

Minutes of Ryarth Parish Council Meeting held in Ryarth Church Hall on Monday 11th November 2024 at 7.30pm

Councillors Present:

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

Also in attendance:

Borough Councillor Banks (left at 7.40pm), 3 members of public, L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received and accepted from Cllrs Bowyer, Dennis and Payne and County Councillor Hohler. There were no declarations of interest.

2. MINUTES : To receive and approve the Minutes of the Parish Council Meeting held on **14th October 2024** for signature

It was **RESOLVED** that the Minutes of the Meeting held on 14th October be approved and signed as an accurate record by Cllr McKinlay.

3. EXTERNAL REPORTS:

(a) County Councillor Hohler

There was no report. Roger Gough is making an announcement about helping pensioners who are stuck for support and KCC are doing something for them from their budget.

(b) Borough Councillor Banks

Cllr Banks reported:

- There was a motion at the full Borough Council meeting regarding loss of the Heating Allowance. The Borough Council is involved in dealing with lots of people and trying to make sure people who can claim Pension Credit do claim.
- Former Ryarth Place Farm – the applicant has appealed against the refusal. Cllr McKinlay noted that villagers were unhappy with the proposal. It was suggested the Planning Inspector carried out a site visit at 3.10pm.
- The West Malling Market petition about parking has been signed by 2000+ people. There is concern that 1/3 of traders are thinking of pulling out of West Malling Market. Cllr Banks sees room for compromise.
- There is a meeting of the Patient Participation Group (PPG) for West Malling Group Practice. (WMGP). Helen Grant MP has written and made some good points. They are waiting to get a meeting of the Health Overview and Scrutiny Committee. Kent and Medway have the worst ratio of patients to doctors in the country. It should make a strong case to get the Integrated Care board (ICB) to come to the Overview and Scrutiny committee to explain why they cannot expand the surgery in Kings Hill. Developers in planning say they will build a surgery, but if you do that you need to talk to the people using it. There is a lot of discussion about the Leybourne Surgery not being fit for purpose. This cannot be just a box ticking exercise
- There will be a site visit about 40 acres development. This is of interest to other areas, in terms of what they are going to do about landscaping and wildlife corridors.

Minutes of Ryarsh Parish Council Meeting

It is important to make sure we have green spaces so people can look at trees and wildlife isn't badly affected. New legislation on bio diversity net gain will help.

(c) Police

There was no report.

(d) Village Hall

The AGM will be held in March. Cllr Sutton was unable to attend the recent meeting.

4. PLANNING

(a) Plans Received for Comment

There were no plans received.

(b) Approvals

- i. **24/01245/PA - Tamarinda, London Road** - Loft conversion including raising of ridge and dormer window, addition of a front porch, and internal alterations

(c) Refusals

There were no refusals to report.

(d) Any other Planning Matters

23/03202 – Former Ryarsh Place Farm, Birling Road- An appeal to the Planning Inspectorate against refusal of permission for Outline Application: all matters reserved except for access, layout and scale for the demolition of an existing range of modern agricultural buildings and the redevelopment of site with six dwellings with garaging together with associated creation of car parking and turning areas, conversion of existing stable building into an ancillary domestic outbuilding and landscaping works.

Planning Inspectorate's Ref: APP/H2265/W/24/3353979 Appeal Start Date: 29-Oct-2024

5. MATTERS ARISING

(a) To consider and adopt new model Financial Regulations

Cllr McKinlay, Betts and the Clerk went through the model Financial Regulations and have suggested a draft for Ryarsh which has been considered by Councillors. Councillors RESOLVED to accept and adopt the new model Financial Regulations.

(b) Public Consultation on the Proposed Main Modifications to Kent Minerals and Waste Local Plan 2024–2039 (17.10.24-28.11.24) www.kent.gov.uk/mineralsandwaste

There is nothing in the proposals that impacts Ryarsh.

(c) To consider Fire Hydrant Inspections

Cllrs Sutton and Betts will carry out inspections.

(d) To consider upgrade to streetlights

The contractor has suggested an upgrade which will cost £450 + VAT per streetlight. It was noted this would not save the Parish Council electricity as the supply is unmetered. There are over 30 streetlights in the village, so to upgrade them all will be very costly.

The Clerk will ask the contractor about cleaning and changing the bulb on the streetlight on The Street which has been reported as being dim.

A resident reported that a streetlight on Roughetts Road is very bright and affects the nearby property. There was a shield on the back which worked well, but the light is now flooding the property again. The Clerk will contact the contractor to reinstate the shade.

(e) To receive update on Parish Council Projects – Picnic Bench (Ryarsh Park)

Cllrs were pleased that the bench provided by the Parish Council has now been installed in Ryarsh Park by Trinity. They have chosen the location of the bench, near the play area.

