



Minutes of **Ryarth Parish Council** Meeting held in Ryarth Church Hall on **Monday 15th January 2024** at 7.30pm

Councillors Present:

Cllr M McKinlay (Chairman)
Cllr J Sutton (Vice Chairman)
Cllr A Betts
Cllr C Bowyer
Cllr E Dennis
Cllr C Martin

Also in attendance:

Borough Councillors Banks and Boxley (7.30–8pm), L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received and accepted from Cllr Payne and County Councillor Hohler. Cllr Dennis expressed an interest in planning application TM/23/03302 - Moonfield as he is the applicant.

Cllr McKinlay thanked the Church Hall for letting the Parish Council use the venue for future meetings. She expressed her great pity that after so many years the Parish Council had to leave the Village Hall.

2. MINUTES

To receive and approve the Minutes of the meeting held on **11th December 2023** for signature It was **RESOLVED** that the Minutes of the Meeting held on 11th December 2023 be approved and signed as an accurate record by Cllr McKinlay.

3. EXTERNAL REPORTS:

(a) County Councillor Hohler
There was no report.

(b) Borough Councillor Banks and Boxall
Cllr Banks:

- There was a discussion about the application for Former Ryarth Place Farm. Cllr Banks visited the school and has spoken to the Senior Planning Officer. There are many objections, but TMBC can only consider substantive planning matters. For example, safeguarding of the school children is not a planning matter. The Planning Officer has not made a decision. The Borough Councillors have called the application to Committee for a decision, unless the Planning Officer is minded to reject it. What would be preferable, is if the application was for a single storey building with another access, but TMBC can only consider the application that is in front of them. Cllrs expressed their concern about the safety of the access road proposed into the development on Birling Road. Cllrs noted there is a big chance this site will be built on.
- Cllr McKinlay noted that this site was included in the previous Regulation 18B consultation and was rejected by TMBC
- There has been a lot of Fly Tipping on Woodgate Road and Workhouse Road. This should be an Agenda item going forward.

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Initials...

- Cllr Banks has liaised with Clarion about fly tipping from one of their properties on Woodgate Road. Clarion agreed to take action but have reneged on their promises. The Parish Council agreed to support the Borough Councillors with Clarion regarding action where tenants and properties are not good neighbours and blight other residents with problems such as fly tipping. It was noted that in previous dealings, Clarion say they will do something but then don't.
- The Local Plan Regulation 18B consultation will be made publicly accessible soon. Borough Councillors have had sight of the consultation and know the sites involved, but these have not been made public. Cllr Banks has concerns about the Local Plan, with all villages being asked to "do their bit", rather than building a "new "Kings Hill" with facilities such as doctors.

(c) Police

There is no report.

4. PLANNING

(a) Plans Received for Comment

- TM/23/03302 - Moonfield, The Street** - Detached double car port with ancillary home office within the roof space and additional landscaping (25.01.24)
Cllr Dennis left the room.
The application was discussed, but the property will not be visible from the road. There were NO OBJECTIONS.
Cllr Dennis returned to the room.
- TM/23/03355 - Owenden, London Road** - Lawful Development Certificate Proposed: Loft conversion with hip to a gable roof alteration, addition of roof-lights to front and rear roof slopes, alteration to roof of existing ground floor rear extension and associated internal alterations.
There were no comments.

(b) Approvals and Refusals

There were no approvals or refusals to report.

(c) Any other Planning Matters

To receive an update - **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
There were no updates to report.

5. MATTERS ARISING

(a) To discuss play area inspections

Monthly inspections had been agreed with the old insurers based on the village location and use of the equipment. The new insurers "strongly recommend" weekly checks, rather than monthly. They say it is "good practice" to avoid any potential claims.
There was a discussion. Cllr Betts carries out thorough monthly inspections of the equipment (corrected to fortnightly visits) and the Parish Council has an independent inspection carried out annually. Councillors regularly visit the play area with family and informally check the equipment.
The play area has, perhaps, 3 visitors a week at the moment. It is a small village, and Councillors noted that the previous insurer was perfectly satisfied that a monthly inspection was sufficient. Cllrs AGREED that taking everything into account, a monthly inspection was sufficient.

Cllr Betts reported that there is a potential maintenance issue with the rope bridge area.

Cllr Betts will consider the signage in place so the Parish Council can consider whether this needs to be updated.

Cllrs noted the cost of the Parish Council's insurance policy is higher due to the responsibility for the play area. The play area is owned by Ryarsh Village Hall, but the Parish Council has chosen voluntarily to be responsible and carry out maintenance and repairs.

(b) To Consider KALC Community Awards and Ryarsh Village Award Schemes

There was a discussion about nominees. The recipient of the KALC award and the Ryarsh Village Award were agreed.

(c) To receive update about Highways Improvement Plan

There was a discussion about each item in the Highways Improvement Plan:

- 1 – Roughetts Road – Safety and Speeding Concerns.
- 2 – Birling Road, between Ryarsh Primary School and Birling – Speeding cars and danger to pedestrians and school children. Install a VAS/SID.
- 3 – Birling Road, traffic calming island – removal of the first traffic calming buildout adjacent to Place Farm Cottages.
- 4 – Chapel Street – Car Parking on the pavement – blocks the pavement. Cars parking in the narrow road – blocks the road.
- 5 – Woodgate Road – Speeding cars particularly after the bend near Byeways, and the road is narrow. Residents have almost been knocked over. Solutions – signs lower speed limit, speed bumps, chicane.
- 6 – The Street – The entranceway to Brookline Coaches is used as a passing point at this narrow stretch of road with no pavements. Passing vehicles make it difficult for the coaches to exit onto the Street. Measures to give priority to vehicles travelling uphill – a give way sign or a priority sign.
- 7 – Woodgate Road – Sight lines to and from the junction blocked by parked cars in Woodgate Road – double yellow lines.

