



MINUTES OF THE MEETING OF THE LENHAM PARISH COUNCIL
HELD ON THE 7th OCTOBER 2020 7.30pm AT THE COMMUNITY CENTRE

PRESENT Cllr. J Britt, Chairman presiding.

Cllrs. M Ballard, M Cockett, D Garland, K Hammond, M Michaelas, N Osborne, P Scrivens, A Walmsley & A Ratcliffe. M McFarlane (Clerk) 1 Member of the public.

PUBLIC PARTICIPATION

(7.30pm 7.50pm)

A resident from Lenham Heath wished to be considered for the councillor vacancy for the South Ward which has not been filled since the 2019 election. He gave a brief outline of his family, career and interest in becoming involved in serving the parish.

The Chairman thanked the parishioner in attendance and opened the meeting at 7.35pm.

20/57 APOLOGIES FOR ABSENCE RECEIVED

The Council accepted apologies for absence from Cllr. M Lowe & RFO J Bate.

20/58 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 requests received.

20/59 TO REQUEST NOTIFICATION

The Chairman requested notification of intention to film, photograph or record any items.
No notification received.

20/60 TO RECEIVE MINUTES OF THE PARISH COUNCIL MEETING 26th AUGUST 2020

Cllr. M Ballard proposed, Cllr. J Britt seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 26th August 2020** are a true record and were approved, adopted and signed by the Vice Chairman of the Parish Council.

20/61 PROGRESS OF RESOLUTIONS (For information purposes only)

Cllr. M Ballard confirmed he had completed his work on outstanding Section 106 monies and handed over the responsibility to Cllr. D Garland and the RFO. Cllr. D Garland will circulate the latest Section 106 figures.

20/62 VOTE ON COUNCILLOR CO-OPTION FOR NORTH & SOUTH WARDS

Unfortunately, the North Ward candidate had sent apologies for this evenings meeting.

Cllr. N Osborne proposed, Cllr. M Cockett seconded and it was **RESOLVED** unanimously to co-opt Mr. S Heeley as a member for the South Ward.

20/63 ADOPTION OF ELECTRONIC MEETING ATTENDANCE

On the 4th April 2020, The Local Authority (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulation 2020 came into force to allow local authorities to conduct meetings remotely.

Cllr. N Osborne confirmed a zoom account was already set up at the Community Centre for community use and the facilities were available via booking with D Coorsh.

Cllr. J Britt proposed, Cllr. M Michaelas seconded and it was **RESOLVED** to accept electronic attendance and voting at full council and committee meetings. A review will take place after a year.



20/64 **FINANCE**

a) To authorise expenditure and note receipts. (Details of expenditure & receipts to be tabled)

Prepared by: James Bate - Lenham Parish Council RFO

Nathan Beale	5257	650.00
Down To Earth	5258	395.00
James Bate – RFO duties for two months	5259	1015.00
Planning Application (£1155 + £25 admin fee)	5261	1180.00
M McFarlane Ad-hoc Bills	5262	295.53
Lenham Community Centre	5263	126.00
Nathan Beale	5264	650.00
Amiga Fire and Security	5265	108.00
Glasdon Ltd	5266	526.56
KALC – RFO Course	5267	60.00
Came and Company Insurers	5268	2226.40
Tree Pro Ltd	5269	1350.00
EDF Energy - Lights - September	DD	213.38
EDF Energy - Pop up power - September	DD	28.00
South East Water	DD	2.00
EDF Energy - Lights - October	DD	213.38
Scottish Power – WC's - October	DD	11.00

Salaries & expenses drafted in prior periods to ensure no delay in Clerks salaries.

Salaries & expenses detailed as Appendix A are filed with a signed copy of these minutes.

Cllr. J Britt proposed, Cllr. M Ballard seconded, and it was **RESOLVED** to agree to the expenditure.
Cllrs. P Scrivens and N Osborne signed the cheques on behalf of Lenham Parish Council.

b) Proposals for bank account changes & summary of key element costs and benefits.

In the absence of the RFO Cllr. J Britt confirmed a report will be presented at the F & GP meeting on the 21st October for consideration at the full council meeting on the 4th November.

c) External Auditor Report and Certificate.

Unavailable, not yet returned.

20/65 **PROPOSED PURCHASE OF 1A HIGH STREET**

Negotiations with the vendor resulted in an offer subject to a survey report of £222,000 to include all the office furniture being accepted. This will provide the village with a central Parish Office.

a) Feedback on negotiations of proposed purchase.

Thorneloe Solicitors will act on behalf of LPC and Hallett's will act on behalf of the vendor.
There will be additional costs for the survey plus insurances.

b) Financing of the proposed purchase of 1A High Street.

Cllr. M Ballard proposed, Cllr. N Osborne seconded and it was **RESOLVED** to seek the approval of the Secretary of State for Housing Communities & Local Government to apply for a PWLB loan of £100,000 over the borrowing term of ten years for the purchase of a Parish Office at 1A High Street Lenham. The annual loan repayments will come to around £11,930 (or £944.16p per calendar month in the first year) under this proposal there will be no increase in the precept.



