

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

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

Also, present: Parish Clerk, Mrs Sherrie Babington, KCC Councillor Gary Cooke and 16 members of the public.

The meeting was chaired by Councillor China.

1. Apologies.

Apologies were received from Cllrs Greeff and Fort.

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 Bernini as a true record, seconded by Cllr Gallafant and agreed by all present.

The minutes were then signed and dated by the Chairman.

4. Matters arising from the Minutes.

There were no matters arising.

5. Public Comments and Observations.

A number of residents attended the meeting to raise their concerns regarding the planning application for Ledian Farm Phase 3.

They asked the Parish Council for their views regarding the application.

The Chairman stated that the Parish Council was in favour of the application as they felt that it would limit the type of development on that area of land, and therefore the PC had taken a balanced view.

Residents objected to these views and stated that their main reason for objections were due to the traffic implications, and they questioned why phase 3 was necessary when there were still unsold units on phase 1 and 2.

The Parish Council listened to the views of residents and agreed that it would revisit its views and take into consideration the views of residents before making their final representations to MBC.

The Chairman thanked the residents for taking the time to attend the meeting.

6. Highways Matters.

Cllr Bernini reported that the bollards had now been reinstated outside of Ashbank Cottages.

7. Clerks Report.

The Clerk's Report was noted by members.

8. Chairman's Report.

The Chairman raised concerns regarding the lack of information from utility companies regarding work in the village. He referred to the recent gas leak and stated that there were issues with delays concerning the repairs and reinstatement of the road, and little information had been given to the PC, or the local community.

He stated that KCC must have the information regarding the road closures, and yet they failed to keep the parish updated.

Cllr Cooke stated that he would liaise with KCC to ascertain whether the system could be improved due to the lack of information given to the PC and local community.

Bus stop – The Chairman reported that the bus stop had been moved by 3 metres on Upper Street with no notification to the Parish Council.

He asked the Clerk to contact Nu-Venture to establish the reasons for this.

Action: Clerk to progress.

Parish Litter Pick – The Chairman reported that a resident had offered to coordinate the parish litter picks on behalf of the PC.

The resident was present at the meeting and spoke regarding her offer. She stated that she would liaise with the Chairman regarding a date for the next litter pick.

Christmas Tree – It was reported that the tree was in need of maintenance or replacement.

It was agreed that this item would be placed on the next agenda for discussion.

Action: Clerk to place item on next agenda.

MBC Cluster Meeting – The Chairman reported that the MBC Cluster Meeting was due to be held in March. Cllr Ingram stated that she would attend on behalf of the Parish Council.

Action: Clerk to forward meeting details onto Cllr Ingram.

9. Financial Matters.

a. Financial Statement

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

b. Downs Mail.

Members considered a letter from the Downs Mail inviting the Parish Council to have a regular item in the publication.

This was discussed by members and the financial implications were considered.

It was agreed by members that the monthly report in the Parish News was the best way to reach residents as this was delivered to all households, whereby the Downs Mail was no longer delivered, and had to be picked up from collection points.

It was therefore agreed that this would not be progressed at this time.

10. KCC Councillors Report.

Cllr Cooke reported on the following:

- A Highway Enforcement Pilot Scheme would take place along the B2163 in the Autumn.
- KCC Annual Budget due to be considered at a meeting on 10th February.
- MBC had included a protected area of land in the Local Plan, and they were therefore moving forward in the right direction with regards to the Relief Road.
- Cllr Cooke reported that he was due to become the Vice Chairman of KCC on Thursday.

11. MBC Councillors Report.

Cllr Cooke reported on MBC matters in the absence of MBC Cllr Fort reported:

- Local needs housing.
- MBC Local Plan.

12. Planning Matters.

New Applications Received

21/506108/FULL Further Fields Caring Lane Leeds Maidstone Kent

Section 73 - Application to vary condition 3 to allow 2 Orchard View to be temporarily used as the main/sole residence for a relative, pursuant to application MA/00/0918 (Change of use of lodge and garages to 2 holiday units with associated building works).

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 open space, landscaping, parking, and access with additional off-street parking provision for Upper Street.

21/506790/OUT Land at Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XH

Section 73 - Application for variation or condition 9 (office or research and development use floorspace) to require at least 7,500m² of floorspace pursuant to 20/505195/OUT (Outline application for a mixed commercial development comprising B1(a), B1(b).

21/506791/REM Land at Woodcut Farm Ashford Road Hollingbourne Kent ME17 1XH

Approval of Reserved Matters for Phase 2 (Appearance, Landscaping, Layout and Scale being sought) to create 7,916 sqm of flexible Use Class E(g)(iii)/B8 employment floorspace, comprising of 4 units (A1, A2, A3 and A13) on Plot A, pursuant of 20/505195.

21/506551/FULL Leeds Abbey Farmhouse Lower Street Leeds ME17 1TL

Change of use and associated works to convert existing ancillary barn to stables, feed storage, and a lean-to greenhouse, and change of use of the paddock to the rear of Abbey Farmhouse to equestrian, including installation of post and rail fencing to the garden boundary (part retrospective).

22/500315/FULL April Cottage Lower Street Leeds Maidstone Kent ME17

Erection of detached single storey garage.

Planning Decisions

22/500126/NMAMD

Alternative Reference PP-10496105

Ledian Farm Upper Street Leeds ME17 1RZ

Non-material amendment to landscaping condition 7 for phased approach to the landscaping implementation related to 18/503361/FULL.

Application Permitted

13. MBC Local Plan.

No matters were raised.

14. Parish Maintenance.

Cllr China reported on the maintenance undertaken in Leeds.

Quotation for 2022/2023 Parish Maintenance – Cllr China spoke regarding the quotation for the 22/23 parish maintenance and the percentage increase applied and the reasons for this.

This was discussed by members, and it was proposed by Cllr Bernini to accept this, this was seconded by Cllr Springford, and it was agreed by all present to proceed for the forthcoming year.

Action: Clerk to liaise with contractor.

Members discussed the idea of tree planting for the Jubilee and agreed that this may be something that could be progressed.

15. Leeds Playing Field.

Cllr China reported that the Loose Lions were progressing the parking matting project at the playing field, however the price for this had increased by 7%. He asked for members approval to proceed with the increased price.

This was agreed.

Pavilion Work – Cllr China reported that the outside tap had been insulated and the toilet had been repaired.

16. Street Lighting.

Cllr China reported on street lighting.

He stated that the contractor had been asked to repair the light at Burgess Hall Drive.

17. Church Yard Lighting.

The Chairman reported that he was due to meet with the lighting contractor to discuss the possibility of having church yard lighting on Friday 11th February at 10am.

He stated that this was a fact-finding meeting to establish what was possible before approaching the church.

18. Jubilee Celebrations.

Members agreed to set up a small Working Group with residents to progress the Jubilee celebrations for the Parish and organise a village event.

Cllr Cooke stated that funds may be available through his member's grant.

19. Items for the next agenda.

Christmas Tree – Agenda Item.

20. Date of next meeting.

8th March 2022.

There being no further business to discuss the meeting was closed to the press and public at 9.00pm.

Signed: _____
Chairman

Dated: _____