

MINUTES
PARISH COUNCIL MEETING OF
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
Monday 7TH APRIL 2025
commencing at 19.00PM
In attendance

Cllr Andrew Papas [AP] Chair	Parish Clerk – Michelle Rumble [MR]
Cllr Jack Highwood [JH] Vice-chair	
Cllr Deborah Papas [DP]	
Cllr Steve Barham [SB]	
Cllr Ben Ward [BW]	

25.04.01 APOLOGIES	Cllr Kelly Rigden, Cllr Charlie Cooper, Borough Cllr Claudine Russell, Borough Councillor Mike Summersgill, Borough Councillor Grace Couch and County Councillor Lottie Parfitt-Reid	
25.04.02 DECLARATION OF INTEREST	Cllr Ben Ward declared an interest in Planning item 25.04.06 The White Hart, and will not take part in any discussion on this item.	
25.04.03 MINUTES	MINUTES OF THE MEETING HELD ON 3RD MARCH 2025 TO BE APPROVED. Cllr Highwood stated that the item on planning was incorrect regarding the Council's response to this application. (as below) APPLICATION REFERENCE 25/500448/AGRIC LOCATION: Little Cheveney Farm, Sheephurst Lane, Marden PROPOSAL: PROPOSAL: Prior notification for the erection of an agricultural building with an attached enclosed secure storage building and hard standing. For its prior approval to: siting of the excavation or deposit. It was RESOLVED by all members to OBJECT to this application. Cllr Highwood will write up a statement of OBJECTION outside of the meeting. This was not a correct reflection of what was agreed and therefore has been removed from the minutes and the Chairman has signed the amendments	
25.04.04	EXTERNAL REPORTS Cllr Russell was not in attendance and no report had been received. Cllr Grace Couch was not in attendance and no report had been received. Cllr Mike Summersgill was not in attendance, but a report had been received prior to the meeting. Report 2024/25 for Marden & Yalding Ward Parishes' Annual Meetings	

