

# BARMING PARISH COUNCIL

## MINUTES OF THE MEETING

HELD ON WEDNESDAY 11<sup>th</sup> FEBRUARY 2026 at 7.30pm

AT THE PARISH HALL, TONBRIDGE ROAD

**PRESENT:** Cllr Gooch in Chair, Cllr Brotherwood, Cllr Pepper, Cllr Browning, Cllr Vizzard, Cllr Porter, Cllr Passmore and Clerk Mrs N Attwood.

**IN ATTENDANCE:** County Cllr Bradshaw, Borough Cllr Sweetman

**Public:** 3 members of the public were present and Simon Judd for co-option

1 **APOLOGIES** – Cllr Doe, Cllr Morgan, County Cllr Jeffery, County Cllr Ford

2 **NOTIFICATIONS TO BE RECEIVED FOR INTENT TO FILM, PHOTOGRAPH OR RECORD ANY ITEMS.**

Cllr Porter informed members that he would be audio recording the meeting.

3 **DECLARATIONS BY MEMBERS**

Cllr Gooch declared a pecuniary interest in item 7 (Finances)

### **PUBLIC SESSION**

Two residents were in attendance to answer any queries regarding their planning application. The Chairman suggested that BPC allowed them to speak when item 8 (planning) was discussed; all members were in favour of this suggestion.

Cllr Sweetman read out concerns from a resident regarding traffic along Glebe Lane. The number of cars has increased over the years and the road is unsuitable for the amount of traffic that funnels through to and from the Tonbridge Road. Cars regularly mount the pavement which is extremely unsafe, especially in the dark winter months. The resident would like to see some form of traffic reduction to help with safety concerns and environmental impacts and would like to see BPC support any initiatives. Cllr Porter reported previous history on Councillors trying to suggest systems to mitigate the issues back in 1999-2000, but as residents could not come to any agreement on measures nothing was put in place. Cllr Gooch suggested the possibility of adding something to the Highway Improvement Plan which will be discussed under item 10. All members were in favour to proceed with this motion.

4. **MINUTES of the Meeting held on 14<sup>th</sup> January 2026**

The minutes were then **Agreed** as an accurate record proposed by Cllr Passmore, seconded by Cllr Browning with all members in favour.

5. **CO-OPTION OF A PARISH COUNCILLOR**

The interview for Simon Judd took place and members were given the opportunity to ask questions. Cllr Gooch proposed to co-opt Simon Judd. This was seconded by Cllr Passmore with all members in favour. The Clerk will send a welcome pack out and arrange for the relevant paperwork to be completed. **ACTION: Clerk**

6. **MATTERS OF REPORT**

Cllr Bradshaw informed members that the Local Government Review has gone out to public consultation and asked for parishioners to respond. The consultation runs until the end of March.

Cllr Passmore reported that he had submitted the landscape assessment survey to MBC in response to the consultation.

Cllr Porter reported that there had been numerous issues with the road works in Glebe Lane regarding cars mounting the pavements to drive around the road closure. One vehicle had been recorded by a resident and the footage had been passed to the police. Cllr Porter made sure that the contractor's barriers were moved back to the correct position to protect pedestrians.

Cllr Porter reported that the 1<sup>st</sup> working party for the Glebe Lane Allotments had been arranged to start work on cutting back hedging prior to the nesting season.

Cllr Sweetman asked Cllr Gooch whether she had received any updates regarding footpath KM12. Cllr Gooch will look in to this matter.

Cllr Pepper informed members that the recent litter pick had been very successful with 30 bags of litter being collected within the 2 hours that volunteers worked.

The Clerk reported that she had attended the age friendly parish event and will circulate the information to members.

**ACTION: Clerk**

## **7. FINANCES**

Cllr Vizzard proposed to authorise the finances which was seconded by Cllr Pepper with all members in favour.

### **7.1 Budget Monitoring**

The budget monitoring and bank reconciliation were circulated to all members prior to the meeting.

