

## SUTTON VALENCE PARISH COUNCIL

Date:	Thursday 28 <sup>th</sup> May 2020 at 6.30pm
Venue:	Remote zoom meeting
Present:	Cllrs: Eve Poulter (Chair), Gary Ward, Derek Eagle, Tina Oakley and Maurice Stancombe Parish Clerk: Janet Burnett

The Chairman asked if anyone was recording

- 1 Virtual meeting procedure previously circulated

**The Parish Council resolved to approve the Virtual Meeting procedure**

2. Apology for absence previously received from Cllr Cook and recorded in the minute book
3. Declaration of lobbying – Cllr Poulter declared that she had been lobbied on agenda item 20.4 – Redic House
  - I. Declaration of Changes to the Register of Interests - none
  - II. Declaration of Interest in items on the Agenda - none
  - III. Requests for Dispensation - none
4. Minutes of the meetings held 12<sup>th</sup> and 23<sup>rd</sup> March 2020 were agreed but not signed
5. No matters arising from the minutes not covered under other headings
6. Annual Parish Council meeting

**The Parish Council resolved that the Annual Parish Council meeting be postponed until 2021 and current Chairman remain in place**

7. Annual Parish Assembly

**The Parish Council resolved to postpone the Annual Parish Assembly for 2020**

8. Covid Emergency matters
  - I. Zoom – signed up for a monthly contract at £11.99 after consultation with the Chairman and Vice - Chairman
  - II. Monies received as an anonymous donation for books  
**The Parish Council resolved that this £5.00 be used for Jubilee events**
  - III. Easter eggs – Clerk has collected 28 donated Easter eggs – **The Parish Council resolved that they be distributed to the volunteers that have been active during this emergency.**

9. Financial Regulations – to be carried forward

10. Risk Assessment

**The Risk Assessment was reviewed, and the Parish Council resolved to approve this**

11. General Powers of Competence circulated – to be carried forward

12. Policies to be reviewed – to be carried forward

- I. Password policy to be carried forward

13. Accounting Software – ongoing

14. Consultations.

15. Fence and beech hedge outside of the Village Hall – work on fence to commence 3/6/20

16. NALC

17. Website – Ongoing

18. Data Protection

- I. Cloud document share - ongoing
  - II. Impact assessment - Clerk to do and circulate.

19. Local Development Framework

- I. Neighbourhood Plan
    - i. The Chairman updated the meeting

20. Planning

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### I. Recommendations made on the following:

- i. 20/501921/FULL Babylon Tile Works Babylon Lane Hawkenbury TN12 0EG TPO  
Erection of rural workers dwelling in connection with the existing clay tileworks.  
**The Parish Council resolved that having read the comments by the KCC Minerals Officer, at this point the Parish Council wish to see the application refused until their concerns are addressed.**
- ii. 20/501899/LBC Lower Farm Babylon Lane Hawkenbury ME17 3ER  
Listed Building consent for change of use of existing stables into 3no. holiday lets, works to include internal alterations, insertion of windows, doors and associated parking.  
**The Parish Council resolved not to comment on this application**
- iii. 20/501898/FULL Lower Farm Babylon Lane Hawkenbury ME17 3ER  
Change of use of existing stables into 3no. holiday lets, works to include internal alterations, insertion of windows, doors and associated parking.  
**The Parish Council resolved that this application be approved**
- iv. 20/501800/OUT Land Rear Of Redic House Warmlake Road Sutton ME17 3LP.  
Outline application for the erection of three detached dwellings (Access and Layout being sought).

**The Parish Council resolved to refuse this application and go to committee**

### II. Planning Application recommendations made under emergency powers:

20/501424/FULL Appleacres Maidstone Road Sutton Valence Maidstone Kent  
18/502332/REM (19/501101)

