

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 8th October 2024 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. Parish Councillor Vacancy.

To consider any applications for cooption.

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.

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

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. 2023/2024 Audit Completion.

To receive and note the Audit Conclusion and Certificate.

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.

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

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.

To consider the draft Resilience Plan.

18. Parish Council Events.

To receive a report for the forthcoming event.

19. Items for next Agenda.

20. Date of next Meeting – 12th November 2024

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Mrs Sherrie Babington
Clerk to the Parish Council