### **7.2 Income & Expenditure**

#### **Income: Unity**

Pavilion Hiring £861.77  
Parish hall Hiring £949.27  
Hiring Deposits £250.00  
Barming News Adverts £120.00  
MBC Parish Grant Scheme £5,000.00  
Oldham Charity Trust £5,000.00  
KCC Members Grant £1,000.00

#### **Expenditure:**

Hadlums Jacksons Fencing Final Invoice £7776.00  
Commercial Services Ground Maintenance £844.57  
A Doe Clearance for play area fencing work £150.00  
N Attwood expenses (Inc anti-virus x 3 years, postage, ink) £206.28  
Dusters Cleaning £240.00  
Mrs F Gooch – Expenses £23.10  
KALC Chairman Course £84.00  
KALC Clerk Course £60.00  
Greenbarnes Noticeboard £1,655.44

#### **Direct Debits:**

BT wifi parish hall £34.99  
Clear it away - £43.30  
Pavilion wifi £10.20  
Hugo Fox website and gov. £53.98  
Castle Water Parish Hall £21.77  
Castle Water Allotments £171.33  
Unity Trust Service £11.85  
Itrust £60.00

EDF Pavilion £118.13

EDF Parish Hall £227.24

**Staff Costings:** £3,075.46

**Natwest Income:** Interest £44.31

**Natwest Expenditure:** National Non-Domestic Rates £294.00

## **8. PLANNING**

**26/500153/FULL The Period Barn ME16 9NH** – Cllr Judd wished to abstain from this agenda item.

Cllr Gooch asked the residents questions regarding the business use and associated parking because it was not included in the application papers. The residents clarified that it would be a working from home arrangement with possibly one or two visitors a few times per year. Cllr Gooch then read out the draft BPC response that she and Cllr Passmore had prepared. Cllr Gooch recommended the submission of the response. This was seconded by Cllr Passmore with 5 members in favour and 2 abstentions. The Clerk will submit the following comments as recommended:

Barming Parish Council objects to the application for the following reasons.

The proposed conversion, by virtue of its scale, height and mass, would:

1. dominate and overlook the adjacent listed building, *The Old Hall and Garden*, and have an adverse impact on its historic setting and on the privacy of its upper floors;
2. be out of keeping with, and incongruous within, the ambience and character of the overall site comprising *The Old Hall and Garden, Meadow Barn and Walnut Oast*;
3. directly overlook Meadow Barn and have an adverse impact on the privacy of its upper floors;
4. fail to enhance or respond positively to the historic character of the overall site; and

5. fail to respect the amenities of the occupiers of neighbouring properties.

This is contrary to the provisions of Maidstone Borough Council Local Plan Policy LPRSP15 (Principles of Good Design). In addition, the proposed conversion, by virtue of its scale, height and mass, would result in harm to the setting of the adjacent Grade II listed *Old Hall and Garden*. This harm is considered to be less than substantial, but nonetheless significant, and is contrary to the provisions of the National Planning Policy Framework relating to the protection of heritage assets.

The Parish Council is also concerned that the proposal fails to clearly explain the extent of any business use and the associated parking provision.

Accordingly, the Parish Council requests that the application be referred to the Planning Committee for determination.

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**If the Case Officer is minded to recommend approval, the Parish Council requests that:**

1. all permitted development rights be removed;
2. a condition be imposed requiring full details of the extent of any business use and associated parking provision; and
3. a Construction Management Plan be submitted, to address site access, construction traffic movements, visibility splays and highway safety, given that the site access is located adjacent to the egress onto the A26 service road, and to safeguard the safety of:
  - residents of and visitors to Walnut Oast, The Old Barn and Meadow Barn; and
  - pedestrians, including local residents and users of Barming Parish Hall (many of whom are children and people with limited mobility), who use the service road leading to the A26 footway.

**9. Involvement in future events: Big Day Out**

As BPC has not arranged any events for the Big Day Out Cllr Porter proposed to just advertise the parish field as a green space to visit. This was seconded by Cllr Passmore with all members in favour. Cllr Pepper suggested that BPC attend some of the events and will look in to local ones and circulate.

**ACTION: Cllr Pepper, Clerk**

**10. Request for Double Yellow Lines on Tonbridge Road Service Road**

Cllr Gooch proposed to add the resident's request for corner protection on the narrow end of the service road nearest Glebe Lane to the BPC Highway Improvement Plan. This was seconded by Cllr Vizzard with 5 members in favour and 2 abstentions. Cllr Gooch will update the HIP and the Clerk will inform the resident.

**ACTION: Cllr Gooch, Clerk**

Cllr Porter voiced his concerns regarding the ongoing issues with double yellow lines missing from South Street after the road was re-surfaced and the long awaited double yellow lines in Farleigh Lane. Cllr Bradshaw stated that he is happy to chase up any issues with double yellow lines. Cllr Gooch will send all of the information to Cllr Bradshaw.

