

Minutes of **Ryarsh Parish Council** Meeting held at the Davison Room, Ryarsh Village Hall on
Monday 13th December 2021 at 8.00pm

Councillors Present:

Cllr M McKinlay (Chairman)
Cllr I Emson (Vice Chairman)
Cllr M Barton
Cllr A Betts
Cllr C Martin
Cllr S Payne
Cllr J Sutton

Also in attendance:

3 members of public (1 left at 8.15pm)
L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies were received and accepted from County Councillor Hohler and Borough Councillors Kemp and Montague.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES

It was **RESOLVED** that the Minutes of 8th November 2021 be approved and signed as an accurate record by Cllr McKinlay.

4. EXTERNAL REPORTS

(a) County Councillor Hohler

Cllr McKinlay has spoken to Cllr Hohler. There are no issues to report and KCC are working on the budget.

(b) Borough Councillors Kemp and Montague

The TMBC Local Plan was not approved by the Inspectors, so there is another Call for Sites.

(c) Police

Cllr McKinlay was pleased some Councillors were able to attend the police event in the Village Hall last week. There was a lot of advice and information, and useful security items were handed out. Cllrs have noticed more of a police presence in the village, and the police have also been involved with the parking issues on Roughetts Road.

My Community Voice is available as an App.

5. PLANNING

(a) Plans Received for Comment

i. **TM/21/03164/FL - Farm Land South Of Brook House, Roughetts Road**

Proposed total of ten handmade timber glamping pods for guests along with recycling/waste, cycle storage, reception, reading room, outdoor play area, communal BBQ hut and a barrel sauna. One parking bay per pod located next to each pod is proposed along with an additional 6 bay parking/turning area which includes 1 electrical vehicle charging point and 1 accessible parking bay. Each guest pod will have a small area of decking to the front. Also intended are associated footpaths and landscaping of the site

The applicant introduced herself to the meeting, gave an explanation of the plans and answered questions. Cllrs heard that the glamping is a way of diversifying to make the

Minutes of Ryarsh Parish Council Meeting

farm a going concern. There is already a gateway in place which can be used as the entrance/exit, and the site is hidden from the neighbours and A20 and well screened. The pods will be built along the base of the slope. There will be parking alongside the pods but also a main car park. The site will have an electric charging point, recycling containers, cycling parking and a BBQ hut. The glamping pods are handmade units with beds, kitchenette and small shower and toilet room so they are fully enclosed and private. A well-being room for reading and quiet space and potentially a sauna are planned. There is the potential for a small amount of local employment, and use of local hostellers and food suppliers. Most pods sleep 6. There are good visual splays from the entrance/exit and you can see up the road to the A20 as well as down the road. Existing footpaths will potentially stay as they are but they may apply to relocate the design of the footpath. There are 10 pods so the maximum vehicles at any time could be 10. The aim is for family bookings, with the potential for youth groups using the site as the Church Hall is close by. They will aim for a curfew for noise, and will try to manage that if possible. They have planned sensitive lighting for the neighbours. No objections were raised by Cllrs. The Parish Council will respond to TMBC.

(b) Approvals

- i. **TM/21/ TM/21/02390/FL - Brionne, The Street** - Single storey extensions to front and side of the property

(c) Refusals

- i. **TM/21/02509/FL - Ryefields, Chapel Street** - Replace existing single storey flat roofed side extension with a two storey extension

(d) Any other Planning Matters

- i. **TM/21/02857/FL - Little Close, Chapel Street** - Double storey wrap around extension (no objections)
- ii. **TM/21/02950/FL - Nevill Villas, 85 The Street** - Two storey side extension with front elevation dormers, balcony to rear and replacement sash windows to existing dwelling (no objections)

6. **MATTERS ARISING**

(a) To receive report on Clerk's actions following the last meeting

- The Monthly newsletter was prepared and circulated
- The Clerk contacted the PCSO about contractor parking outside a property on Roughetts Road
- The VAT reclaim has now been received from HMRC
- The Clerk has asked Kent Highways to include a road priority request outside Brookline Coaches on the Highways Improvement Plan
- The Clerk made contact with Mr and Mrs Nankivell about the Christmas Tree and the response has been circulated
- The Clerk contacted Wiltshire Farm Foods through their online contact form but has not received a reply
- The Clerk made contact with the police and TMBC about funding for security measures. The police ran a successful event in the Village Hall.

(b) To receive feedback on Police Crime Prevention Event in Ryarsh Village Hall 03.12.21

There has been good feedback from those attending, and a number of Birling residents also attended. An event held on a Saturday may be a good idea.

(c) To consider Grass Cutting Contract Recreation Ground

Ryarsh Parish Council has chosen to pay for the cutting of the grass. Cllrs considered the quote provided by Landscape Services. Cllrs were pleased with the good work and service from Landscape Services and wanted to use them again. It was agreed to accept the quote.

(d) To consider South and South East in Bloom competition

Minutes of Ryarsh Parish Council Meeting

As an alternative to the Green Flat Award, there was a discussion about being involved in the SSEiB competition. Councillors agreed to run a Village Competition instead, perhaps with best house in the village and best hanging basket display, rather than focussing just on gardens.

(e) To consider KALC Community Awards 2022

It was agreed to take part in the KALC Community Awards.

(f) To consider Highways Improvement Plan

Cllrs have seen the draft plan. When it has been costed Kent Highways will report whether KCC will pay or whether the Parish Council will have to pay for any of the measures.

