

MINUTES OF THE MEETING OF LEEDS PARISH COUNCIL
Held in the Playing Field Pavillion on Tuesday 11th December 2012 at 7.30pm.

Present: Mr China
Mrs Fort
Mr Gallihawk
Mr Wallace

In attendance: Mrs Sherrie Babington – Clerk and members of the Public.

The meeting was chaired by Councillor Fort.

1. Apologies.

Apologies were received from Councillors Govett and Young, KCC Councillor Cooke and Borough Councillor Peter Parvin.

2. Declaration of Interests.

No interests were declared.

3. Public Comments.

No matters were raised.

4. Minutes of the Previous Meeting.

The minutes from the previous meeting were circulated to all present. These were then proposed by Councillor China seconded by Councillor Gallihawk and agreed by all present. These were then signed and dated by the Chairman.

5. Matters Arising.

Street Lighting – The Clerk informed members that the street lighting had been repaired as agreed.

6. Parish Clerk Vacancy.

The Chairman informed members that the interviews with the applicants for the post were still being progressed.

7. Police Report.

PCSO Richard Kirby gave his apologies to the meeting.

8. Parish Council Website.

Councillor Fort reported that this was still being progressed by Councillor Govett.

9. MBC Borough Councillor Report.

Borough Councillor Peter Parvin gave his apologies to the meeting.

10. KCC Councillors Report.

KCC Councillor Gary Cooke gave his apologies to the meeting.

11. Correspondence & Clerks Report.

Members noted the Clerks Report and the correspondence received during the course of the month.

It was agreed to register the Parish Council with the Information Commissioner in order to comply with the Data Protection Act.

Action: Clerk to progress.

12. Planning Matters.

MA/TA/0189/12 The Ten Bells, Upper Street, Leeds.
Conservation Area notification of intention to remove 2no Norway Spruce Trees.

MA/12/2040 Ledian Farm, Upper Street, Leeds.
An application for conservation area consent for partial demolition of existing boundary was to Upper Street to create pedestrian and vehicular access to new Continuing Care Retirement Community development.

MBC Planning Decisions

12/0428 LAND SOUTH WEST OF, CARING ROAD, LEEDS, KENT

Erection of fencing and gate on west boundary of Caring Paddock.

Approved/Granted

12/1786 CARING WOOD, CARING LANE, LEEDS, MAIDSTONE, KENT, ME17 1TJ

Application to discharge conditions relating to MA/11/1784 (erection of dwelling with associated estate manager's cottage, new barn with ragstone wall accommodating photovoltaic cells, new access tracks, dry store, glasshouse, parking areas and landscaping.

Approved/Granted

12/1747 BROOK HOUSE, LOWER STREET, LEEDS, MAIDSTONE, KENT, ME17 1RR

Application for listed building consent Leeds to replace conservatory as shown on Drawing no 03 and 04, scale 1:500 block plan and supporting Heritage statement received 26 September 2012.

Refused

The reasons for this refusal:-

The design of the proposed conservatory is inappropriate by reason of its shallow pitched roof, poorly-proportioned window design on the side elevations and the dark hardwood finish of the windows. It would neither enhance nor preserve the historic character or architectural integrity of the Grade II listed building, its significance or its features of special interest. The proposal is therefore contrary to policy BE6 of the South East Plan 2000 and advice contained within the National Planning Policy Framework 2012.

12/0317 THE OLD BOATHOUSE, OLD MILL ROAD, LEEDS, MAIDSTONE, KENT, ME171XD

Application for removal of conditions 2 & 15 of planning permission MA/03/0046 to enable unrestricted use as a dwelling house.

Refused – Non Determined (Appeals)

The reasons for the refusal would have been:

The site lies in a rural location, outside any area defined in the adopted Maidstone Borough-Wide Local Plan 2000 as a settlement, and where policies seek to restrict unjustified new development and to protect the countryside for its own sake. It was permitted as a tourism unit as an exception to that general theme of restraint and in the absence of any evidence to justify the loss of that unit, an essential overriding need has not been demonstrated, and the proposal is unacceptable in principle. It would fail to maintain or enhance the countryside, and would be harmful to the character and appearance of the area. To permit the proposal would therefore be contrary to Policies ENV28 & ENV45 of the Maidstone Borough Wide Local Plan 2000, Policies CC1, CC6, SP3 & C4 of The South East Plan RSS 2009 and the Central Government advice contained in the National Planning Policy Framework.

The development would result in a greater appearance of domestication within the building's curtilage, due to the addition of general domestic paraphernalia associated with a permanent residential use as opposed to a more transient tourism use, which would materially and permanently alter the existing rural character of the site and thereby cause unacceptable harm to the character and appearance of the countryside contrary to Policy ENV28 of the Maidstone Borough Wide Local Plan 2000, Policies CC1, CC6, SP3 & C4 of The South East Plan RSS 2009 and the Central Government advice contained in the National Planning Policy Framework.

Notwithstanding the above, the proposed dwelling would lie in an unsustainable location where future occupiers would be heavily reliant upon the private motor car to service their day to day needs. Such unsustainable development is contrary to policies SP3, CC1 & CC6 of The South East Plan RSS 2009 and the Central Government advice contained in the National Planning Policy Framework.

13. Financial Matters.

a. Financial Statement.

The financial statements for the Parish Council and Playing Field Accounts was presented to Councillors and approved. (China/Gallihawk).

b. 2013/2014 Budget.

The Chairman referred to the draft budget for 2013/2014 which had been circulated to all members by the Clerk, she reported that the recommendation from NALC was to delay setting the precept until January as further clarification and guidance was due to be announced by the Government in mid December concerning precept increases. She suggested that the budget could be discussed and agreed with the proviso that it would be revisited again should the advice from NALC prove necessary.

The Clerk proceeded to report on the budget and the recommended precept for 2013/2014; a recommendation to accept the draft budget with the proviso was proposed by Councillor Wallace, seconded by Councillor China and agreed by all present.

c. Parish Services Scheme.

No matters were raised.

14. Parish Maintenance.

Members discussed the maintenance of the parish. It was noted that there were two areas of concern, the hedges in the church car park and in the overspill car park.

These were discussed and it was agreed that the Clerk should liaise with Steven Waring concerning the cutting of the hedges in the car park.

Action: Clerk to action.

15. Playing Field.

No matters were raised.

16. Pavillion Electrical Inspection.

The Clerk informed members that the electrical inspection had been undertaken for the pavilion.

17. Car park Height Barrier.

It was reported that the height barrier at the church car park had been damaged. Councillor China stated that he would seek prices for a replacement height barrier for the car park.

18. Highway Matters.a) General Matters.

Councillor Fort informed members that the PC had received a request from a resident to have double yellow lines placed at the bottom of Wykeham Grove.

It was agreed to liaise with KCC Councillor Gary Cooke concerning this matter.

Action: Clerk to action.

b) Lorry Watch.

The Lorry Watch Scheme was discussed by members.

It was agreed that there was a need to ensure that the statistics were put to use, Councillor Fort stated that she would ensure that a meeting was held concerning the follow-up of this scheme.

Action: Councillor Fort to progress.

19. Joint Parish Group & LDF.

The Clerk updated members on this matter.

20. Further questions from public.

No matters were raised.

21. Urgent Matters.

No matters were raised.

22. Date of next Parish Council Meeting.

Tuesday 12th February 2013 at Leeds Pavillion.

There being no further business the meeting was closed 9.00pm.

Signed _____

Dated _____