**ACTION: Cllr Gooch**

Members decided not to add any suggestions to mitigate traffic issues in Glebe Lane to the HIP at this time. Cllr Porter added that residents could not come to any agreement when this matter was previously discussed.

**11. Maintenance of overgrowth on Tonbridge Road by Parish Hall**

The Clerk had obtained two quotations for the work which members discussed. Cllr Gooch proposed to accept the quotation for £100 from Mr A Doe. This was seconded by Cllr Pepper with all members in favour. The Clerk will inform Mr Doe and instruct him to proceed with the work.

**ACTION: Clerk**

**12. Annual Parish Meeting 22<sup>nd</sup> April 2026**

There will be another meeting with the working group on 19<sup>th</sup> February to agree the agenda. The main item will be the creation of a Neighbourhood Plan (NHP) and for residents to add their suggestions. Cllr Gooch will advertise the Annual Parish Meeting in the Barming News. BPC will challenge the local community as to whether or not a NHP is wanted due to the amount of work and cost involved, as members want to hear residents' objections and suggestions. We want to be honest with people about the threat of further development in the local area and find out what matters to residents. Cllr Gooch proposed an expenditure budget of £500.00 for refreshments and advertising/printing. This was seconded by Cllr Porter with all members in favour.

**13. Parking Issues in South Street**

The Clerk had received an email from a local resident explaining how parking had started to be an issue in South Street and a suggestion to sign post visitors to the area to park at the parish field car park. Members felt that increased parking was due to continuing extensive building work. All members agreed not to install signage as BPC do not want to encourage people to park in the car park as this could affect hirers parking or lead to cars being locked in once the gate is closed for the day.

Cllr Passmore volunteered to speak to the tenant farmer to see if he would be happy for any contractors to park in the courtyard opposite Church Lane whilst building work is being carried out.

**ACTION: Cllr Passmore**

**14. Disused Allotment Entrance in Glebe Lane: Clearance of tree stumps**

The Clerk had obtained two quotations for the work which members discussed. Cllr Gooch proposed to accept the quotation from Arbour Tree Surgery for £325.00 +vat. This was seconded by Cllr Pepper with all members in favour. The Clerk will inform both companies of the outcome. **ACTION: Clerk**

**15. Barming Parish Field: Review of Gate Locking Up Times**

Cllr Gooch explained that during November she had been closing the gate early as a defiant but empty gesture to deter anti-social behaviour. After much deliberating, Cllr Porter proposed to leave the gate closing times as they are for now and continue to monitor the situation. This was seconded by Cllr Passmore with all members in favour.

**16. Request to sign St Margarets Church from The Bull Inn Fingerpost**

Cllr Gooch had received an informal request for St Margaret's Church to be added to the finger post outside The Bull Inn as the brown sign at the top of South Street had been demolished some years ago. Cllr Gooch proposed to proceed with this request and to set a budget of £250 for the work. This was seconded by Cllr Browning with all members in favour. **ACTION: Cllr Gooch**

**17. Broomshaw Road/Stables End Bollard Removal**

Cllr Gooch has been in contact with David Bradley from Taylor Wimpey and he has confirmed that they are moving forward with the process of road adoption by KCC at Oakapple Place. The process will take approximately 2-3 months. The traffic regulation order (TRO) will then be put in place after which the bollards will be removed. Cllr Bradshaw confirmed that BPC will be able to put forward their opinions/suggestions during the TRO process. Cllr Gooch will continue to report any future updates to members. **ACTION: Cllr Gooch**

**18. Play Area Perimeter Fence: Renewal of Signage**

All members were in favour to renew the signage at the play area and a budget of £275.00 was proposed by Cllr Gooch. This was seconded by Cllr Porter with all members in favour. **ACTION: Cllr Gooch**

**19. Play Area Annual Inspection Quotations**

The Clerk had contacted four companies for quotations. Cllr Vizzard proposed to accept the quotation of £150.00 plus vat from Wicksteed and proceed with the annual inspection. This was seconded by Cllr Pepper with all members in favour. The Clerk will book the inspection. **ACTION: Clerk**

**20. Meeting Close**

The meeting was closed at 9.20pm. The next Full Council Meeting will be held on Wednesday 11<sup>th</sup> March 2026 at 7.30pm in the Parish Hall, Tonbridge Road.