(g) To consider The Queens Jubilee Celebrations

The Clerk will contact the Village Hall Trust about booking the Recreation Ground and Hall on Sunday 5th June 2022. There was a discussion about providing small trees for families attending from the Woodland Trust. Other organisations are keen to work with the Parish Council for this event.

(h) To receive confirmation of renewal of registration with The Information Commissioner's Office
This was noted.

(i) Local Government Boundary Commission for England – Electoral Review of Tonbridge & Malling Borough

Cllrs have seen the submission and proposal from Birling. Approval was given for Cllr McKinlay to draft and submit a response indicating we want adequate representation as a rural parish and would prefer to join with Birling, Addington, Ryarsh and Trottscliffe – into a new group, Pilgrims.

(j) Parish Council Projects: New bench for Play Area

The new bench has been delivered to Cllr Barton. He will oil the bench and put it in place in the Spring. The bench we ordered was not available, but it was upgraded free of charge. Cllrs have received comments about how much better the play area and benches look. It is good to know the work undertaken to look after the play area is being noticed.

7. OPEN FORUM – Public Participation Session

Break Ins

What else could we do as a community to make a difference to this as its become such a problem? There was a discussion about Neighbourhood Watch and My Community Voice.

Issues in the village with links to other local areas were discussed.

It was noted that the police have been very good, and there is a lot going on behind the scenes. The police submit evidence to the CPS who have previously not taken action and said there is not enough evidence.

It was reported that Ryarsh Park are asking the managing agents to leave the streetlights on for longer and they are co-ordinating evidence from Ring doorbell footage.

The speed of traffic on Woodgate Road was discussed. The Clerk will contact the police to ask if speed monitoring could be carried out.

Drainage on The Street

A resident on The Street had his garden flooded when Kent Highways tried to flush through the drains on The Street, having been told they were not blocked. The worker who attended had to stop flushing through and said the drains were blocked and need digging out. The Clerk will contact Kent Highways about this, and to find out what action will be taken about the drains which are proud of the road.

Parking

A resident near the school has reported that parking is becoming abysmal there. The Clerk will contact the school about it.

The concern was expressed that if the traffic island is taken away it will make the situation worse.

8. PARISH COUNCILLOR REPORTS

Minutes of Ryarsh Parish Council Meeting

To receive updates and reports:

- (a) To consider fire hydrant checks (MB + JS)
Cllrs Barton and Sutton carried out these checks and the report sent to Kent Fire Service.
- (b) Play Area Annual Inspection 09.11.21 (MM, MB)
There is a plan to deal with the issues in the report.
- (c) KALC AGM 13.11.21
Cllr McKinlay attended and there was an interesting presentation on Climate Change, how to measure it and what to do locally. Cllr McKinlay will circulate the presentation.
- (d) Annual Remembrance Service St Martin's Church 14.11.21
The wreath was beautiful and Lin Barton was thanked. The wreath was well received and the service went well.
- (e) KALC T&M 09.12.21
There was nothing further to report.

9. MONTHLY CHECK LIST

- (a) To receive reports about
 - i. Highways
There were no reports.
 - ii. Footpaths and Footways
There were no issues to report.
 - iii. Street lights
The streetlight in the play area is on intermittently. The Clerk will report this.
 - iv. Trees
Cllr Emson reported that the vegetation around the light in the car park will be cut shortly.
 - v. Defibrillator
There were no issues to report.
- (b) Play Area and Recreation Ground
There were no issues to report.
- (c) Ryarsh Village Hall
There were no issues to report.

10. FINANCIAL MATTERS

- (a) To consider and approve donation towards Ryarsh Christmas Tree and Lights
A donation of £200 was approved. The Church were thanked for a nativity scene set up by the play area gate.
- (b) To receive bank statements, consider and approve financial statements for signature and note budget monitoring
These have been circulated and considered by Cllrs. The statement was approved by **RESOLUTION** and signed by Cllr McKinlay. There were no issues relating to budget monitoring.
- (c) To consider and approve invoice payments
The following invoices have been APPROVED since the last meeting.

Payee	Description	Total £
Netwise	Website	£300.00

Minutes of Ryarsh Parish Council Meeting

The following accounts for payment for November 2021 were approved by RESOLUTION. The payments will be authorised by Cllrs Martin and Betts.

Payee	Description	Total £
PSR Lighting	Streetlight Maintenance November 2021	£116.40
Commercial Services Trading Ltd	Grounds Maintenance	£897.29
Woodgate Garden Maintenance	Play Area Vegetation	£380.00

A payment to Eon for Electricity for November 2021 of £131.81 will be paid by Direct Debit.

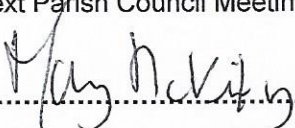
- (d) To consider draft budget for 2022-2023
There was a discussion. There is nothing requiring an increase in expenditure. Cllrs will approve the budget and precept request at the January meeting.
- (e) To note electricity account with Eon moving to Npower Business Solutions
This was noted.
- (f) To consider any other financial matters
There were no other matters.

11. MATTERS FOR NEXT MEETING

There were no matters.

The Meeting concluded at 9.10pm

Date of the next Parish Council Meeting is **Monday 10th January 2022** at 8pm

Signed 

Dated 10-1-22