20/66 NEIGHBOURHOOD PLAN REVIEW GROUP REPORT

Cllr. J Britt has communicated with Primary Health Properties, the new owners of the Len Valley Surgery, they are producing a new business plan, once complete, they will contact LPC to talk about options for future plans for the building and services.

Cllr. N Osborne confirmed there were no further communications with Abbey Developments concerning Lenham Meadows Trust to discuss permission for storm water to enter the stream adjacent to the Glebe pond.

Cllr. M Cockett reported there was no progress to report on the sale of the strip of land at William Pitt Field, Countryside plc agreed they were responsible for the delay in negotiations. It is still the intention to negotiate the management and long term maintenance of open spaces on the development possibly with third party agents.

Cllr. J Britt reported the response to MBC call for sites will confirm, that other than those sites already accounted for in the LNP the council rejects any further allocation of land for development within the Parish.

Cllr. N Osborne reported Sport England have offered pre planning application advice for the proposed new sports facilities at East Lenham. Cllr. A Walmsley confirmed documents have been submitted to MBC from the pre-planning meeting. Cllr. A Ratcliffe confirmed he has contact details with Sport England and has already sent the required documents.

Cllr. M Ballard made his apologies and left the meeting at 9.10pm. Cllr. J Britt confirmed a meeting to discuss the works to the footpath between Ham Lane & Maidstone Road is scheduled for the 8th October and will be attended by Cllr. M Ballard who will report back to council on the outcome.

20/67 TO RECEIVE THE MINUTES OF THE FINANCE & GENERAL PURPOSES MEETING

Cllr. N Osborne will look at options for larger bins for the parish contractor as the facilities at the WCs are inadequate. Cllr. P Scrivens confirmed tree root damage from the Parapet field is damaging the footpath. Cllr. A Walmsley suggested we request a quote for the entire length of the footpath to be resurfaced.

Cllr. A Walmsley asked if the liaison with the LWFC has now been transferred to the LNP group?

Cllr. A Ratcliffe confirmed that Sport England represent all sports and additional sporting groups will need to be included, the concept is to involve all sporting clubs not simply the football club.

Cllr. N Osborne proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes of the meeting held on Wednesday 16th September are a true record and were approved, adopted and signed by the Chairman of the F&GP Committee.

20/68 PROJECT REPORTS

Maidstone Road Car Park.

Cllr. A Ratcliffe reported the closure of the car park was well organised and the report points out the option to excavate and replace the soak ways, we are awaiting the quote for the works which will be discussed at the next F & GP meeting. Cllr. P Scrivens requested the council consider purchasing Car Park Closed signs for future use.

Cllrs. M Michaelas and A Walmsley will meet with Amiga Security to discuss upgrading the system and any works identified during the annual maintenance.



20/68 PROJECT REPORTS CONTINUED

WCs Lease

The Clerk reported we are waiting for MBC to produce the lease details for consideration.

Nursery School

Cllr. A Ratcliffe confirmed the cheque for the planning application has been cleared and we should receive validation within the next month.

20/69 COUNCILLOR SPOKEPERSON'S REPORTS

Cllr. A Walmsley reported that generally the responses to the applications received this month were 'No comment'. The High field application will require an objection, Cllr. A Walmsley will draft a response and circulate for full council consideration.

The filming at the Cross was cancelled by the film company. Cllr. A Walmsley highlighted the need to tidy up the area around the memorial seat and suggested it be scheduled in future works.

Cllr. A Walmsley confirmed the 30mph extended zone at Platts Heath is going ahead and he wished to thank County Cllr. Shellina Prendergast for her support for the project.

Cllr. M Michaelas suggested that the council investigate the option of installing CCTV cameras that can read vehicle number plates as an upgrade to the existing system.

Cllr. D Garland reported he now had all the information relating to Section 106 monies passed to him from Cllr. M Ballard. The Jones Homes development will provide £69,044 at present there are five houses sold but no properties occupied. There is also £9,187 due from the Paddocks development which should be spent within one mile of the site.

Cllr. D Garland is awaiting details of monies due from the Old Good Yard development.

Cllr. K Hammond confirmed SOHL continued to lobby MBC and attend all MBC meetings relating to the call for sites, they hope to find out if the Heathlands project will be included.

Both Cllrs. J Britt and K Hammond have pursued media attention and have managed to appear on BBC, KMTV & ITV Meridian and will also feature in an eight-page supplement in the Downs Mail Which will include highlighting the plight of Lenham Heath. SOHL & LPC continue to align and keep in parallel to present a united front.

Cllr. N Osborne recommended that at all future outside meetings with developers concerning the LNP that at least two Cllrs. are present.

20/70 CORRESPONDENCE RECEIVED (For information only)

A request for the planters in the Square to be replaced and a new planter installed at Malthouse Close was discussed and will be an agenda item for the F&GP meeting.

The meeting closed at 10.00pm

