

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 13th February 2024
at 7.00pm in the Leeds and Broomfield Village Hall.

*Councillor's present: Bernini
 China
 Ingram*

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 from Sherrie Babington (Parish Clerk), Cllrs Fort, Greeff and Springford.

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.

Vacancy to be held over until the Parish Council elections in May 24.

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 China 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.

Clerk to contact Cllr Cooke re setting up a meeting with residents to air concerns over the current level of road closures.

Clerk to contact KCC Highways re grit bins as still empty.

Clerk to contact KCC Highways re potholes in Burberry Lane, Forge Lane, Old Mill Road & Back St all deteriorating due to the single-track roads being used as rat runs due to the numerous road closures.

It was agreed that a FOI request be submitted to KCC & MBC re costs to date associated with the proposed Leeds/Langley Relief Road.

Action: Clerk to progress agreed actions.

8. Clerks Report.

The Clerk's Report was noted.

I'm emailing you to make you aware that we have had a new officer join our department within Maidstone Community Safety Unit. His name is PC James Phillips (CC'd into this email) who will be taking over your area from me. James is a competent officer who I know doubt you will get on extremely well with when tackling issues within your areas. James is very proactive and already has a variety of ideas in mind for your areas moving forward.

As a result of James joining and becoming your local new Beat Officer, it means I am now moving onto the Neighbourhood Task Force which is another team within the same department which covers the whole of Maidstone so I do not doubt our paths will cross again in the future. Having said that, I am always going to be available via email as always if you need anything, but James will be on hand should you need him. I have run through some of the ongoing issues within your areas along with previous issues that we have all worked together on. James is aware of the area, having worked within Maidstone since November 2018 as a Special Constable whilst working full time within our Force Control Room. Two years ago, he made the step to join as a Regular Police Constable and is now working within our department and will be permanently.

James will be making contact with you in due course with his contact details and will look to arrange face to face meetings with you.

Code of Conduct Review

We have only just received the attached and thanks to our two Audit, Governance and Standards Committee members we have been consulted at all.

Below, is their request to Parishes.

The Audit etc Committee briefing paper
It gives background.

The revised Code of Conduct.

But note that the amendments are few in number. Why did it take the Kent Secretaries Group so long to issue?

The Code Complaints procedure from MBC's Constitution.

Note the possible range of sanctions in pages 22 and 23 and the explanation in 4.2 and 4.3 why they cannot be made more severe.

KALC suggestion - Note that the Code of Conduct is drafted for MBC and its Members (whereas the Code of Complaints procedure covers the Borough and Parishes).

Read the Code of Conduct as if you were MBC itself; and then raise any suggestions, and we'll then: compile your suggestions into one document from Maidstone KALC to MBC; and when MBC issues their final version, we'll make some minor changes to allow each Parish Council to adopt it (such as defining itself as the "Authority" in the version we produce). That should not take much effort.

Clerks - Can you please circulate this to your councillors, and I do need to have comments back by 22nd February, please.

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.

The financial statement was approved proposed by Cllr Bernini seconded by Cllr China 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.

a. To consider Planning Applications Received.

24/500117/LBC - Little Foxes Upper Street Leeds Maidstone Kent ME17

Listed Building Consent for the conversion of undercroft log store to create a single storey rear boot room extension.

b. MBC Decisions and Appeals

23/505654/SUB

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Submission of revised Landscape Masterplan part pursuant to condition 6 (landscape scheme) of planning application 19/506387/FULL (phase 2 of Assisted Living Development), being a partial revision of 22/504099/SUB.

23/505173/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) (Resubmission 23/502439/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, and their scale and design, 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 195, 205, 206 and 208 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 up-to-date 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 180 of the National Planning Policy Framework.

(1) There is no objection to the principle of the use of the barn as an annex. However, the proposed changes to fenestration are considered visually harmful and it is recommended that the applicant reverts to the changes to fenestration previously approved under reference 19/505191. Additional openings are not likely to be considered acceptable as they are likely to harm the simple character and appearance of the former agricultural barn.

Any revised application should be accompanied by an up-to-date phase 1 ecological walkover survey, together with any full ecological surveys, such as bat surveys, identified within the phase 1 ecological walkover survey. Such surveys should be fully in accordance with Natural England guidance. Bat surveys must be carried out within the appropriate season and with the appropriate number of visits. Failure to submit the necessary ecological information is likely to result in the continued refusal of any future applications.

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23/504516/FULL

Leeds And Broomfield Cricket Club Burberry Lane Leeds Maidstone Kent ME17 1RH

Demolition of the existing pavilion and the erection of a replacement single storey club pavilion building.

Application Permitted

23/505229/SUB

Old Mill Farm Penfold Hill Leeds Kent ME17 1RJ

Submission of details to discharge condition 6 - Archaeological Evaluation, Subject to

22/505703/FULL

Application Permitted

c. Other Planning Matters

No matters were raised.

14. Parish Maintenance.

Cllr China reported on maintenance undertaken in the village.

He reported that a quotation for £178.00 from Steven Waring for the church car park hedge cutting had been received – This was agreed.

15. Leeds Playing Field.

The LLFC proposal for the long-term lease of the Pavilion and sports field was rejected due to lack of information. This to be discussed at March PC meeting.

16. Street Lighting.

Request made as to ascertain how many of the Leeds streetlamps are now the LED type. Cllr China to check with the contractor.

Suggestion made by Cllr Bernini as to having illuminated Christmas decorations installed on the street light poles similar to those along Bearsted Green.

Action: Clerk to enquire with Bearsted PC as to whom they use.

17. Church Yard Lighting.

Two quotes still awaited, both requested awaiting response from the respective contractor.

18. Resilience/Emergency Plan.

No matters raised or discussed.

19. Parish Council Events.

Burning of the Beacons for the D-Day 80 years and Parish Council to take part on Thursday June 6 - lighting of Beacon at 9.15pm.

20. Other matters and items for the next agenda.

No matters were raised.

21. Date of next meeting.

12th March 2024.

There being no further business to discuss the meeting was closed to the press and public at 7.45pm.

Signed: _____
Chairman

Dated: _____