB

Ledian Farm Upper Street Leeds Maidstone Kent ME17 1RZ

Submission of revised details pursuant to condition 6 (landscaping scheme) of application 19/506387/FULL to include a community garden.

Application Permitted

24/502608/FULL

2 Elnothington Cottages Ashford Road Hollingbourne Maidstone Kent ME17 1PB

Erection of a single storey rear extension.

Application Refused

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

(1) The proposed extension would possess a form and design which would appear discordant and incongruous in the context of No. 2 Elnothington Cottages and adjacent listed buildings. The proposed dual pitched roof is considered to be poor design and out of keeping with the character of the listed building in terms of its design, depth, mass, form and prominence from the public realm. To permit the proposal would therefore be contrary to Policies LPRSP15, LPRENV1, LPRQ D4, LPRHou11 of The Maidstone Borough Local Plan Review (2024), the design guidance set out in the Council's adopted

Residential Extensions SPD, in particular paragraphs 4.37- 4.44, and the Central Government planning policy contained in The National Planning Policy Framework (2023).

(2) The submission has failed to demonstrate that the proposed extension would not have an unacceptable impact upon the significance of the Grade II listed Elnothington Cottages. The proposed development by virtue of its poor design, depth, mass and scale would result in less than substantial harm to the setting of the designated heritage asset. No public benefit has been identified that would otherwise outweigh the less than substantial harm. The proposed development is contrary to policies LPRSP 14 (B), LPRENV1 and LPRSP15 of the Maidstone Local Plan Review (2024) and the aims of the National Planning Policy Framework (2023).

c. Other Planning Matters

Haven Farm at Sutton Valence

Members discussed this application and the fact that the Developer's Traffic Management Plan directed all construction traffic along the B2163 through the village.

It was agreed that the PC make strong representations to MBC to object to the proposed route.

Action: Clerk to action.

14. Parish Maintenance.

To receive an update on Parish Maintenance.

Cllr China spoke regarding maintenance in the parish and stated that the benches needed cleaning and were in a poor condition, he suggested seeking a quotation for the cleaning of these. This was agreed.

Action: Cllr China to progress.

Hedge cutting around the church car park and graveyard. China stated that he had received a quotation from this from Stephen Waring and this was £295.

This was discussed and it was suggested that in the first instance the Parish Council approach Leeds Castle to see whether they could schedule this on a regular basis.

Village Christmas tree - The Clerk was asked to invite the school to decorate the tree as in previous years.

Action: Clerk to progress.

Litter Pick - Cllr China reported the five people attended the litter pick and he thanked the group for their work. He reported that there was fly tipping on Burberry Lane on private land.

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

To receive a report on Leeds Playing Field.

Cllr China reported that the low-level barrier stations at the playing field needed attention as there were issues with the barrier closing. It was agreed that a quotation for this work would be sought.

It was noted that the football club were allowing cars to park outside of the car park and overflow parking area and directly on the playing field. The Clerk was asked to write to the football club to ask them to only park in the designated parking areas.

Action: Clerk to progress.

16. Street Lighting.

To receive a report on Parish Street Lighting.

No matters were raised.

17. Resilience/Emergency Plan.

The draft Resilience Plan was circulated to all members for their consideration and approval at a future meeting.

18. Parish Council Events.

The Parish Council events for 2025 were discussed.

The Clerk was asked to liaise with the Church to see if a Remembrance Sunday Service would be taking place in the village.

The Poppy Wreath was passed to Cllr China.

Action: Clerk to liaise with Church.

Cllr China spoke regarding the KALC Award for Brian Harvey and suggested that a date was arranged in the next month to present this. This was agreed.

19. Items for next Agenda.

The Clerk was asked to request that the salt bins in the Parish were refilled and damaged ones replaced.

2 x Old Mill Road.

1 x Leeds Sports Field.

1 x Foley Hill

1 x George Lane

1 x Brogden Crescent

1 x Forge Lane/Caring Lane.

Action: Clerk to progress.

20. Date of next meeting.

12th November 2024.

Members discussed the date of Parish Council meetings and agreed that consideration should be given to changing these from January 2025 from this second Tuesday of the month to the second Wednesday of the month as more members were able to attend on a regular basis.

The Clerk informed members that this would have to be an agenda item for the next meeting, and this was agreed.

Action: Clerk place item on the next agenda.

There being no further business to discuss the meeting was closed to the press and public at 8.40pm.

Signed: _____
Chairman

Dated: _____