It was reported that Waberer's lorries have got stuck again in Chapel Street. Workhouse Lane was flooded so they diverted. The Clerk was asked to write to the Birling Estate asking them to advise their lorries to go via Stangate Road.

It is outside our boundary, but there is a dangerous stretch as you drive from Birling into Ryarsh. There is a blind corner just before the Ryarsh sign and in the last year vehicles have started to park on the left hand side. This makes it a dangerous entrance to the village. The Clerk was asked to write to Birling Parish Council about this.

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

Cllrs agreed to order the same bench for Ryarsh Park as was installed in the play area. Cllr McKinlay will get in touch with the resident in Ryarsh Park who we liaise with about this and with Trinity.

Cllr Betts is waiting for a quote to install a new Notice Board at Birling Road and remove the old one.

(e) To note renewal of DropBox online storage

It was noted that this has been renewed.

6. OPEN SESSION – Public Question Time

There were no members of public present

7. PARISH COUNCILLOR REPORTS – to receive updates and reports

There were no reports.

Cllr McKinlay will attend the next Parish Partnership Panel.

8. MONTHLY CHECK LIST

To receive reports about:

- (a) Play Area and Recreation Ground
Cllr Betts is obtaining a quote to lay rubber mesh on the path by the entrance gate to the play area.
- (b) Highways, Footpaths and Footways
There were no issues to report.
- (c) Street lights
There were no issues to report.
- (d) Parish property: Defibrillator, Ryarsh Resource Room
There were no issues to report.
Ryarsh Village Hall are checking the defibrillator. Cllr Betts will add defibrillator checks to his play area checklist.

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 Sutton.
The Clerk has provided a financial report. The cost of streetlights continues to be over budget due to the high cost of electricity and this will continue to be over budget.
- (b) 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
	Payments approved at the Meeting	
PSR Lighting	Streetlight Maintenance December 2023	£116.40
Clerk	Salary January 2024	£943.94
HMRC	January 2024 PAYE and NI	£133.51
Clerk	Travel Expenses December 23	£9.10

Payment to N Power for Electricity for December 2023 of £570.07 will be paid by Direct Debit.

- (c) To consider Un-metered Electricity Supply Renewal
It was noted that electricity cost the Parish Council more for this financial year than had been forecast and the huge increase in electricity costs affected the budget.
The Clerk is in contact with Utility Aid and other companies about getting alternative quotes.
- (d) To consider Recreation Ground Maintenance Contract Renewal
The Parish Council does not own the Recreation Ground. This is owned by the Village Hall, who also earn an income from renting out pitches and hiring the hall.
Given the increasing costs the Parish Council is facing, it was AGREED that the Village Hall should take responsibility for the Grass Cutting maintenance Contract which amounts to 10% of the parish Council's precept request.
As per the arrangement with St Martin's Church, the Parish Council will consider a donation of up to £1,200. This can be reviewed each year depending on circumstances.
There was a discussion about the Play Area. This is also owned by the Village Hall, but the Parish Council voluntarily takes responsibility for insuring the area, checking equipment and carrying out repairs and maintenance. The Parish Council can choose to hand back that

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responsibility to the Village Hall at any time. It was agreed the Parish Council would continue to take responsibility for the play area at the moment.
It was noted that the Parish Council also own the Village Hall, which is leased to the Trustees of Ryarsh Village Hall.

(e) To consider and approve budget for 2024-2025

There was a discussion and Councillors approved a budget of £51,039 for 2024-2025.

Employment Costs	£14,409
Clerk - Travel	£200
Councillor - Expenses	£200
Training	£560
Admin and Office Supplies	£300
Professional Fees	£2,280
Hall Hire	£320
Streetlights	£8,300
Play Area	£11,150
Open Spaces	£1,700
Parish Property	£3,700
Burial Grounds – Grass Cutting	£1,200
Insurance	£1,700
Audit	£450
Donations	£1,400
Subscriptions	£450
Bus funding	£220
APM, Community Award + Events	£500
Contingency	£2,000
Total	£51,039

(f) To consider and approve precept request for 2024-2025

Cllrs AGREED to a precept request of £29,343. This amounts to £77.80 per Band D property. This is an increase of £1.90 from 2023-2024, or 2.5% per Band D property. The precept is increased by 3.5%.

The Parish Council will fund the balance of the budget from reserves, and will look for grant funding towards any new equipment in the play area.

(g) To consider any other financial matters

The Clerk has submitted papers to Unity Trust to add Cllr Bowyer as a signatory.

10. MATTERS FOR NEXT MEETING

There were no matters raised.

The Meeting concluded at 9.05pm

Date of the next Parish Council Meeting is **Monday 12th February 2024** at 7.30pm in Ryarsh Church Hall.

Signed 

Dated 12.2.24