

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 10th October 2023
at 7.00pm in the Leeds and Broomfield Village Hall.

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

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 and accepted from Cllr Greeff (work).

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.

There were no applicants to consider.

4. Minutes of the previous meeting.

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

These were proposed by Cllr Springford as a true record, subject to an agreed alteration, seconded by Cllr Bernini 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 reported on the highways work planned outside of St Nicholas Cottage and the date that this was expected to start.

Cllr Cooke reported that resurfacing work had taken place, the signage and reflective lights were still to be installed.

Cllr Bernini reported on the HIP work and stated that the next step was for the assessment for a 20mph zone to be undertaken, this was a partnership between the Parish Council and KCC.

Cllr China spoke regarding the enforcement of a 20mph zone.

Cllr Cook raised concerns that the cost of the installation would not be justified without enforcement, in his view infrastructure was the only way to slow the traffic.

A general discussion took place regarding highways matters and road surfacing.

Overgrown vegetation at Forge Lane and footpath at Foley Hill – Rochester Bridge Trust Land.

Action: Clerk to report to RBT.

Sycamore trees growing from retaining wall at Foley Hill – Cllr Cooke to follow up with KCC.

Footpath from Upper Street to Burberry Lane overgrown.

Action: Clerk to report to KCC.

8. Clerks Report.

The Clerk's Report was noted by members.

To consider and formally agreed the following decision made under delegated authority following the Inquorate September PC Meeting.

The decisions were proposed by Cllr Bernini, seconded by Cllr China, and agreed by all present

1. External Power supply for playing field.

It was felt that this should not be progressed yet as if at some point the tennis courts are refurbished a different supply may be needed.

The recommendation is to defer this at present and revisit following further discussions with the Events Committee – Agreed, subject to understanding when we might continue with the tennis courts.

2. Play Area Repairs

The quotation for the repairs was discussed, these were identified on the recent safety inspection and do need to be carried out by specialist company. The quotation is for £2412 + vat excluding the weeks as Bob has asked Steven Waring to do these.

The recommendation is to accept this quotation and place an order for the work to be undertaken by Safeplay - Agreed

3. Website Charges

To maintain the current website there will now be a charge of £9.99 a month + vat for the bronze package, £19.99 for the silver that includes the planning tracker.

The recommendation is to sign up to the bronze package - Agreed

4. Church Lighting

It was confirmed that we do not need planning permission and therefore the lighting can be progressed subject to informing English Heritage (the church should have done this when it was agreed by the Diocese)

The recommendation is to accept the quotation and progress with the work - Agreed

5. CCTV Ply area

Members are asked to review this as it was felt from discussions that an additional CCTV camera is not necessary to cover the play area. The damage done there is minimal and the cost of installing and maintaining another CCTV would far outweigh the adhoc cost of fencing repairs, that and the restrictions and costs there are on viewing the CCTV.

The recommendation is not to progress this - Agreed

9. Chairman's Report.

The Chairman reported on the KALC Meeting and SE Water works.

10. Financial Matters.

a. Financial Statement

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

b. Completion of Audit of 2022/2023 Accounts.

Audit Completion Notice circulated to all members and noted.

11. KCC Councillors Report.

KCC Councillor Cooke gave his report to the meeting.

He reported on the KCC Consultations, and his duties as Chairman of KCC.

12. MBC Councillors Report.

ClIr Fort gave her report to the meeting.

13. Planning Matters.

a. To consider Planning Applications Received.

23/503791/FULL - Caring Stud Caring Road Leeds Kent ME17 1TH

Conversion of the existing kennels to a 3-bedroom residential dwelling, conversion of outbuildings to provide ancillary residential accommodation, and change of use of land to provide private amenity, parking and landscaping.

23/503997/FULL - Abbey Farm Lower Street Leeds Maidstone Kent

Phased development comprising the change of use of land to residential. Erection of 1no. detached dwelling, 2no. detached cottages and 1no. pool house with outside pool. Restoration works to heritage assets (slype and dovecotes), demolition of 2no. modern barns, restoration of the historic landscape, creation of access, parking and other associated works (resubmission: 22/502610/FULL).

Action: PC Objections to be submitted to MBC

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

Maidstone Local Plan Review – Main Modifications Consultation following Examination.

The Local Plan Review will provide the planning framework for development in the borough until 2038. The policies within the plan will be used to assess planning applications and guide future development in the borough.

Following the examination in public of the Local Plan Review, which was held by Planning Inspector David Spencer, Maidstone Borough Council is publishing his proposed Main Modifications, for consultation.

Consultation on Main Modifications

The consultation will only be on the Inspector's proposed Main Modifications to the Local Plan Review and will take place alongside consultations on the associated Sustainability Appraisal Addendum and Habitats Regulations Assessment Addendum.

Additional Information

Alongside the consultation on the schedule of Main Modifications, the Council is publishing additional supporting evidence, for information.

Changes to the Policies Map along with minor modifications to provide factual updates and correct spelling error are also being published, for information. Any comments received on the policies map will be forwarded to the Planning Inspector for their consideration alongside the comments received on the main modifications schedule.

14. Parish Maintenance.

Cllr China reported on the Church Lighting project for the Church. It was agreed that the quotations received were now out of date and therefore Cllr China would seek updated quotations for the work.

Action: Cllr China to action.

15. Leeds Playing Field.

The Chairman reported that the Loose Lions Football Team had requested a new layout for the pitches. It was agreed that any further requests should be directed via the Parish Clerk in order to formalise the process.

Members raised concerns regarding a residents' car that had been permanently parked in the playing field car park for the past four months.

The Clerk was asked to formally write to the resident asking for this to be removed.

Action: Clerk to progress.

16. Street Lighting.

No matters were reported.

17. Resilience Plan.

The Resilience Plan for Leeds was on hold awaiting further guidance from KALC and MBC.

18. Parish Council Events.

It was agreed to discuss the 80 Year Dday celebrations at the November PC meeting.

19. Other matters and items for the next agenda.

Christmas Tree Lights – It was agreed that members would arrange for these to be tested ahead of lighting them for Christmas.

Salt Bins – It was agreed that any salt bins needing to be refilled should be reported to the Clerk for action.

20. Date of next meeting.

14th November 2023.

There being no further business to discuss the meeting was closed to the press and public at 8.45pm.

Signed: _____
Chairman

Dated: _____