

Minutes of Ryarsh Parish Council Meeting held in the Davison Room, Ryarsh Village Hall on
Monday 11th September 2023 at 8.00pm

Councillors Present:

Cllr M McKinlay (Chairman)
Cllr A Betts
Cllr C Bowyer
Cllr E Dennis
Cllr C Martin
Cllr S Payne

Also in attendance:

County Councillor Sarah Hohler, Borough Councillor Paul Boxall, 9 members of public, L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received and accepted from Councillor Sutton. There were no Declarations of Interest.

2. MINUTES

To receive and approve the Minutes of the meeting held on 10th July 2023 for signature
It was **RESOLVED** that the Minutes of the Meeting held on 10th July 2023 be approved and signed as an accurate record by Cllr McKinlay.

3. EXTERNAL REPORTS:

(a) County Councillor Hohler

The Cabinet Minister for Education in Kent has explained that KCC have already looked at our school buildings and found a few that were not compliant with the regulations. These were repaired during the school holidays. The standard has now changed, and they are waiting to hear if any more work is needed. No schools were shut while the work was carried out and KCC are pleased with how they were able to deal with this.

There have been problems with floods. Often debris and vegetation block drain covers and just need clearing.

She is concerned to find out what the Parish Council thinks about the proposed site for the sand quarry. She has sent an email to KCC. She was instrumental in helping prevent an application many years ago to refuse a quarry in Ryarsh. Ryarsh is a beautiful village and this is a beautiful field. The village would be surrounded by quarries.

There is a strong feeling that we have enough sand.

Cllr McKinlay thanked Cllr Hohler and said the Parish Council appreciated her support.

(b) Borough Councillor Boxall

Cllr Boxall was introduced to the meeting

- There will be a 2nd consultation for the Local Plan, Regulation 18B. There will be a portal where you can register your opinions which will be easier to use than the process last year. There are new sites which will be included, but they have not been given details yet.
- S106 money – The Parish Council should have put in an infrastructure statement. It is a live statement so if you have projects but want to achieve, you should include them even if you don't have funding for them at the moment

(c) Police

The monthly report has been circulated. The Parish Council has been dealing with the police and Clarion about a property in a poor state of repair in Woodgate Road.

(d) Village Hall

The new Village Hall Treasurer was welcomed. The Parish Council is happy to support the Village Hall and hear what their plans are.

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4. PLANNING

(a) Plans Received for Comment

- 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.
There were **NO OBJECTIONS**.
- ii. **Yard at Ryarsh Place Farm, Ryarsh, West Malling, Kent ME19 5LP**
When The Parish Council looked at this site on the Local Plan we did not think it was suitable. It is behind the school and other houses and the access is not suitable at all. We have been told there will be an application for 6 houses. There was a discussion and residents made representations
 - 6 houses means at least 12 cars
 - The access road is very narrow and the entrance is too small. People who use the access road now do not do so at school run time with lots of other vehicles
 - There are 2 neighbouring properties most affected
 - Meeting with the headteacher to get his views
 - You cannot pull out safely from the access road with cars parked in the road
 - There is a cottage one side and school the other side so it is hard to see how the access could change
 - We have not had the full application yet but we have had pictures and a map that the landowner has put forward
 - It is understood the barn is full of asbestos and the school is right next to it
 - It is in area of AONB which is a good reason to object and call it to committee.

(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

Consultants acting on behalf of the landowner have prepared documents for KCC to consider a quarry. This was deemed inappropriate development for the village and rejected as part of the Kent Minerals and Waste Local Plan.

We have responded to KCC initially to say that villagers are very upset that this has been raised again, and reminding them of all the responses on this.

- Nothing has changed. The objections are the same
- The map in the document misses out many house on Roughetts Road and they've missed the whole of Ryarsh Park
- We have already recently had a traffic survey done due to traffic issues with speed and volume. This backs up Roughetts Road not being the right place for a quarry. There is a 50mph speed limit on the A20 and visibility issues turning out of Roughetts Road
- A resident has instructed solicitors to respond for him personally
- We will ask TMBC and KCC to reject it at this stage
- The RPG may reform
- As part of the KMWLP, a quarry was deemed to be inappropriate development of that nature in this village and that decision was sanctioned by the Secretary of State

- Research is even more strong now about the air we breath, green space and the importance of mental health due to covid
- Could consideration be given to extending the AONB to include the other side of the motorway bridge? The motorway chopped the village in two
- There is no need for that kind of sand. That has got to be challenged. Why build a quarry if the sand is not needed? The Minerals Plan has been extended to a later date as it is not needed
- The magnitude and impact on the village must be noted – 100 HGVs a day from 7am until 5.30pm and on Saturdays
- The consultation needs to go to a wider area and other villages. Old objections still stand and new objections will apply

Cllr McKinlay explained that at this stage all we can do is make our comments to KCC and say we don't want it to go further. Until we have an official planning application there is not anything we can fight against.

The Parish Council has contacted our MP Tom Tugendhat who supports the village. Cllr McKinlay has also written to Matt Boughton, the leader of TMBC and we have a meeting with the Primary School to discuss. Any comments from residents are welcome in writing so we can collate them. Cllr McKinlay thanked residents for their support. We will share information with Cllr Hohler.

