



PARISH COUNCIL

MINUTES OF THE MEETING OF THE LENHAM PARISH COUNCIL  
HELD ON THE 8<sup>th</sup> JULY 2020 7.30pm AT THE COMMUNITY CENTRE

**PRESENT** Cllr. R Greenwood, Chairman presiding.

Cllrs. M Ballard, J Britt, M Cockett, D Garland, K Hammond, M Lowe, N Osborne, P Scrivens, A Ratcliffe & A Walmsley. P McCreery (NHP Consultant) M McFarlane (Clerk) 1 Member of the public.

**PUBLIC PARTICIPATION**

(7.30pm 7.50pm)

A parishioner reported the market manager is awaiting confirmation that the expected reopening of the Country Market held in Lenham Square will be the second Sunday of August. (Subject to Government advise re-Covid 19). The opening will be advertised and an article will be in the August Focus magazine. The Chairman thanked all present for attending and opened the meeting at 7.35pm.

**20/13 APOLOGIES FOR ABSENCE RECEIVED**

The Council accepted apologies for absence from J Bate.(RFO)

**20/14 TO RECEIVE DECLARATIONS**

Declarations of Interest on Agenda items. Cllr. M Ballard agenda item 20/18  
Declarations to changes to the Register of Interests. No declarations received.  
Requests for dispensations. No requests received.

**20/15 TO REQUEST NOTIFICATION**

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

**20/16 TO RECEIVE MINUTES OF THE PARISH COUNCIL MEETING 17<sup>th</sup> JUNE 2020**

Cllr. A Walmsley proposed, Cllr. P Scrivens seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 17<sup>th</sup> June 2020** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

**20/17 PROGRESS OF RESOLUTIONS (For information purposes only)**

20/07 - Steve Loader Communications have been engaged to assist the NHP & SOHL groups.  
20/11 - S Waring has been instructed to carry out the maintenance work at the Cross.  
20/11 – Consultation response sent to KCC Highways concerning Headcorn Road 30mph zone and traffic calming over the railway bridge. Follow up requests for updates will be sent.  
20/12 – Thank you letters were sent to local businesses who worked during the Covid-19 lockdown.

**20/18 NEIGHBOURHOOD PLAN REPORT**

P McCreery submitted a report including the details of the ‘Referendum Draft Plan’ to be considered by MBC before the Referendum in 2021. (Subject to Covid 19 restrictions). The planning status of four of the NHP sites were outlined; consideration was given to the ownership/management of public open spaces and possible transfer of the natural buffer zones to the Lenham Meadows Trust. Regard will be given to providing affordable housing for parishioners, possibly at William Pitt Field. An important first review of the NHP will be tasked to a newly implemented Review Committee as agreed in principle by Cllrs.

Cllr. M Ballard raised concerns about land at Royton Avenue not being included as open space in the NHP despite local objections. LPC & SOHL continue to work on the Heathlands development.



**20/19 WCs NEW LEASE**

An offer from MBC of a 125 year lease with a peppercorn rent was discussed. It was agreed a request to obtain the freehold of the plot was preferable, failing that a 999 year lease was an option. The Clerk will ask MBC about the related costs to obtaining the freehold.

**20/20 STREET LIGHTING CONTRACT**

Cllr. A Ratcliffe proposed, Cllr. M Ballard seconded and it was **RESOLVED** to sign the agreement with Streetlights Ltd for an annual maintenance contract to repair the parish council owned lights.

**20/21 NURSERY SCHOOL PROJECT UPDATE**

Cllr. A Ratcliffe has submitted the planning application for the proposed nursery school building on the redundant St John Ambulance site at Ham Lane.

**20/22 TREE SURVEY QUOTES UPDATE**

Cllr. J Britt proposed, Cllr. N Osborne seconded and it was **RESOLVED** to appoint Tree Pro Ltd. to carry out the tree works at the cemetery, William Pitt field and the churchyard.

**20/23 ALLOTMENT TREE & EARTH REMOVAL REQUEST**

Ham Lane Allotment Association requested help with the removal of a tree and the clearing of a mound of earth at the rear of a property in Robins Avenue. It was suggested the Association apply for a grant which the Parish Council could consider towards the cost of carrying out the work. The earth must be removed completely from the site and not added to the existing mound .

