



Minutes of the Meeting of Lenham Parish Council
Held on Wednesday 7th February 2024 at 7:30pm at Lenham Community Centre

PRESENT Cllr. J Britt, Chairman presiding.

Cllrs. D Earl, D Garland, K Hammond, M Michaelas, J Murray, A Ratcliffe, D Turner & A Walmsley
J Bate (RFO), P McCreery (Planning Consultant), L Westcott (Clerk).

Public participation

10 members of the public present.

1 member of public reported that there was a large amount of dog mess around the village. Cllr. J Britt stated that this is jurisdiction of MBC, but LPC will review locations of dog waste bins.

MBC Cllr. J Sams provided the following update:

- There have been lots of comments made about the Public WCs being shut, Cllr. A Ratcliffe provided an update, LPC have recently applied for a grant for refurbishment and are waiting to hear if this has been successful.
- The KCC Community Wardens decision has been called in for scrutiny.
- Lots of highways issues have been reported to KCC.

The chair of the Ham Lane Allotment Association reported that he is retiring as chair. The new chair will be in contact once elected.

2 members of the public raised three concerns:

- The Pilgrims Way is still being used by illegal motorbikes and quad bikes, they are bypassing the gate.
- The parking space by the Pilgrims Way gate is consistently being used, this is common land. Should there be a sign "No overnight parking"?
- Crossing the A20 from Faversham Road is becoming more and more perilous.

James Murray introduced himself, he has spoken to L Westcott and Cllr. P Culver and would like to put himself forward to become a cllr. This will be voted on under item 23/136.

1 member of the public introduced himself, he is interested in being a cllr. but not had an opportunity to discuss with L Westcott. He will pop into the office soon.

1 member of the public is attending to observe.

2 members of the public thanked members of LPC for all their hard work. 1 emailed LPC in November about safety concerns on the A20. Cllr. J Britt stated that he has been asking for a meeting for 6 months and one is planned for 23rd February with MP, KCC and the police. In the meantime, LPC will look at getting the trees cut along the A20/Royton Avenue boundary. Cllr. J Britt advised residents to write to the MP and report all incidents on the A20 to the police.

The chair opened the meeting at 19:55.

23/130 Apologies for absence received.

Apologies were received and accepted from Cllrs. P Culver and N Osborne. Cllr. K Hammond is running late.

23/131 To receive declarations.

Declarations of interest on Agenda items. No declarations received.

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

Requests for dispensations. No new requests received.



23/132 To request notification of intention to film, photograph or record any items.

There were none.

23/133 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.

23/134 To sign as a correct record the minutes of the Parish Council Meeting on 3rd January 2024.

Cllr. D Garland proposed, Cllr. A Walmsley seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 3rd January 2024** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

23/135 Progress of resolutions from 3rd January meeting (for information purposes only)

None reported that are not on agenda.

23/136 To Consider Nominations received to fill the vacancies in North Ward by co option

Cllr. D Turner proposed and Cllr. D Garland seconded and it was **RESOLVED** unanimously to co-opt Mr James Murray as a member for the North Ward. The declaration of acceptance was signed by James Murray and witnessed by the clerk. The chairman welcomed Cllr. J Murray to join the council as a representative of the North Ward.

Cllr. K Hammond arrived 20:10.

23/137 To sign as a correct record the minutes of the Finance and General Purposes meetings on 22nd January 2024

Cllr. K Hammond proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes of the F&GP committee meeting held on Monday 22nd January 2024 are a true record and were approved, adopted and signed by the Chair.

- a. Cllr. A Ratcliffe proposed, Cllr. K Hammond seconded and it was **RESOLVED** to accept the quotes for the tree works required (detailed in F&GP minutes). **ACTION** L Westcott to liaise with Tree Pro.
- b. Cllr. D Garland proposed, Cllr. K Hammond seconded and it was **RESOLVED** to form a working group to review the options for a part time post. Initially this will include Cllrs. D Earl and A Ratcliffe as well as L Westcott.

23/138 Finance:

- a. Responsible Financial Officer Report - full report discussed at F&GP.
Refund of £3275.55 received from solicitors, these were unused funds for dealing with WPF strip sale.
Other income from cemetery fees and \$106 money for footpath works.
The payment card has finally been received and is working.
A savings account has been set up to hold the money received from the sale of WPF strip.
- b. To authorise payments:
A table of the payment list is included in the F&GP minutes. One invoice has been added to this – Down To Earth for £580 for churchyard work in September 2023. Cllr. K Hammond proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** to make the payments. Cllrs. J Britt and D Garland will authorise the payments online.
- c. To approve payment of £15,696.94 +VAT to Sibley Pares in line with the contract agreement for the sale of the WPF Strip to Countryside. Cllr. A Ratcliffe proposed, Cllr. D Turner seconded and it was **RESOLVED** to make the payment.

23/139 To sign as a correct record, the minutes of the Planning and Implementation Committee meeting on 17th January 2024

Cllr. A Ratcliffe proposed, Cllr. K Hammond seconded and it was **RESOLVED** that the minutes of the P&I Committee meeting held on Wednesday 17th January are a true record and were approved, adopted and signed by the Chair. Cllr. A Walmsley reported that the appeal at the Old Dairy has been refused.



