

**Minutes of Ryarsh Parish Council Meeting held in the Davison Room, Ryarsh Village Hall on
Monday 11th April 2022 at 8.00pm**

Councillors Present:

Cllr M McKinlay (Chairman)
Cllr M Barton
Cllr A Betts
Cllr C Martin
Cllr S Payne

Also in attendance:

County Councillor S Hohler (8-8.50pm)
Borough Councillor A Kemp (8 - 8.50)
4 members of public (2 left at 8.50pm and 2 left at 9pm)
L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received and accepted from Cllr I Emson (illness) and J Sutton (work commitments) and Borough Councillor Montague. There were no declarations of Interest.

2. MINUTES

It was **RESOLVED** that the Minutes of 14th March 2022 be approved and signed as an accurate record by Cllr McKinlay.

3. EXTERNAL REPORTS

(a) County Councillor Hohler

- KCC are trying to help with the traffic problems in Dover. This was not just due to issues with P&O. Bad weather meant one freight ferry was damaged and out of service and another one was stuck in Calais. The Police were very efficient.
- Cllr McKinlay said it was appalling that no facilities were provided for lorry drivers caught up in the delays. Cllr Hohler explained that modern lorries had toilet facilities in them, but Cllr McKinlay said this did not explain why bottles and bags of waste were left on verges. Water bottles should also have been supplied.
- It was noted that Kent is missing out on facilities and lorry parking.
- KCC made it clear to Government that documents would be checked outside Kent to prevent delays.

(b) Borough Councillor Kemp

- Electric charging points for cars are being installed, starting in Tonbridge Car Parks which have electricity. This is being rolled out as part of TMBC's Green Agenda.

(c) Police

Cllr McKinlay attended a Police and Crime Commissioner meeting last week on TEAMS. The Commissioner is concerned about the way electric scooters are being used. He is also very concerned that police always being blamed for things not happening. For example, if a speed limit is asked or something needs doing on highways, KCC say the police won't support the proposals. The Commissioner said he would support proposals if they were needed.

The Commissioner has produced a good report on the safety of women and girls. The police had not realised how much people were worried about being out at night on their own but are now aware.

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4. PLANNING

(a) Plans Received for Comment

- i. **TM/22/00448/FL - Farm Land South Of Brook House, Roughetts Road** - Total of ten handmade timber glamping pods for guests along with recycling/waste, cycle storage, a reception, a reading room, an outdoor play area, a 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 where they can enjoy the sun and soak in the surroundings. Also intended are associated footpaths and landscaping of the site

The applicant attended the January meeting and showed everyone at the meeting what it was about. They then withdrew that application and this is a revised version. The proposals were well thought out, thinking about the environment, thinking about people around them and making sure facilities were there. Very little has changed between the first application and this one. It was hoped the site would bring more visitors to Ryarsh.

The Parish Council heard representations from members of public at the meeting:

- The land is on a flood plain which is not addressed at all well in the application.
- If the flooding on the land is addressed it will push flood water into the property next door
- The applicants' land already floods
- Pollution from any cars and vehicles going into site will run into the stream as it is all soft drainage. The stream is healthy and well populated with fish.
- The footpath is to be moved but has already been moved once to the edge of the stream
- The drawings suggest the applicant owns the tree line but they don't – it belongs to the neighbouring property and the fence is on the other side
- The applicant states that the trees are soundproofing but they are not. Most are more mature trees with no branches for 10-12 feet so they provide no shelter. They shed their leaves every year and will provide no sound proofing during that time
- The adjacent property was not consulted by TMBC. The property will have noise, sound, light pollution – including noise and smell from the BBQ. The hill bounces noise to the neighbouring property and the cottages across the road.
- Footpath flooding is usual during the winter but they will still be open. Between September and February, you can barely access the field.
- There are no time limits set, so there could be noise pollution in the early hours of the morning.

The resident confirmed he has submitted his response to TMBC.

TMBC are not legally obliged to notify all properties near an application site. A one month delay for responses was requested for the Ryarsh Protection Group to consider and respond. TMBC deal with the time for responses but the Parish Council has been told there will be no extensions when a time limit has been set. Cllr Kemp said that if there is a real problem, the dates are not set in stone. Due to the concerns, and if she is in time, she will request that the application goes to Committee. Residents who submit a response will then have the opportunity to address the Planning Committee, but this is not an extension of time.

The Parish Council will consider the application which has been made, and not speculation as to applications which could be made if this was approved. The Parish Council circulated details through i's email list and by advertising the Agenda. All applications are available on the TMBC website and residents can sign up to be notified of any applications in the village.

The Parish Council did not previously record any objections to the first application, but at this meeting have heard issues including potential flooding, pollution noise, site boundary, issues with time limits etc. It was noted that the Environment Agency have expressed their concerns.

