



Minutes of the Meeting of Lenham Parish Council

Held on Wednesday 7th December 2022 at 7:30pm at Lenham Community Centre

PRESENT Cllr. J Britt, Chairman presiding.

Cllrs. M Cockett, K Hammond, N Osborne, A Ratcliffe & S Heeley from 8:15pm (22/109)

J Bate RFO, L Westcott Clerk

3 Members of the public.

Public participation

1 member of the public stated that the Maidstone Road/Ham Lane footpath is uneven, Cllr. J Britt reported that this was being looked at, but due to the number of different parties involved it is not straight forward. It was also requested that the list of current Cllrs. be included on the notice board, L Westcott will put the revised list up. It was also requested that the road names on the new housing developments be included in the Lenham Focus articles.

1 member of the public from the Ham Lane Allotment Association advised that a delivery of manure was received. The AGM will be held in February and will need an update on the land registration. There was a query over the opening times in the planning permission for the nursery being in contradiction to the Nursery business plan, Cllr. A Ratcliffe advised that the planning conditions would be followed. There was also a question regarding minutes and if they are legally binding, L Westcott advised that the minutes provide a public record of the decisions made by the council at that time.

L Westcott read out the report from MBC Cllrs. T & J Sams:

- **Local Plan Review** - The information at the MBC Local Plan hearing was presented in a clear articulate way by all and was a credit to the community.
- **Boundary Commission** - MBCs second proposal to split the parish was well and truly quashed by the LGBCE who felt that splitting communities was not a good idea.
- **Highways** - We have continued to report highways issues, particularly at this time, drains and flooding.
- **Warm Space** – A warm space Hotspot@SocialClub will be running on Tuesdays, Wednesdays and Thursdays mornings 9.30-1pm and we are very grateful to the Social club for hosting.
- We would like to wish all the parish councillors, Lisa & James a merry Christmas and express our great appreciation for the mammoth efforts they have made on so many fronts for the community as a whole

1 member of the public asked for the following statement to be read as they couldn't attend the meeting:

"I just wanted to congratulate you on your choice of outstanding planning advice from Paul McCreery and your equally excellent legal representation at the recent inquiry into the Local Plan review. It is the second Local Plan Inquiry which I have attended, where Lenham's future as a pleasant, rural community is threatened by overdevelopment. I am quietly optimistic that the outcome will be positive but, in any event, I wanted to let you know that, in my opinion, you could not have done a better job. I know it was expensive, but the people in Lenham would have hated it, if you had not tried."

The chair opened the meeting at 19:55.

22/105 APOLOGIES FOR ABSENCE RECIEVED

Apologies received and accepted from Cllrs. M Ballard and A Walmsley as well as MBC Cllrs. T & J Sams.

Apologies received from Cllr. P Culver post meeting.

22/106 TO RECEIVE DECLARATIONS

Declarations of interest on Agenda items, Cllrs. N Osborne and A Ratcliffe made a declaration relating to Lenham Nursery school. Cllr. K Hammond has a dispensation in relation to the MBC Local Plan.

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

Requests for dispensations. No new requests received.



22/107 NOTIFICATION OF INTENTION TO FILM, PHOTOGRAPH OR RECORD ITEMS

There were none.

22/108 TO SIGN AS CORRECT THE MINUTES FROM THE PARISH COUCIL MEETING ON 2ND NOVEMBER 2022

Cllr. N Osborne proposed, Cllr. K Hammond seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 2nd November 2022** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

22/109 PROGRESS OF RESOLUTIONS

- Youth Group grant awarded – Harrietsham PC will be providing the same amount.
- Caloo will be carrying out inspection and service to gym equipment on 8th December.

22/110 VOTE ON COUNCILLOR CO OPTIONS FOR NORTH WARD

No interested members of the public attended the meeting, further advertisement is required.

22/111 FINANCE

- Responsible Financial Officer Report – current bank balance at £181,967.69, income for November £264.
- Re allocation of budget line items 22/23 – this will be detailed at F&GP
- Budget planning 23/24 – Cllr. N Osborne asked where the income received is spent and can this be used to lower the precept. J Bate advised that the income spent goes into reserves, income is not guaranteed so it would not be recommended to use it, Cllrs. need to make this decision.
- To authorise payments for November – tabled below:

Name	Frequency	Description	Date	Amount
BT Group	Monthly	Telephone and Wifi for office	19/10/2022	80.46
Capital Fire Protection	Annual	Annual Fire Equipment inspection at office	31/10/2022	158.70
Castle Water	Monthly	Water bill for Rayners Hill picnic site	15/09/2022	106.08
Chequers Fish Bar	One off	Cross Dedication event - food and drink	06/09/2022	193.95
Down to Earth Garden Maintenance	Monthly	Churchyard Grass cutting plus x2 SID battery changes	30/11/2022	407.00
DPLC	Ad hoc	Landscape Sensitivity - MBC Local Plan	09/11/2022	350.00
Instand Accounting	One off	Tap change in office	25/11/2022	50.50
Landmark Chambers	Ad hoc	Legal representation - MBC Local Plan	15/11/2022	12120.00
Motion	Ad hoc	Transport assessment - MBC Local Plan	30/09/2022	4500.00
Nathan Beale	Monthly	Emptying bins and litter picking	30/11/2022	695.00
Parish clerk expenses	Ad hoc	Queen condolence book and items	09/08/2022	191.30
PMC Planning	Ad hoc	Planning advice representation - MBC Local Plan	16/09/2022	5850.00
PMC Planning	Ad hoc	Planning advice - planning applications (Wyndrush and Little Gaynes)	27/11/2022	900.00
Public Works Loan Board	6 monthly	Repayment of capital loan for office	04/11/2022	5639.00
SSE Southern Electric	Monthly	Final bill for allotments building	30/11/2022	32.86
TOTAL				31274.85

J Bate reported that an incorrect bill was received for Business Stream, but this was rectified. All agreed to cut water supply off to picnic site.