6. OPEN SESSION – Public Question Time

Dave P was thanked for putting up the Unknown Tommy and Women in War Statue Pairs, by the Village Sign and in Ryarsh Park. It was agreed he would take them down in a weeks' time.

There was a discussion about the Governance of the Village Hall. It was reported there are few villagers involved in running the hall. More residents are needed to take part.

Anyone in the Village can attend the AGM which should take place in about March.

While the Village Hall is seen as a good village asset, it is not known whether there is much benefit to residents from it. Most users are not from Ryarsh. It is self-sustaining and can keep itself going financially, but that may become more difficult over time.

It was noted that there are a lot of complaints about noise, swearing, and problem parking created by the football on the Recreation Ground. Pitches have been put against the fences of residents on Chapel Street.

Residents will be encouraged to get involved in the Hall.

7. PARISH COUNCILLOR REPORTS – to receive updates and reports

(a) Ryarsh Village Hall Committee Meeting – 24.10.24 (JS)

Cllr Sutton was not able to attend

(b) Remembrance Service – 10.11.24 (MM)

Cllr McKinlay attended and laid a wreath.

(c) KALC – Clerk's Conference – 12.11.24 (LM)

The Clerk is attending.

(d) KALC – Introduction to Planning for Local Councils – 14.11.24 (CB)

Cllr Bowyer is attending.

(e) KCC Highways Conference – 20.11.24 (MM, LM)

Cllr McKinlay and the Clerk will be attending.

(f) TMBC Parish Partnership Panel – 21.11.24

Noted.

(g) Play Area Annual Inspection – 27.11.24 (MM, AB)

Cllrs McKinlay and Betts are attending.

(h) KALC AGM 30.11.24 (MM)

Cllr McKinlay is attending.

(i) Christmas Tree Lighting 01.12.24

Cllr Sutton was thanked for helping organise an event. The Church has prepared flyers and posters. There will be the lighting of the tree, carols, mince pies and mulled wine.

There has been good feedback. Residents are happy with the event without fireworks.

The Parish Council is donating £200 towards the cost of the tree.

(j) KALC - Clerks Networking Event 05.12.24 (Clerk)

The Clerk is attending.

8. MONTHLY CHECK LIST

To receive reports about:

(a) Play Area and Recreation Ground

A supervised play area annual inspection will be taking place this month.

(b) Highways, Footpaths and Footways, Street lights

There was nothing to report.

- (c) Parish property: Defibrillator, Ryarsh Resource Room
 Cllr Betts reported that everything is old and faded. Old items such as DVD's won't be used. A lot needs throwing away and it needs refreshing. Cllrs will start clearing it up. The Clerk was asked to notify Ba S that Cllrs are beginning this work.
 The Parish Council can work with the school on a new project for the Resource Room.

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. The Clerk has provided a financial report for Cllrs and there are no issues to be raised.
- (b) To consider and approve invoice payments
 The following accounts for payment were approved. The payments will be authorised by Cllrs Martin and Betts.

| Payee | Description | Total |
|---------------|---|------------------|
| | Payments Approved at the last meeting | £2,458.64 |
| | Payments approved since the last meeting | |
| SSE Energy | Electricity Supply September 24 | £15.87 |
| SSE Energy | Electricity Supply September 24 | £240.40 |
| Unity Trust | Monthly Service Charge | £5.40 |
| | TOTAL SEPTEMBER PAYMENTS | £2,720.31 |
| | Payments approved at the Meeting | |
| PSR Lighting | Streetlight Maintenance October 2024 | £116.40 |
| Clerk | Salary November 2024 | £1,038.54 |
| HMRC | November 2024 PAYE and NI | £261.17 |
| Clerk | Travel Expenses/Reimbursements | £456.99 |
| KALC | Introduction to Planning Course | £60.00 |
| D&M Nankivell | Annual Donation to Christmas Tree | £200.00 |
| KALC | AGM | £9.60 |
| | TOTAL NOVEMBER PAYMENTS | £2,142.70 |

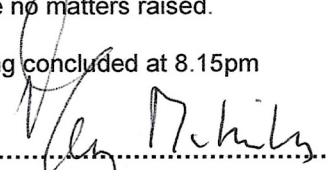
It was AGREED to transfer of £3,000 from Instant Access Savings Account to Current Account.

- (c) To consider and approve new Model Financial Regulations
 These were approved earlier in the meeting.
- (d) Confidential Agenda item: to consider NALC National Salaries Pay Scale Increase Agreement for Clerk
 Cllrs AGREED to the NALC National Salaries increase award for the Clerk for 2024-2025.

10. MATTERS FOR NEXT MEETING

There were no matters raised.

The Meeting concluded at 8.15pm

Signed 

Dated 11-12-24