- 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**)
The dates on the planning portal are incorrect and objections had not been published. Councillors will look at the objections when published consider whether to change their response. Cllrs Boxall and Banks are dealing with this.
- 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

Cllrs McKinlay and Sutton and the Clerk met with Highways, and notes of the meeting and the updated HIP have been circulated to Cllrs. There has been a huge increase in speeding traffic since the last survey 4 years ago and some of the speeds were ridiculous. The majority were in the 85th centile.

There are some good ideas in the HIP but consideration needs to be given as to what to do. Flashing signs for example are too expensive.

A resident reported a couple of serious accidents and cars mounting pavements on Roughetts Road. It is dangerous for children walking down from the bus stop.

Cllr McKinlay acknowledged the problem throughout the Village. Highways are considering what signs they can use and where.

An update on progress and the traffic results can be included in the newsletter.

It was noted that few cars are going very fast, but it can seem faster if you are walking on the footpath. The fastest vehicles were at unusual times of day/night.

(b) National Highways Response – M20 Smart Motorways Noise

Cllr McKinlay and the Clerk met with Tom Tugendhat MP and Highways England (now National Highways) about 2 years ago. They have formally responded and in their view, vegetation makes no difference. They will not take any further action.

A resident commented that when vegetation was taken down, they said they would replant and it is a shame no one can be held accountable.

The Parish Council can write to National Highways again and ask them to carry out the measures they said they would. Cllr Boxall asked for details of the correspondence with National Highways.

One resident asked if the lights on the overhead signs could be turned off, which must be hard for those on Roughetts Road.

It was reported that there were plans to put noise barriers up around Ryarsh Park, which is good progress for people living there.

(c) To consider D-Day 80 celebrations (06.06.24)

There was a discussion and it was agreed there would not be a beacon.

The Clerk will look at the cost of purchasing two Tommy silhouettes.

(d) KCC Local Transport Plan Consultation (18.09.23)

Details have been circulated and this is available to be completed online.

(e) To receive update about Registration of Village Hall Lease with the Land Registry

The solicitor has reported that the Lease needs to be returned for amendments to be made to the Witnessing details, before the Land Registry will accept it.

(f) Parish Council Projects – Picnic Bench (Ryarsh Park), Notice Board

Cllrs agreed that the Notice Board by the Recreation Ground is in a dreadful state. They are pleased with the Notice Board installed in Ryarsh Park and the Clerk will look at ordering the same colour Notice Board, perhaps with one side locked for the Parish Council and one side unlocked for residents.

(g) To discuss November Parish Council Meeting

The Clerk is not available for the November meeting. There is a locum Parish Clerk who can provide support, or Councillors can take the Minutes. It was agreed to ask the Locum Clerk.

6. OPEN SESSION – Public Question Time

It was reported that leaves have started falling and drains are becoming blocked. This can be reported on the Kent Highways Portal. Cllrs reported that drains have been cleared today.

7. PARISH COUNCILLOR REPORTS – to receive updates and reports

(a) TMBC Parish Partnership Panel 31.08.23

There is nothing further to report.

(b) Clerks Conference – 27.09.23

The Clerk is attending.

(c) KALC AGM 18.11.23

Cllr McKinlay is attending. Other Cllrs were also interested in attending.

8. MONTHLY CHECK LIST

To receive reports about:

(a) Play Area and Recreation Ground

Cllr Betts will remove Covid Awareness signs from the gates that have been left up.

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A Resident has said that around the outside of the play area people are leaving dog waste. The Clerk was asked to suggest that the Village Hall put up signs asking owners to clean up after their dogs.

It was noted there was a dog waste bin on one side of the Recreation Ground but not the other. The Clerk will contact the Village Hall and TMBC about this. Everyone appreciates the area being open to dogs and it is only the minority of people causing a problem.

(b) Highways, Footpaths and Footways

The hedge on Chapel Street needs cutting back. Cllr Betts will report this to Highways. It will be the landowners responsibility to cut it back.

The tree at the footpath at the back of Moonfield has been moved.

The signs into Ryarsh by the motorway bridge are overgrown. This can be reported on the Highway's portal.

A report on the portal has been made about the state of the No HGV sign into Church Road.

(c) Street lights

Cllrs Betts and Bowyer will inspect the streetlights. The Clerk will send through the list.

Cllr Payne will sort out and empty the Resource Room.

(d) Parish property: Defibrillator, Ryarsh Resource Room

It was noted that defibrillator training has been arranged.

9. FINANCIAL MATTERS

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

These have been circulated and considered by Councillors. The statement was approved and was signed by Cllr McKinlay.

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

This was approved and the contract renewed.

(c) To consider and approve invoice payments

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

Payee	Description	Total
	Payment Approved at Meeting	
PSR Lighting	Streetlight Maintenance August 2023	£116.40
KALC	Half Share Clerks Conference	42.00
Commercial Services	Quarterly Grounds Maintenance	£1,010.93
Satswana	Renewal DPO Service	£90.00
Clerk	Salary September 2023	£923.17
HMRC	September 2023 PAYE and NI	£92.14
Clerk	Expenses August 2023	£9.10

Payment to N Power for Electricity for August 2023 of £499.57 will be paid by Direct Debit.

(d) To consider any other financial matters

There were no other matters.

10. MATTERS FOR NEXT MEETING

There were no matters.

The Meeting concluded at 9.15pm

Date of the next Parish Council Meeting is **Monday 9th October 2023** at 8pm

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Signed May Nchilun
Dated October