Cllr. A Ratcliffe proposed, Cllr. K Hammond seconded and it was **RESOLVED** to make the payments tabled. Cllrs. N Osborne and J Britt to authorise the payments on-line.



22/112 TO RECEIVE THE REPORTS AND MINUTES OF THE PLANNING AND IMPLEMENTATION MEETING 21st NOVEMBER

Cllr. K Hammond proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the reports and minutes of the P&I meeting held on Monday 21st November 2022 are a true record and were approved, adopted and signed by the Chairman.

- a. 20mph project - Invoice from KCC received for £4711.93, this has already been agreed to be paid for from held CIL funds. Cllr. A Ratcliffe proposed and Cllr. K Hammond seconded and it was **RESOLVED** to make the payment.
- b. KCC extended the deadline for responses to the Kent Minerals Plan. **ACTION** Cllr. S Heeley to draft response.
- c. Warren Lands – Cllr. J Britt declared an interest. Two parallel legal challenges are taking place, with different submission dates. An inspector is visiting on 16th December. LPC responses need to be organised.
ACTION Cllr. J Britt and L Westcott to draft a response.
- d. WPF – Cllr. J Britt advised that all the documents have been finalised and a meeting held with solicitors.
ACTION L Westcott to circulate S106 and latest drawings.

22/113 TO RECEIVE THE NOTES OF THE FINANCE AND GENERAL PURPOSES COMMITTEE MEETING 16th NOVEMBER

Cllr. A Ratcliffe proposed, Cllr. N Osborne seconded and it was **RESOLVED** that the reports and minutes of the F&GP meeting held on Wednesday 16th November 2022 are a true record and were approved, adopted and signed by the Chairman of the F&GP Committee.

All agreed to keep to the date of 21st December for the next F&GP meeting.

22/114 TO CONSIDER SIGNING UP TO THE NALC CIVILITY AND RESPECT PLEDGE

L Westcott provided the information about the pledge and the NALC video was shown.

All voted in agreement to sign up to the pledge.

22/115 TO CONSIDER RESPONSE TO SURVEY FOR MBC'S COMMUNITY GOVERNANCE REVIEW

L Westcott provided the background information to this survey and will send round the link for all to complete.

ACTION L Westcott to circulate to all.

22/116 TO CONSIDER RESPONSE TO PROPOSED CHANGES FOR KENT POLICE AND PCSOS

L Westcott updated Cllrs. on the proposals to cut numbers of PCSOs and remove them from covering specific areas with a plan to allocate a Police Officer to each area. Cllr. N Osborne suggested that LPC write to the inspector to express our disappointment as this will affect the policing in Lenham. **ACTION** All to send comments to Cllr. J Britt to draft a response.

22/117 TO CONSIDER REMOVAL OF SMALL TREES AND BRAMBLES AT THE ALLOTMENTS FOR £250

Down to Earth have provided a quote of £250 to remove small trees and brambles on the waste pile that are causing damage to a neighbouring fence. Cllr. A Ratcliffe proposed, Cllr. N Osborne seconded and it was **RESOLVED** that to approve Down to Earth to complete the work. **ACTION** L Westcott to instruct Down to Earth.

22/118 TO AGREE DESIGN WORK OF QPJ BROCHURE

L Westcott circulated the draft QPJ Brochure, there are two blank pages needed to be filled. Cllrs. suggested "Quotes from the day" and a list of "Memorable events in Lenham throughout the Queens Reign" plus a note about the Queen's death. **ACTION** L Westcott to draft pages and circulate.

22/119 TO REVIEW THE CHRISTMAS OFFICE OPEN HOURS

All agreed to close office to the public for two weeks from 16th December to 3rd January.

22/120 PROJECTS – TO REPORT UPDATES/ REPORT OF OUTSIDE MEETINGS ATTENDED

- a. Remembrance Day – Cllr. A Ratcliffe reported that the Remembrance services went well.
- b. Lenham Meadows Trust – Cllr. N Osborne reported that ownership of Kettle Meadow is going through.
- c. Lenham Nursery – Cllr. N Osborne reported that the fundraising quiz was very good and well attended.



- d. KALC Maidstone meeting - Cllrs. J Britt and K Hammond feel that these meetings require reorganising. Issues raised during the meeting are: MBC are low on (planning) enforcement officers, the Police restructure will be the main item on the January agenda.
- e. Footpath – Cllr. A Walmsley provided a written update on the tree works planned along the footpath – he has been liaising with the residents of the Russells and L Westcott is applying to MBC for approval to work on trees in a conservation area. A S106 application will be made to fund the project. L Westcott asked if LPC should notify the insurance company of the issues – all agreed to do so.
ACTION L Westcott to apply for S106 funds and notify the insurance company.

22/121 CORRESPONDENCE

- a. L Westcott has received an email regarding lorries presenting a hazard on rural roads particularly between Lenham and Sutton Valence. Cllrs. agreed this is a danger and the MP is aware of the issues lorries are causing on rural roads. Lorry watch was suggested as an option to review.
- b. L Westcott has received an email stating that Lenham Storage workers are parking outside the shops in Honeywood Road all day, blocking these spaces for customers. Cllrs. suggested the member of the public contact Lenham Storage directly.
- c. L Westcott advised that a food bank has been set up in St Mary's church.

The meeting closed at 22.08