



Minutes of the Meeting of Lenham Parish Council Held on Wednesday 4th October 2023 at 7:30pm at Lenham Community Centre

PRESENT Cllr. N Osborne, Chairman presiding.
Cllrs. D Earl, D Garland, M Michaelas, A Ratcliffe & D Turner
J Bate RFO, L Westcott Clerk
9 Members of the public.

Public participation

7 members of the public are residents of Croft Gardens and the farmer who owns the land at the rear of Croft Gardens, has indicated they are reviewing development options for the land. The residents are concerned about parking (there are already issues) and they have a right of access to the track that is used to access the field. Cllr. N Osborne stated that LPC did not have any information on proposals for this field, the site is not an allocation in the Lenham Neighborhood Plan which runs until 2031, so up to this date any application will be opposed by LPC. Cllr. N Osborne also stated that the Lenham Neighborhood Plan will be reviewed before 2031 and a call for sites will be made. L Westcott will keep the residents informed of any information LPC receives.

1 member of the public reported that a streetlight (0015) was blocked by trees and also asked if there was a response from Stagecoach regarding changes to the bus timetable. MBC Cllr. J Sams stated that she had received a response but it didn't indicate anything would be done.

MBC Cllr. J Sams reported that they will be responding to the Local Plan review consultation on the main modifications, the consultation ends on 13th November. The community warden consultation has now ended, there should be feedback from this by Christmas.

The meeting was opened at 8pm

23/70 Apologies for absence received.

Apologies were received and accepted from Cllrs. J Britt, P Culver, K Hammond, S Heeley and A Walmsley. In the absence of the chair and vice-chair, Cllr. A Ratcliffe proposed and Cllr. D Earl seconded and it was **RESOLVED** that Cllr. N Osborne would chair this meeting.

23/71 To receive declarations.

Declarations of interest on Agenda items.
Declarations to changes to the Register of Interests. No declarations received.
Requests for dispensations. No new requests received.

23/72 To request notification of intention to film, photograph or record any items.

There were none.

23/73 To sign as a correct record the minutes of the Parish Council Meeting on 6th September 2023.

Cllr. D Earl proposed, Cllr. D Garland seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 6th September 2023** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

23/74 Progress of resolutions from 6th September meeting (for information purposes only)

None reported that are not on agenda.

23/75 To sign as a correct record the minutes of the Finance and General Purposes meetings on 25th September

Cllr. D Garland proposed, Cllr. D Turner seconded and it was **RESOLVED** that the minutes of the F&GP committee meeting held on Monday 25th September 2023 are a true record and were approved, adopted and signed by the Chair.



- a. To confirm change in committee members

All agreed for Cllr. D Garland to be a member of the committee for F&GP in place of Cllr. S Heeley who was keen to step back.

23/76 Finance:

- a. Responsible Financial Officer Report

J Bate reported that the bank balance at the end of September was £315,719.45. Income over September included £85 interment fees and £870.99 refund from EDF.

The external audit is complete and J Bate presented the report. Cllr. D Garland proposed and Cllr. M Michaelas seconded and it was **RESOLVED** to accept and action the report.

The VAT return has been submitted, this will be completed quarterly going forward.

The shared drive has been set up, L Westcott will send out an invitation to all to access it and J Bate will produce an “idiots guide”.

J Bate attended the finance conference, CCLA will be providing further information.

- b. To authorise payments and note income (Details of payments included in F&GP minutes).

Cllr. A Ratcliffe proposed, Cllr. D Turner seconded and it was **RESOLVED** to make the payments tabled in the F&GP minutes. Cllrs. N Osborne and D Garland to authorise the payments on-line.

- c. It was agreed that Cllrs. J Britt, N Osborne, D Garland and D Turner would meet with J Bate and L Westcott to discuss 24/25 budget.

23/77 To sign as a correct record, the minutes of the Planning and Implementation Committee meeting on 20th September plus reports for September

Cllr. A Ratcliffe proposed, Cllr. N Osborne seconded and it was **RESOLVED** that the minutes of the P&I Committee meeting held on Wednesday 20th September 2023 are a true record and were approved, adopted and signed by the Chair.

- a. All agreed to keep the committee meeting dates as they are following three-month trial.
- b. Cllr. A Ratcliffe proposed, Cllr. D Garland seconded and it was **RESOLVED** to instruct P McCreery to represent LPC at the planning appeal for Little Gaynes, Faversham Road.
- c. The following responses were agreed to Planning Applications:
23/504087/FULL Keilen Park Dickley Lane Lenham Maidstone Kent ME17 2DD – No comments
23/504226/FULL Banky Meadow Farm Headcorn Road Sandway Kent ME17 2NE – No comments

23/78 Maidstone Borough Local Plan Review main modifications consultation

Cllr. N Osborne reported that fee proposals have been received for legal and planning advice on the main modifications proposed by MBC to the Local Plan.

- a. Cllr. A Ratcliffe proposed, Cllr. D Garland seconded and it was **RESOLVED** to accept James Neill’s fee proposal of £2500 + VAT.
- b. Cllr. D Earl proposed, Cllr. D Turner seconded and it was **RESOLVED** to accept Paul McCreery’s fee proposal of £2250 (no VAT).

23/79 Digital filing Cloud Storage – update on progress

Update provided in RFO report.

23/80 William Pitt Field – establish working group

All agreed the working group will include Cllrs. N Osborne, A Ratcliffe and A Walmsley with J Bate available for financial advice.

23/81 Project Updates

- a. Cllr. N Osborne reported on the meeting held with the Church. It was agreed to remove the fence and cut the grass in the Southern area. LPC will manage this.



- b. Cllr. A Ratcliffe has chased the builders for the quote for the works on the WCs and will submit the Community Ownership Fund application.
- c. Cllr. A Ratcliffe has contacted REME regarding an event for Freedom of the Parish and he is waiting to hear back.
- d. Cllr. D Earl reported that he has received an email from a resident of Warren Street enquiring if a defibrillator can be placed in Warren Street. It was suggested the LPC website is updated to show the locations of current defibrillators as other information appears to be out of date.
ACTION L Westcott to add information and map to website.
ACTION Cllr. D Earl to contact local paramedic to discuss options for more defibrillators.
- e. Cllr. D Garland is getting quotes for winter plants for the planters.
- f. Cllr. D Garland reported that the Maidstone Road car park hedge needs cutting back.
ACTION L Westcott to on contact contractor.

23/82 To report Correspondence received.

- a. L Westcott reported that LPC have been invited to a meeting with Helen Whately. Two representatives can attend, it is likely that Cllr. J Britt will want to attend, Cllr. N Osborne is happy to attend as well if no one else can.

The meeting closed at 21:30

Signed as a true record on this day 1st November 2023.....
Chairman of Lenham Parish Council