	<p>The Borough Election last May saw Claudine Russell re-elected as a Borough Councillor for the Ward, and two new Councillors elected from the Green Party, Michael Summersgill and Grace Couch. With a change in overall control at the Borough for the next four years (the Council is now being led by a Green & Independent Alliance and Liberal Democrat coalition), Cllr. Russell assumed leadership of the Conservative group on the Council after the election and became Chair of the Overview & Scrutiny committee, holding the Cabinet to account on its policy directions; the topics that O&S have worked on this year have included assessing the Borough's Infrastructure provision via S.106 funding & Community Infrastructure Levy (CIL) monies and reviewing the direction of Planning Enforcement. Cllr. Summersgill was appointed as vice-chair of the MBC Planning Committee and then took on a role as a Cabinet member, with a portfolio covering Climate Transition and Nature Recovery. Mike has spent much of this first year taking forward some pre-initiated projects on the Borough 'estate', looking at solar panels and biodiversity net gain sites, plus scoping some natural flood management projects on tributaries of the Beult (he was also appointed to the Upper Medway Drainage Board). In March, a review/update of the Council's existing Climate & Biodiversity strategy was agreed, being halfway through its ten year 'lifespan' and now being more firmly targeted to what can be achieved.</p> <p>Cllr. Couch has brought her youthful expertise as a council officer (in Swale and London Boroughs) to bear in her role as vice-chair of the Policy Advisory Committee (PAC), dealing with climate themes, corporate matters and environmental services. Grace has also been speaking out about Violence Against Women and Girls (VAWG), working with our Ward police officers on incidents, and visiting local venues to ensure that their 'Ask Angela' and similar policies are up to date and protecting vulnerable citizens. She has also contributed directly to new local initiatives like Plastic Free Marden and the new Yalding Repair Café, as have Claudine and Mike.</p> <p>Across the Borough and Ward, all three of us have been involved closely in dealing with individual issues and problems of many constituents, which have covered a wide range of issues, as well as matters affecting the wider community like last year's 'Bin problems and concerns over Traffic. We have liaised closely with the five Parish clerks and numerous councillors, to facilitate or assist queries that they have brought up, and that may need MBC action. It has also been great to support Borough-wide initiatives such as 'Shaun the Sheep' last Summer, the new Museum extension, the third Eco-Hub last Autumn, various Arts events and the Covid memorial tree-planting last month.</p> <p>Ward Councillors - Claudine Russell (Marden), Mike Summersgill (Hunton) & Grace Couch (Yalding)</p> <p>MBC email contacts: claudinerussell@maidstone.gov.uk michaelsummersgill@maidstone.gov.uk gracecouch@maidstone.gov.uk</p>	
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	COUNTY COUNCILLOR Cllr Lottie Parfitt-Reid was not in attendance, and no report was received prior to the meeting.	
25.04.05 PUBLIC FORUM MEMBERS OF THE PUBLIC QUESTIONS There were no members present at the meeting.		
25.04.06 PLANNING NEW PLANNING APPLICATIONS		
APPLICATION REFERENCE 25/500777/LDCEX	LOCATION:1-4 White Hart Villas, Spenny Lane, Marden PROPOSAL: Lawful Development Certificate for existing rear dormers to rear slope of each property. It was RESOLVED by all members present to submit a NEUTRAL STANCE on this application	
APPLICATION REFERENCE 25/500669/FULL	ADDRESS: Spitzbrook House, Haviker Street, Collier Street PROPOSAL: Provision of freestanding solar photovoltaic panel array on mounting frame and associated works including battery storage cabinet and underground cabling. DECISION DUE DATE: 3 APRIL 2025 CASE OFFICER: SAM COWDRY It was RESOLVED by all members present to submit a NEUTRAL STANCE on this application	
APPLICATION REFERENCE 25/501093/PNQCLA	LOCATION: THE PACKHOUSE, DEN LANE, COLLIER STREET. PROPOSAL: prior notification for the change of use of a building and any land within its curtilage from agricultural to 3no dwellinghouses and associated operation development. for its prior approval to: - transport and highways impacts of the development – noise impacts of the development – contamination risks on the site – flooding risks on the site, - whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to c 3 (dwellinghouses). – design and external appearance impacts on the building. – provision of adequate natural light in all habitable rooms of the dwellinghouses. comments due no later than 21 days from the date of this letter (dated the 24 march 2025). Cllr Highwood stated that this is an application which has previously been submitted. It was RESOLVED by all members present to submit a NEUTRAL STANCE on this application.	

APPLICATION REFERENCE 25/501072/PNQCLA	Brandenbury Farm Haviker Street Collier Street Kent TN12 9RH Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. It was RESOLVED by all members present to submit a NEUTRAL STANCE on this application.
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25.04.07
PLANNING
DECISIONS BY MAIDSTONE BOROUGH COUNCIL

APPLICATION REFERENCE 24/504741/FULL	LOCATION: Austens, Collier Street PROPOSAL: Demolition of existing garage, conservatory, and entrance porch. Erection of a two-storey side extension and single side and rear extension. Insertion of roof lights. Erection of new double bay garage APPLICATED GRANTED
APPLICATION REFERENCE 25/500211/FULL	LOCATION: LAND AT LAWTON PLACE, BENOVER ROAD, YALDING PROPOSAL: PROPOSED CHANGE OF USE FROM AGRICULTURAL LAND TO A STORAGE FACILITY FOR TOURING CARAVANS(B8) WITH A NEW ACCESS. APPLICATION REFUSED
APPLICATION REFERENCE 25/500038/FULL	LOCATION: MULBERRY BARN, MARTINS FARM, COLLIER STREET PROPOSAL: CHANGE OF USE OF EQUESTRIAN LAND AND STABLE BUILDING WITH THE ERECTION OF A SINGLE STOREY LOW PROFILE MONO PITCH ROOF TWO BED HOLIDAY ACCOMMODATION INCLUDING EXTENSION OF BRICK PAVING FOR THE PROVISION OF 2no PARKING SPACES. APPLICATION REFUSED

