

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 14<sup>th</sup> June 2022  
at 7.00pm in the Leeds and Broomfield Village Hall.

*Councillor's present: Bernini  
China  
Greeff  
Ingram*

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

*The meeting was chaired by Councillor Greeff.*

**1. Apologies.**

Apologies and reasons for absence were received from Cllrs Springford, Fort and Gallafant and KCC Cllr Cooke.

**2. To receive the Chairman's Declaration of Acceptance of Office.**

Cllr China signed his Declaration of Acceptance of Office.

**3. Declaration of Interests.**

No interests were declared.

**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 Ingram and agreed by all present.

The minutes were then signed and dated by the Chairman of the meeting.

**5. Matters arising from the Minutes.**

Christmas Tree – Following discussions with Leeds Castle it was reported that they were going to approach their contractor regarding the reshaping of the Christmas tree.

Church Lighting – it was reported that quotations were being sought for the lighting.

Permission from the church would also be sought when the costs were known.

Defibrillator – Quotations we're currently being sought for an additional defibrillator to be located at the village hall.

**6. Public Comments and Observations.**

Residents attended the meeting to speak regarding the future development at Ledian Farm and their concerns that this would be taken beyond the village development, especially as the approval was outside of the Local Plan.

They spoke regarding the possibility of the Parish Council having a Neighbourhood Plan.

This was discussed and it was agreed that this item would be placed on the next agenda for further discussion.

***Action: NHP Agenda Item.***

Discussions took place regarding the relief road and development in the parish. Residents asked about the Conservation Area and whether the area designation would be reviewed.

It was agreed that the Clerk would liaise with MBC to establish the current situation regarding the Conservation Area.

**Action: Clerk to action.**

A resident asked if the PC had considered having electric vehicle charging points in the village. This was discussed and it was noted that there were no appropriate locations for these. It was suggested that the PC could raise this with Ledian Gardens.

**7. Highways Matters.**

Cllr Bernini reported that the resurfacing in the village had been deferred until the Southern Water works had been completed.

He stated that the Southern Water works were due to start, and road closures would take place next month.

He stated that he would keep pushing for Upper Street to be resurfaced.

**8. Clerks Report.**

The Clerk's Report was noted by members.

**9. Chairman's Report.**

The Chairman's report was noted.

**10. Financial Matters.**

**a. Financial Statement**

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

**b. 2021/2022 accounts and AGAR.**

The 2021/2022 Accounts and Annual Return was circulated to all members prior to the meeting.

- i. To approve the Annual Governance Statement for 2021/22, Section 1 of the Annual Return for the year ending 31 March 2022. The Chair of the meeting and the Clerk to sign.

It was proposed by Cllr China to accept and approve the annual Governance Statement for 2021/22, this was seconded by Cllr Greeff and agreed by all present.

- ii. To approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2021/22, Section 2 of the Annual Return for the year ending 31 March 2022 and the supporting Bank Reconciliation as of 31 March 2022 and if necessary, the explanation of the significant variations from last year (2020/21) to this year (2021/22) and the explanation of any difference between Box 7 and Box 8 on Section 2 to be sent to the External Auditor. The Chair of the meeting to sign.

It was proposed by Cllr China to approve the Statement of Internal Control in support of the Annual Governance Statement and Accounting Statements for 2021/22, Section 2 of the Annual Return for the year ending 31 March 2022 and the supporting Bank Reconciliation as of 31 March 2022 and the explanation of the significant variations from last year (2020/21) to this year (2021/22) and the explanation of any difference between Box 7 and Box 8 on Section 2 to be sent to the External Auditor. This was seconded by Cllr Greeff and agreed by all present.

**11. KCC Councillors Report.**

No matters were reported.

**12. MBC Councillors Report.**

Cllr Fort gave her apologies to the meeting.

**13. Planning Matters.**

New Applications Received

**22/502443/LBC** Arnold Hill Cottage Back Street Leeds Maidstone Kent  
Listed Building Consent for repairs to windows and doors.

**MBC Planning Decisions**

**22/501294/FULL**

Leeds And Broomfield Church of England Primary School Lower Street Leeds Kent ME17 1RL  
Demolition of dilapidated mobile classrooms to rear of school.  
Application Permitted

**22/501154/FULL**

Grays Meadow Farm Caring Lane Leeds Kent ME17 1TJ  
Change of use of agricultural/former stable building to 1no. holiday let, with associated external alterations, access, parking and landscaping and enclosure of part of existing canopy.  
Application Refused

**Reason for Refusal**

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

*(1) The timber equestrian application building is not of a form, bulk, scale, and design which takes account of, and reinforces landscape character and as a result the conversion to a holiday let use is contrary to policy SP17 and DM31 of the adopted Maidstone Local Plan (October 2017) and guidance within the National Planning Policy Framework 2021.*

*(2) With reference to the extent and nature of the building works required to provide habitable accommodation that meets current Building Regulations, the submitted structural report fails to demonstrate that the equestrian building is of substantial construction and is capable of conversion without major or complete reconstruction contrary to policy SP17 and DM31 of the adopted Maidstone Local Plan (October 2017) and guidance within the National Planning Policy Framework 2021.*

**22/501103/LDCEX**

4 Rutland Cottages Back Street Leeds Maidstone Kent ME17 1TE  
Lawful development certificate for material commencement of planning approval 18/504135 (Demolition of existing outbuildings and part of existing car port, construction of a new self-catering holiday let, and new oak framed single garage).  
Application Permitted

**Other Planning Matters**

No matters were raised.

**14. Parish Maintenance.**

Potholes church car park – it was agreed that the potholes should be filled as soon as possible due the H&S reasons.

Foley Hill – It was reported that the vegetation was overgrown and obstructing the foot way and affecting the retaining wall at Foley Hill.

*Action: Clerk to report to KCC.*

**15. Leeds Playing Field.**

Cllr China reported that quotations were being sought for the repainting of the facials at the pavilion. He reported that the car park sign had now been relocated following the damage by a vehicle.

He stated that the tennis courts needed maintenance and finance for this work needed to be sourced.

**16. Street Lighting.**

Cllr China stated that the light at Brogden Crescent had now been repaired.

He confirmed that the contractor had been instructed to replace the remaining LED lamps as agreed at the previous meeting.

**17. Jubilee Celebrations.**

The Chairman thanked the Jubilee Committee for their work in arranging the Jubilee celebrations in the village. He stated that the events were well attended and a huge success.

**18. Items for the next agenda.**

Policy Review.

Emergency Plan for Leeds.

Neighbourhood Plan.

**19. Date of next meeting.**

12<sup>th</sup> July 2022.

There being no further business to discuss the meeting was closed to the press and public at 8.30pm.

Signed: \_\_\_\_\_

Chairman

Dated: \_\_\_\_\_