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- ii. **TM/22/00494/FL - Talbot Cottage, 78 Old School Lane** - Two storey side extension and associated internal and external works
There were **No objections**.
- iii. **TM/22/00650/TNCA - Elm Tree House, The Street** - Pear - reduce to vicinity of previous reduction points removing no more than 2.2m of growth
There were **no objections**.
- iv. **TM/22/00589/FL - 1 And 2 Ryarsh Place Cottages, Birling Road** - Single storey rear extension
There were **no objections**.

(b) Approvals

There were no approvals to report.

(c) Refusals

There were no refusals to report.

(d) Any other Planning Matters

- i. TMBC local Plan
Cllr Kemp commented on this at the APM.
- ii. TMBC parish Infrastructure Statement 16.06.22
Cllrs will consider what to include, such as the items on the HIP.

5. MATTERS ARISING

(a) Clerks Actions Since Last Meeting

- The newsletter was prepared and circulated.
- Policies and Procedures updated on the website.
- Addington Parish Council and Ferns contacted to arrange a visit to Wrotham Quarry.
- Submitted a response to LGBCE objecting to the recommendations to put Ryarsh in a ward with Birling and Leybourne.
- Leybourne Parish Council contacted about the field adjacent to London Road near Blooming Plants.
- The railings outside the Primary School have been added to the Highways Improvement Plan.
- Kent Highways have contacted Cllr Betts about the drains on Old School Lane.
- The streetlight on the corner of Moonfield has been reported to the contractor.
- Notice Board has been ordered.
- Details of a company supplying recycled plastic bottles for the Platinum Jubilee have been circulated and approved by Cllrs.
- Contacted TMBC about the damaged fence on Birling Road

(b) To approve purchase of Queen's Platinum Jubilee Water Bottles

Details have been circulated to Councillors and a proof is being prepared. A resident has provided a £500 donation by cheque.

(c) To consider Emergency Plan

Cllrs McKinlay and Martin are working on this.

(d) NALC Smaller Councils Committee Letter

Cllrs have seen the letter from the Chief Executive wanting contribution from smaller councils as NALC is dominated by larger councils. Cllrs will consider any representations to make.

(e) Parish Council Projects – Ryarsh in Bloom, Notice Board for Ryarsh Park

Ryarsh in Bloom will be removed as an Agenda item and will not take place this year.
The Notice Board has been ordered but there is a delay. Trinity will help put it up on the site.

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6. **OPEN FORUM** – Public Participation Session
There were no questions.

7. **PARISH COUNCILLOR REPORTS**

- (a) KALC AGAR Conference 30.03.22 (Clerk)
The Clerk attended.

- (b) JPCTCG 31.03.22
There was a discussion about the proposed Lorry Park at Wrotham which has been refused, which would have pushed traffic out into the villages who don't have capacity to deal with them.

- (c) TMBC Parish Partnership Panel 26.05.22
Cllr McKinlay will attend.

- (d) Queens Jubilee Event 04.06.22
The Parish Council will present the KALC Community Award and Ryarsh Community Awards at the event.
Another request by the group organising the Jubilee Event has been made for the Parish Council to provide a beacon. Councillors discussed the cost, which is in the region of £390, the fact that the Council does not own any land, and that there is no obvious and safe place to locate it.
The Jubilee event finishes at 5.30pm when it will still be light.
Cllr Betts agreed to get a price for a machine to be located on the field that would provide a light display.

8. **MONTHLY CHECK LIST**

- (a) To receive reports about
- i. Highways, Footpaths and Footways
A sign has fallen down on Woodgate Road. Cllr Betts will report this. Residents can report any highways matters direct to Highways.
 - ii. Street lights
There is nothing to report.
 - iii. Parish property: Defibrillator, Ryarsh Resource Room
The Village Hall are running defibrillator training on 15th May.
- (b) Play Area and Recreation Ground
There was nothing to report.
- (c) Ryarsh Village Hall
There was nothing to report.

9. **FINANCIAL MATTERS**

- (a) To consider and approve invoice payments
The following accounts for payment were approved. The payments will be authorised by Cllrs McKinlay and Barton.

Payee	Description	Total £
PSR Lighting	Streetlight Maintenance March 2022	£116.40
Clerk	Salary April 2022	£845.14
HMRC	PAYE and NI April 2022	£97.34
St Martin's Church	Annual Donation Churchyard Gardening	£1,200.00

Payments to N Power for Electricity for January 2022 of £152.64, February 2022 of

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£130.19 and March 2022 of £138.09 will be paid by Direct Debit.

A payment to Unity Trust for quarterly Service Charge of £18 has been paid by Direct Debit.

- (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 and will be signed by Cllr McKinlay. There were no issues relating to budget monitoring for the year.

- (c) Any other Financial Matters

There were no other financial matters.

10. MATTERS FOR NEXT MEETING

The Meeting concluded at 9.30pm

Date of the Annual Parish Council Meeting and the next Parish Council Meeting is **Monday 9th May 2022** at 8pm

Signed 

Dated 9.5.22