**20/24 REOPENING OF PLAY FACILITIES**

Members voted and agreed eight for, three against, to reopen the Ham Lane play area once a risk assessment has been undertaken by Cllrs. M Lowe and A Walmsley. MBC have already opened the Cherry Close play area, clarification of the ownership of the site will be sought. Disclaimer signs will be placed at Ham Lane and the bins emptied on a more regular basis. Cllr. A Walmsley proposed, Cllr. R Greenwood seconded and it was **RESOLVED** to install a new rope swing at Ham Lane, funded by a grant from MBC and monies from Section 106.

**20/25 SALE OF THE STRIP OF LAND AT WILLIAM PITT FIELD**

Cllr. R Greenwood reported several technicalities and questions concerning the sale of the land need to be clarified before the draft contract can be presented to full council as soon as possible.

**20/26 COUNCILLOR SPOKEPERSONS REPORTS**

Cllr. P Scrivens has reported all highway repairs to KCC.

Cllr. D Garland will join the F & GP Committee.

Cllr. M Ballard reported on the proposed new alms houses in the High Street, he also gave an update on the Paddock development, confirming that West Kent Homes have taken full responsibility for the sewer drainage from the site, the Parish Council await the agreement details and the footage from the recent drain survey video.

Cllr. R Greenwood suggested inviting a social housing company to present information concerning the cost of providing homes for parishioners; he also confirmed regular teleconferencing meetings have been held with SOHL members, P McCreery and Borough Cllrs. T & J Sams.



## 20/26 COUNCILLOR REPORTS CONTINUED

Cllr. A Walmsley reported on one outstanding application which requires full council agreement 20/502439/FULL 28 Robins Avenue Lenham LPC objection, Cllrs. agreed decision.  
Planning applications continue to be dealt with using the MBC planning website and email.

Cllr. N Osborne raised concerns that planning officers' power of delegation at MBC removes public scrutiny and means despite objections being lodged by LPC they are over-ruled.

Cllr. J Britt suggested we re-establish the protocol of how our objections are dealt with by MBC.

Cllr. M Cockett suggested that two sub-committees should be formed to deal with the implementation and review of the Neighbourhood Plan, alongside a committee to oversee future land management issues. Cllr. R Greenwood will write a report for consideration.

Cllr. A Ratcliffe will meet with a drainage contractor at the Maidstone Road car park on the 9<sup>th</sup> July to discuss a quote for the works needed to improve the drainage issues. He announced that on the 15<sup>th</sup> August, VJ Day, there will be a low-key commemoration and celebration in the village.

## 20/27 FINANCE

The RFO presented the following:

a) To authorise payments (Details of payments to be tabled).	Cheque no:	Amount
Down to Earth – Grounds maintenance June	5229	470.00
Mr. A Barr – Ham Lane play area annual lease	5230	1.05
Amiga Security – CCTV maintenance June & July	5231	104.00
Business Stream – water supply WCs	5232	155.38
Nathan Beale – Dog bins/Litter collection June	5233	675.00
Lenham Community Centre – room hire	5234	20.50
M McFarlane – Website, Office 365, postage	5235	163.97
J Bate RFO – Duties April, May, June.	5236	1122.50
EDF Street lighting monthly charge	DD	213.38

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

b) To note receipt of income (Details of income to be tabled)

Total monies received to date. £188,300.06

Bank reconciliation to 29<sup>th</sup> May 2020

NatWest current account 64590402 200.00

NatWest Business Reserve account 33531242 347,029.00

Cllr. R Greenwood proposed, Cllr. J Britt seconded, and it was **RESOLVED** to make the payments.

Cllrs. N Osborne and M Cockett signed the cheques on behalf of Lenham Parish Council.

## c) RFO REPORT

Cllrs. acknowledged the report submitted by the RFO which confirmed the details above and the attempt to start digital banking with NatWest which is being held up by lockdown restrictions.

## 20/28 CORRESPONDENCE RECEIVED (For information only)

A request for extra bins at the William Pitt Field from Lenham Wanderers Football Club.

This will be an August agenda item.

The meeting closed at 10pm

