



**Minutes of the Meeting of Lenham Parish Council**  
**Held on Wednesday 3<sup>rd</sup> January 2024 at 7:30pm at Lenham Community Centre**

**PRESENT** Cllr. J Britt, Chairman presiding.

Cllrs. P Culver, D Earl, D Garland, K Hammond, S Heeley, A Ratcliffe, D Turner & A Walmsley  
J Bate (RFO), L Westcott (Clerk).

**Public participation**

6 members of the public present.

1 member of the public asked if LPC could help stop vehicles parking on the pavement, Cllr. J Britt advised that PCs have no influence over this. They also raised that a window in the telephone box has been smashed – L Westcott to address.

MBC Cllrs. T & J Sams provided the following update:

- The new borough expanded ward will include Otterden, Wichling and Hollingbourne. It is a large area, but with 3 cllrs. will help unite remote communities. It's good to see the Hollingbourne train station project develop.
- Elections will likely be held on 2<sup>nd</sup> May 2024.

3 members of the public from Lenham Nursery attended to listen to item 23/122a.

The chair opened the meeting at 19.45.

**23/115 Apologies for absence received.**

Apologies were received and accepted from Cllr. N Osborne.

**23/116 To receive declarations.**

Declarations of interest on Agenda items. Cllr. A Ratcliffe declared a non pecuniary interest in item 23/122a.

For transparency, L Westcott also declared an interest in item 23/122a as a member of the Nursery committee.

Declarations to changes to the Register of Interests. No declarations received.

Requests for dispensations. No new requests received.

**23/117 To request notification of intention to film, photograph or record any items.**

There were none.

**23/118 In accordance with the Public Bodies (Admission to Meetings) Act 1960, S1, the Council is to determine which items, if any, should be taken with the public and press excluded.**

None raised.

**23/119 To sign as a correct record the minutes of the Parish Council Meeting on 6<sup>th</sup> December 2023**

Cllr. A Ratcliffe proposed, Cllr. D Garland seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 6<sup>th</sup> December 2023** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

**23/120 Progress of resolutions from 6<sup>th</sup> December meeting (for information purposes only)**

None reported that are not on agenda.

**23/121 To sign as a correct record the minutes of the Finance and General Purposes meetings on 18<sup>th</sup> December 2023**

Cllr. D Turner proposed, Cllr. K Hammond seconded and it was **RESOLVED** that the minutes of the F&GP committee meeting held on Monday 18<sup>th</sup> December 2023 are a true record and were approved, adopted and signed by the Chair.

- a. Cllr. D Turner proposed, Cllr. A Walmsley seconded and it was **RESOLVED** to accept the quote of £600 for a structural survey to be completed on the ground floor of 1A. **ACTION** Cllr. A Ratcliffe to organise.



- b. Cllr. A Walmsley proposed, Cllr. D Turner seconded and it was **RESOLVED** to accept the quotes for the proposed works at the picnic site for up to £1800.
- c. Cllr. K Hammond proposed and Cllr. D Garland seconded and it was **RESOLVED** to accept the quote for pollarding the lime trees in the Square for £760. This work will be completed later this month.

#### **23/122 Update on Contract agreement for sale of land at the William Pitt Field.**

Cllr. J Britt has circulated a summary of the sale agreement documents, the first half of the money has been received.

- a. To consider proposal for investment in a nursery building at the allotments site.  
Cllr. A Ratcliffe summarised a report prepared by Cllr. N Osborne. This proposes to invest £450,000 from the sale of the land at the WPF in the new nursery building in order to start the capital fundraising – most bid applications request match funding which this will enable. LPC would then charge rent on the building for the portion invested. Cllr. J Britt stated that LPC have received more money than originally projected and the plans for the nursery are within the Lenham Neighbourhood Plan that parishioners voted for.  
Discussion were held and questions answered.  
Cllr. J Britt called a vote, all cllrs. were in favour and it was **RESOLVED** to accept the proposal and invest £450,000 in the building of a new nursery. This money will be ringfenced in the bank account until required.

#### **23/123 Finance:**

- a. Responsible Financial Officer Report - full report discussed at F&GP.  
The VAT return is due to be completed for Q3.  
**ACTION** J Bate to arrange for CCLA to come to speak to LPC about their investments.  
**ACTION** J Bate to follow up on the payment card and bank signatories applications.
- b. To consider the proposed budget and precept requirement for 2024/25.  
J Bate reported that £20,000 has been included in the budget for a potential part time post, this is not included in the precept but would be funded from reserves if it progresses.  
The final budget and precept calculations resulted means that there will be a 0% increase for residents.  
Discussions were held as to whether a small increase would ease the budget pressures.  
Cllr. J Britt called for a vote – 6 cllrs. were in favour of a 0% increase and 3 cllrs. were in favour of a small increase. It was **RESOLVED** by a majority vote for a 0% increase and the precept request will be £232,998.  
**ACTION** L Westcott to complete application to MBC.
- c. To authorise payments and note income (Details of payments included in F&GP minutes).  
Cllr. K Hammond proposed, Cllr. D Turner seconded and it was **RESOLVED** to make the payments tabled in the F&GP minutes. Cllrs. J Britt and D Garland to make the payments online.

#### **23/124 To sign as a correct record, the minutes of the Planning and Implementation Committee meeting on 13<sup>th</sup> December 2023**

Cllr. J Britt proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes of the P&I Committee meeting held on Wednesday 13<sup>th</sup> December 2023 are a true record and were approved, adopted and signed by the Chair.

- a. The following responses were agreed to Planning Applications:  
23/505386/FULL, Dickley Wood – No comments.  
23/504724/HYBRID, East Lenham Farm – recommend approval and call in to committee if MBC disagree.  
23/505535/FULL, Little Biggen – No comments.  
23/505615/FULL, Downtown Victorias – Reiterate previous comments.  
23/505339/FULL, 6 Old School Close – No objections, but concerns raised regarding access and parking during construction as this is a tight site.  
**ACTION** Cllr. A Walmsley to draft responses and circulate.
- b. To consider updated information on application for extension of restoration time at Lenham Quarry.



Cllr. A Walmsley reported the KCC agree with the LPC position and note this will likely be the last extension permitted. All agreed to accept proposal.

**ACTION** L Westcott to respond to KCC.

#### **23/125 Defibrillators**

Cllr. D Earl reported that LPC could fund the cost of installation at St Edmunds Centre, Platts Heath and the Wishful Thinker. There are many grants to apply for, Cllr. D Earl will look to apply in February to fit in with new financial year.

Cllr. A Ratcliffe left the meeting at 21:55.

#### **23/126 Fee proposal for legal information (to be advised)**

Cllr. J Britt reported that the proposed fee for a Judicial Review information session is £3000. All agreed this was too expensive.

**ACTION** Cllr. J Britt to respond to say this won't proceed.

#### **23/127 Update from meetings attended/planned**

None to report not previously noted.

#### **23/128 Projects**

L Westcott reported that the car park drains will be cleared on 18<sup>th</sup> January and the car park will be shut.

#### **23/129 Correspondence**

L Westcott reported that the Police will be attending the market on 14<sup>th</sup> January 2024.

Cllr. A Walmsley reported that he will be on leave for the next P&I meeting, Cllr. D Garland has agreed to substitute.

Cllr. K Hammond reported that she has received complaints about the doctors surgery and will try and contact the PPG for the surgery to see if she can participate and raise concerns.

**The meeting closed at 22:10**

Signed as a true record on this day 7<sup>th</sup> February 2024.....

Chairman of Lenham Parish Council