The Parish Council wishes to see this application refused and are prepared to go to Committee if the planning officer approves this development. The Parish Council is disappointed to see this application for building yet another house on this site which was originally an orchard and was maintained by the occupiers of Silverdale and Appleacres. The second phase of the development (19/501101) was hidden from the street view and we had no neighbour objection and the parish council did not therefore comment on the application. The parish council is in favour of development, but this house is yet another four-bedroom house. Sutton Valence has a need for two/three-bedroom starter/affordable homes. This development has not catered for these needs. Contravening NPPF para 61 and MBC LP Policy SP17 paragraph c. We object to the following reasons This development contravenes policy DM36, which states the site results in a development which individually or cumulatively is visually acceptable in the countryside. The architects in the original planning application (18/502332) said in their planning statement a key aim of this proposal was to avoid an over-urbanisation of the development (para 4.0.31) and further commented in paragraph 4.03.2 During a site visit, developers reassured the Parish Council that the orchard was important to the development and it would be maintained and protected and that the houses would be built amongst a countryside environment. This has not been the case. Several of the apple trees, albeit very old but very beautiful have been taken down amongst the leaving the site unsightly. The parish council believes that this application also contravenes DM37 harm to the character and appearance of the countryside. This final development is being built in front of the two neighbouring houses to the north and is out of character to the street scene and very close to the main road. Contravenes the DM34 paragraph 5. be located adjacent to existing building or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape. This development will cause a loss of visual amenity. The Old Orchard will look like a housing estate that has little if no screening from the road very different from the original application. The parish council would like to see the orchard replaced and maintained under a management plan. The parish council wish to see this application rejected in view of the above comments.

**The Parish Council resolved to retrospectively approve this response**

## 21. Finance

- I. Correspondence
- II. Change of signatures – ongoing
- III. Authorisation of payments
- IV. Bank Balances

Unity	79234.04	
Nationwide	68058.50	
- V. The following items of income were noted:

ESPC	39.00	Rent
MBC	59080.00	Precept
- VI. Expenditure

Previous payments circulated on schedule attached were approved

The following were agreed at this meeting

Village Hall	342.91	Room Rent
J Burnett	13.98	Chain to lock play areas
HMRC	586.78	Paye month 2
Prime One Maintenance	346.92	Lighting April & May
P Waring	8124.24	Grass cutting & maintenance 2019/20
- VII. Bank Reconciliation not available.
- VIII. Performance against budget not available
- IX. Internal Audit taking place on 5/6/20

## 22 Recreation

- I. War Memorial Play Area and Field
  - i. Weekly inspection – nothing to report
  - Monthly report – play area closed
- II. Car Park

New solar light trial ongoing

Request from Doctors to hold flu clinic in the car park as a drive through

**The Parish Council resolved to approve this request**

Clerk has had to arrange emergency repairs to barrier. It appears that someone has been hanging off it.
- III. Football
  - i. F A Grant not applied for
  - ii. Pitch Fertilisation needs to be undertaken at a cost of £322 for the Spring and £238 for the Autumn.

**The Parish Council resolved to approve this and add to the contractor's schedule. As this has not been budgeted for the Parish council resolved that the monies come from the contingency if savings were not made during the year.**
- IV. Pavilion
- V. Tennis – ongoing
- VI. Harbour Play area and field

Weekly inspection – nothing to report

Monthly report – nothing to report
- I. Open Spaces
  - i. TPO on trees adjacent to footpath ongoing
  - ii. Extension of Conservation Area – ongoing

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- iii. Trees outside of Village Hall completed. Date to be set for work party
- iv. Open Spaces maintenance and grass cutting contract

**The Parish Council resolved to approve this after adding work identified in agenda item 22.3.2**

- v. Kent Wildlife Trust Report circulated

**Action: Clerk to circulate The Harbour field policy for discussion at next meeting**

- II. Public Rights of Way

### 23. **Roads and Transport including lighting**

- I. Various maintenance issues reported
- II. Public Transport  
Bus stops by the Village Hall – Ongoing.
- III. Lighting - ongoing

### 24 **Sub-Committees and Working Groups**

#### **Allotments**

- I. Cllr Ward updated the Parish Council
- II. Allotment holders have been complaining about the number of rabbits on the allotments. The Parish Council has a duty to ensure that their land does not become overpopulated.

**Action: Cllr Ward and the Clerk to investigate the use of ferrets.**

### 25. **Police**

### 26. **Correspondence**

### 27. **Village Hall –**

### 28. **Jubilee**

### 29. **Toilets - Closed**

### 30. **Agenda items for next meeting**

### 31. **Date of next meeting: zoom meeting 11/6/20**

**Meeting closed 8pm**

#### **Acronyms**

NALC – National Association of Local Councils

MBC – Maidstone Borough Council

ACRK – Action with communities in Rural Kent

CPRE – Campaign to Protect Rural England

NP – Neighbourhood Plan

JPG – Joint Parishes Group

PSS – Parish Service Scheme

KALC – Kent Association of Local Councils

SLCC – Society of Local Council Clerks

PPF - Police/Parish Forum

PEG – parish Enhancement Group

LLV – Landscape of Local Value