

The Minutes of the Meeting of Leeds Parish Council on Tuesday, 10th September 2024
at 7pm in the Leeds and Broomfield Village Hall.

*Councillor's present: Bernini
China
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 Greeff (work) and Cllr Fort (MBC Meeting).

2. **Parish Councillor Vacancy.**

No applications to consider.

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.

No interests were declared.

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

There were no dispensations to consider.

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 Springford and agreed by all present.

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

6. **Matters arising from the Minutes.**

There were no matters arising.

7. **Public Comments and Observations.**

No matters were raised.

8. **Highways Matters.**

A20 working group - discussion notes noted by members.

School Safe Crossing – Highways Improvement Plan project.

Cllr Bernini to action.

Yellow Hatching outside The George – KCC not able to repaint due to lack of funds.

9. Clerks Report.

The Clerk's Report was noted by Members.

10. Chairman's Report.

To receive the Chairman's Report.

The Chairman spoke about the tennis courts at the playing field and the need to have these refurbished at some point. It was noted that this would be quite costly and in order to do so grants would need to be obtained. The first step toward this would be to establish the cost details and Cllr Bernini stated that he would look into this.

11. 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.

12. KCC Councillors Report.

Cllr Cooke gave his report to the meeting.

He reported that Kent County Council were beginning to prepare for the elections in May and reported on their financial situation and budgets.

Members spoke regarding the salt bins in the parish and the need to have these replenished and the damage ones replaced. It was agreed that members would audit the salt bins, and the Clerk would report which ones were damaged.

13. MBC Councillors Report.

Cllr Cooke tendered the apologies of Cllr Fort who was currently at an MBC meeting and reported that she had looked into wheelie bins for the playing field and Maidstone Council could not supply this for the Parish Council.

Cllr Cooke spoke regarding the administration changes at the Borough Council and their wish to review the Local Plan. This was discussed by members.

14. Planning Matters.

a. To consider Planning Applications Received.

24/502608/FULL - 2 Elnothington Cottages Ashford Road Hollingbourne
Erection of a single storey rear extension.

24/503444/FULL - Land Adjacent to Knights Cottage Leeds Castle Broomfield Kent ME17 1PL
Replacement of 8(no) seasonal glamping tents, with 8(no) timber pod units. Widening of existing entrance gates, construction of new access road and parking.

b. MBC Decisions and Appeals

24/502437/TPOA

Ringers Upper Street Leeds Kent ME17 1SL

TPO Application to reduce one silver birch (T1) by 25% currently standing at 14m high with a lat spread of 8m to a height & spread of 10m & 5.5m respectively due to excessive over shading and debris within a small rear garden. Also to remove one field maple tree (T2) due to excessive over shading and debris within a small area.

Application Permitted

24/501474/SUB

Little Foxes Upper Street Leeds Maidstone Kent ME17 1RU

Submission of details to discharge condition 4 - Material Samples, Subject to 24/500117/LBC

Application Permitted

24/501401/SUB

Little Foxes Upper Street Leeds Maidstone Kent ME17 1RU

Submission of details pursuant to conditions 4 (materials) and 5a (external joinery), 5b (internal joinery), 5d (works to the floor), and 5e (internal walls lining), of application 24/500117/LBC.

Application Refused

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

(1)The submitted details contain insufficient information to demonstrate that the significance of the listed building would be preserved, contrary to policies LPRENV1 and LPRSP14(B) of the Maidstone Local Plan Review (2021-2038) 2024.

(2) Notwithstanding the above, the use of a concrete floor, tanking system and vapour barrier, with no details of ventilation, poses a risk to the breathability and longevity of the listed building and its significance, contrary to contrary to policies LPRENV1 and LPRSP14(B) of the Maidstone Local Plan Review (2021-2038) 2024

24/501258/SUB

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Submission of details to discharge condition 12 - Surface Water Drainage Verification, Subject to 19/506387/FULL (44no. Assisted Living Units)

Application Permitted

23/503997/FULL

Abbey Farm Lower Street Leeds Maidstone Kent ME17 1TL

Change of use of land to residential. Erection of 2no. detached cottages, 1no. detached dwelling with outside pool and conversion of Cattle Barn to pool house. Conversion of dovecote to ancillary residential outbuilding. Restoration works to Grade II listed Slype and Dovecote and restoration of the historic landscape including repair of 2 ragstone walls. Demolition of 2no. modern barns. New vehicular access to Lower Street, parking and other associated works (resubmission of 22/502610/FULL).

Application Permitted

24/502534/SUB

Ledian Farm Upper Street Leeds Kent ME17 1RZ

Submission of details pursuant to condition 12 (Surface Water Drainage Verification) of application 19/506387/FULL.

Application Refused

The Council hereby REFUSES the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

(1)Condition 12 - Surface Water Drainage Verification : KCC Lead Local Flood Authority have advised that insufficient information has been provided to discharge condition 12

c. Other Planning Matters

No other matters.

15. Parish Maintenance.

To receive an update on Parish Maintenance.

Cllr China reported that Members had walked the village to assess the maintenance, but any cuts would be to the detriment of the village.

It was reported that the bus shelter in Burgess Hill Drive was in a poor condition and in need of cleaning.

Cllr Cook stated that he would follow this up for the Parish Council.

Water leak Foley Hill, leaking from the manhole cover still not repaired by Southern Water.

Action: Clerk to report to KCC.

Foley Hill pavements becoming impassable and in need of clearing and cutting back.

Action: Clerk to report to KCC.

China reported that he had received an email from the school regarding parking and the church car park and suggestions they wished to discuss with the Parish Council. It was agreed that the Parish Council would like to see a transport plan prior to any discussions to assess whether they were able to assist.

Action: Clerk to respond to school.

16. Leeds Playground, Playing Field, Tennis Courts & Pavillion.

To receive a report on Leeds Playing Field.

The Clerk reported that the football team had responded to the new conditions and hire fees and had accepted these terms for the 2024/25 football season.

17. Street Lighting.

To receive a report on Parish Street Lighting.

No matters were raised.

18. Church Yard Lighting.

To receive a report on Church Yard Lighting.

The Chairman stated that the church lighting had now been installed and was up and running.

19. Resilience/Emergency Plan.

The draft Resilience Plan was circulated to all members for their consideration and approval at a future meeting.

20. Parish Council Events.

The Chairman reported that the event planned for 24th August had been cancelled due to bad weather. He thanked the resident group for their work in arranging the event.

He asked the Clerk to liaise with the portaloo company to seek a refund on the cancelled toilets.

Action: Clerk to action.

21. Items for next Agenda.

No matters were raised.

22. Date of next meeting.

8th October 2024.

There being no further business to discuss the meeting was closed to the press and public at 8.40pm.

Signed: _____

Chairman

Dated: _____