25.04.08
PLANNING CORRESPONDENCE
There was no planning correspondence.

25.04.09**HIGHWAYS AND FOOTPATHS**

[DP] Reports made by Cllr D Papas were two damaged reflector posts on the B2162. The Speed repeater sign by Green Lane has also been reported as damaged. The previous three reports from the last meeting have now been completed. The Cats eyes from the B2162 have been removed as Micro surfacing is scheduled to take place on the 20/05/2025 for one day. The sign by Haviker Street which had previously been knocked down has been restored.

There were no further reports.

25.04.10**CIL MONIES**

[DP] updated that amount of CIL Monies available is £34,516.31 - £16,132.05 must be spent by 06/11/2025. It was noted that of this amount £8,743 has been allocated and will be paid after the meeting to UK Power Networks to install the Electric supply to the Car Park.

No income received since the last meeting.

25.04.11**FINANCE**

Cllr D Papas went through all the Finance Reports and all the Payments with the members, there were no questions on any of the items.

25.04.11.01 BANK RECONCILIATION – It was **RESOLVED** by all members present to accept the Bank Reconciliation for February and March

25.04.11.02 BANK STATEMENTS - It was **RESOLVED** by all members present to accept the Bank Statement for February and March

25.04.11.03 TRIAL BALANCE TO DATE

It was **RESOLVED** by all members present to accept the Trial Balance Report

25.04.11.04 BUDGET REPORT to the end of the Financial Year, the overall spend for the end of the Financial Year and the looked at the Budget for the year 2025/2026

It was **RESOLVED** by all members present to accept the Budget Report YTD.

25.04.11.05 PAYMENTS FOR APRIL

It was Proposed by [DP] seconded by [SB], and **RESOLVED** by all members present to approve the Following payments-

25.04.11.06 WEBSITE AND EMAILS

The Clerk confirmed that all Councillors now have a gov.uk email address and the new website is also up and running. The website address is www.collierstreetparishcouncil.gov.uk

25.04.12**RECREATION FIELD & CAR PARK****PLAY AREA**

The members discussed the Play equipment and what the proposal was going forward. Cllr Ward asked why the play equipment was located in the middle of the playing field, it was discussed that as they replace the items of play equipment it should be moved closer to the Car park, with a fence around the equipment to make it more secure and to keep out dogs.

The Clerk will look at what Grants could be available for this and report back to the Parish Council.

MAINTENANCE AND INSPECTIONS

Cllr Highwood stated that Adam one of his employees would be interested in attending a Play Equipment Inspection course when it was available. The Play equipment would need to be inspected every week. The Clerk will contact KALC to find out when the next available course is.

CAR PARK

The Clerk will instruct UK Power Networks to carry out the installation of the new power supply to the Car Park.

MARDEN MINORS PITCH AGREEMENT FOR 2025/2026

The Clerk had circulated this to all members prior to the meeting, it was **RESOLVED** that there were no amendments to be made, the Chairman signed the agreement. The Clerk will now forward this to the Club Secretary for them to sign and ask for a schedule of games.

25.04.13

FLOODING UPDATE

[JH] gave an update on Flooding.

His Report

Cllr Highwood reported that the Drainage Board have finished cleaning out the ditch by Mock beggar. There will also be work on the ditch in Long ends Lane/Green Lane.

25.04.14

CORRESPONDENCE

EMAIL FROM Marden Parish Council re their Neighbourhood Plan.

25.04.15

DATE OF NEXT MEETING

[AP] confirmed that the next full Council meeting will be the Annual Meeting, in The Orchard Room, St Margaret's School on 12th May 2025 at 19.00pm – due to the Bank Holiday this meeting is a week later. There being no further business the meeting closed at 20.30pm

Prepared by | Michelle Rumble – Parish Clerk | Collier Street Parish Council