- a. The following responses were agreed to Planning Applications:
- 23/500049/SUB, Runham Farm – Objection due to lack of drawings.
 - 23/505609/SUB, Lenham Hand car wash – recommend approval and call in to committee if MBC disagree.
 - 23/505694/FULL, Cherry Garden Cottage – Drawings are confusing.
 - 23/505740/LBC, 9 High Street – No objection, but shop frontage should be maintained.
 - 23/505739/FULL, 9 High Street – as above.
 - 23/500139/FULL, Parapet House – No comments.
 - 23/503835/SUB, Cow Shed, West Street – No comments.
 - 23/500198/SUB, 10 The Paddocks – No objection.
 - 24/500227/FULL, 30 Douglas Road – No objection.
 - 24/500068/FULL, Sunny Hill View Equestrian – Objection, asked to be called in to committee.
- ACTION** Cllr. A Walmsley to draft responses in line with above and circulate.

23/140 Maidstone Local Plan Review – to consider response to recent consultation and quote up to £5000

Cllr. K Hammond declared a non-pecuniary interest as a member of SOHL.

P McCreery outlined his advice to the latest consultation and the next steps as follows:

- a. Submit a commentary on the three documents currently out for consultation (ends 14th February 2024).
- b. Submit the commentary in the name of SOHL as the inspector has made it clear that you should not respond if you already have, a response to the documents was made by LPC at last consultation. This work will be funded by Lenham Parish Council.
- c. Prepare for a possible judicial review in March 2024.
- d. P McCreery to write a briefing paper to allow Barrister Philip Robson to give an initial opinion on whether Lenham has a case for judicial review and if so what the best grounds are.
- e. Appoint the barrister and set up a virtual conference, once he has reviewed the briefing papers.

Cllr. A Ratcliffe proposed, Cllr. D Earl seconded and it was **RESOLVED** to accept the proposed fee of £2500 from P McCreery and £2500 +VAT from Barrister Philip Robson to respond and prepare for the next stage of the Local Plan Review.

P McCreery left the meeting.

23/141 Defibrillators - update

Cllr. D Earl reported that he is waiting for new grant applications to open in April.

23/142 Plans for REME Freedom of the Parish of Lenham event – 23rd June 2024

Cllr. A Ratcliffe provided an update on plans for the event. An action log has been drawn up to track plans.

ACTION L Westcott to invite the Mayor of Maidstone.

ACTION L Westcott to check insurance for public liability limit.

23/143 To consider further tree and hedge works at Cherry Downs Picnic site for £900

L Westcott reported on the proposed works in line with plans Cllr. N Osborne has for the site.

Cllr. D Garland proposed, Cllr. D Turner seconded and it was **RESOLVED** to accept the proposed quote for the works.

ACTION L Westcott to liaise with Tree Pro.

23/144 To consider quote for a topographic survey of the cemetery road (resurfacing project) for £975 + VAT

Cllr. A Walmsley proposed, Cllr. K Hammond seconded and it was **RESOLVED** to accept the proposed quote of up to £975 for completion of the topographic survey of the cemetery road.

23/145 To consider quote for grounds maintenance for 2024/25 – circulated with agenda

L Westcott reported on the grounds maintenance quote received for 24/25 from S Waring. Cllr. D Earl proposed, Cllr. A



Ratcliffe seconded and it was **RESOLVED** to accept the proposed quote for the works.

ACTION L Westcott to liaise with S Waring.

23/146 To consider date and plans for Annual Parish Meeting

The Annual Parish meeting has to be held between 1st April and 1st June. All agreed to hold it before the elections. L Westcott reported that due to hall availability this will likely have to be a Friday – 19th or 26th April.

ACTION L Westcott to book hall for 19th or 26th April.

All agreed that the Annual meeting of the council following the elections will be held on 15th May at 7pm with the P&I committee meeting following at the normal time. The full council meeting on 1st May will still be held.

23/147 Elections – Timescales and process

L Westcott reported that the elections will be held on 2nd May. Once the nomination forms are received, these will be printed and distributed to all cllrs. for return to the parish office. L Westcott will arrange to hand deliver these to MBC.

23/148 Draft Code of Conduct

L Westcott has circulated the email from MBC, all Cllrs. to email any comments to L Westcott.

23/149 Update from meetings attended/ planned

- a. Cllr. J Britt reported that he is meeting with the MP, KCC and Police on 23rd February to discuss the A20.
- b. Cllr. J Britt will be attending the Green party Painters Forstal meeting on 19th February, Cllr. S Heeley will be a panelist as a representative of SOHL.
- c. Cllr. A Walmsley attended the HLAA AGM on 13th February.
- d. Cllr. K Hammond attended the Maidstone KALC meeting on 29th January, the code of conduct was discussed.
- e. Cllr. K Hammond attended a meeting with the MP regarding environmental issues on 2nd February. It was suggested that more cherry trees are grown at the picnic site to run a community orchard.

23/150 Projects

- a. Cllr. A Walmsley reported that KCC have agreed to pay for and install the “no HGV” signs on the Pilgrims Way/ A20 junction in April.
- b. Cllr. A Walmsley reported that the gravel boards have been installed along the Ham lane/ Maidstone Road footpath.

23/151 Correspondence

L Westcott reported that MBC Cllrs. have asked when the annual spring clean will be. L Westcott reported that due to personal commitments, it is unlikely she can be involved organising this for a weekend. Cllr. D Turner volunteered to help organise it.

L Westcott reported that an email has been received from Wooden Tots nursery. L Westcott will respond with the details of the Lenham Neighbourhood Plan.

The meeting closed at 22:10

Signed as a true record on this day 6th March 2024.....

Chairman of Lenham Parish Council