



## To all Members of the Parish Council

You are hereby summoned to attend a meeting of the Parish Council on **Monday 11<sup>th</sup> September 2023** in the Davison Room, Ryarsh Village Hall at **8:00pm**

*Lynne Mackie*

Lynne Mackie, Parish Council Clerk

Date of Issue: Tuesday 5<sup>th</sup> September 2023

## **AGENDA**

1. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST** - To receive and note apologies for absence and to receive declarations of pecuniary and non-pecuniary interest
2. **MINUTES** - To receive and approve the Minutes of the meeting held on **10<sup>th</sup> July 2023** for signature
3. **EXTERNAL REPORTS**
  - (a) County Councillor
  - (b) Borough Councillors
  - (c) Police
  - (d) Village Hall
4. **PLANNING** (available to view at [www.tmbc.gov.uk](http://www.tmbc.gov.uk) or [www.kent.gov.uk](http://www.kent.gov.uk))
  - (a) Applications
    - i. **TM/23/01792/FL -98 Park Farm Road** - Single storey in-fill extension, single storey link between the house and garage and conversion of garage with associated landscaping works
    - ii. **Yard at Ryarsh Place Farm, Ryarsh, West Malling, Kent ME19 5LP**
  - (b) Approvals and Refusals
    - i. **TM/22/02555/FL - Land West Of Callis Court, London Road** -Change of use of Callis Court Barn from equestrian to residential (Class C3) through the conversion of the existing building. Change of use of the land to domestic garden
    - ii. **TM/23/01258/FL - Partridge Farm, Sandy Lane** - Conversion and alteration of a redundant rural building to a dwellinghouse
  - (c) Any other Planning Matters
    - i. **Land West of Roughetts Road** – Request for an Environmental Impact Assessment Scoping Opinion to determine the information to be provided in an Environmental Statement to accompany a planning application for the proposed extraction of aggregate (sand) – KCC/SCO/TM/0140/2023 – [www.landwestofroughettsroad.co.uk](http://www.landwestofroughettsroad.co.uk)
    - ii. **TM/23/01252/TEN - Mast On Land Adjacent M20 North Of Bumblebee Barn, East Street** Prior Telecommunications Notification: For the removal of an existing 15m monopole mast and associated compound, and the installation of a replacement base station which includes a 25m sharable lattice mast, 6no. antenna and 2no. dish antenna on to 1no. new ring frames which will be attached to 1no. proposed 25m tower. Ancillary development thereto. **DECISION: Requires Permission**
    - iii. **TM/23/01606/FL - Land West Of Callis Court Farm, London Road** - Change of use of agricultural land to equestrian use (ancillary to residential dwelling) with erection of stables and fencing (**no objections**)
    - iv. **TM/23/01573/PDVRB - Park Barn Farm, Park Farm Road** - Prior notification: Change of use of a building and land within its curtilage from an agricultural use to a flexible use (Class R.3 (b) over 150 square metres) for use as building of flexible B1 (Class E) and B8 (Storage and distribution) use (**transport plan requested**)
    - v. **TM/23/01517/LDP - Owenden, London Road** - Lawful Development Certificate Proposed: Dropped kerb to allow access to parking area to be created on front garden (**no objections**)
5. **MATTERS ARISING**
  - (a) To receive update about HIP meeting with Kent Highways
  - (b) National Highways Response – M20 Smart Motorways Noise
  - (c) To consider D-Day 80 celebrations (06.06.24)
  - (d) KCC Local Transport Plan Consultation (18.09.23)
  - (e) To receive update about Registration of Village Hall Lease with the Land Registry
  - (f) Parish Council Projects – Picnic Bench (Ryarsh Park), Notice Board

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(g) To discuss November Parish Council Meeting

6. **OPEN SESSION** – Public Question Time

7. **PARISH COUNCILLOR REPORTS** - To receive updates and reports

(a) TMBC Parish Partnership Panel 31.08.23

(b) Clerks Conference – 27.09.23

(c) KALC AGM 18.11.23

8. **MONTHLY CHECK-LIST**

To receive reports about

(a) Play Area and Recreation Ground

(b) Highways, Footpaths and Footways

(c) Street lights

(d) Parish Property: Defibrillator, Ryarsh Resource Room

9. **FINANCIAL INFORMATION**

(a) To receive bank statements, consider and approve financial statements for signature and monitor budget

(b) To approve renewal of contract with Satswana, Data Protection Officer

(c) To consider and approve invoice payments

(d) To consider any other financial matters

10. **MATTERS FOR NEXT MEETING**

**DATE OF NEXT PARISH COUNCIL MEETING**

Next Meeting to be held on Monday 9<sup>th</sup> October 2023 – 8pm (Davison Room)