



**Minutes of Ryarth Parish Council Meeting held in Ryarth Church Hall
on Monday 14th July 2025 at 7.30pm**

Councillors Present:

Cllr J Sutton (Vice Chair of Parish Council and Meeting Chair)
Cllr E Dennis
Cllr C Martin
Cllr M McKinlay
Cllr S Payne

Also in attendance:

Borough Councillor Banks (left at 7.50pm), 1 resident, L Mackie (Clerk)

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were apologies from County Councillor Sian, Cllrs Betts and Bowyer.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3. MINUTES: To receive and approve the Minutes of the Parish Meeting held on **2nd June 2025** for signature

It was **RESOLVED** that the Minutes of the Meeting held on 2nd June be approved and signed as an accurate record by Cllr Sutton.

4. EXTERNAL REPORTS:

(a) County Councillor Sian

There was no report.

(b) Borough Councillor Banks

Cllr Banks:

- There was a full Council meeting at TMBC with constitutional changes to reduce the number of people able to speak at a planning meeting, and to prevent 3 Councillors during a debate being able to refer the decision to full council.
- Councillors are aware that members of public want them to fight some planning applications, but it is very expensive and TMBC does not want to waste public money on legal arguments
- Kings Hill Parish Council are making contact with local parishes with residents who use West Malling Group Practice. They are looking for support, and funding, for a winter hub. The real issue is perhaps that another surgery is needed.
- He is involved in Earthwatch and carries out water quality testing in streams and rivers for pollutants

Cllr Banks was asked if he was aware of any plans for a new secondary school in the area. He has no information but will ask Cllr Dean. The education budget is a KCC one, but the planning relating to a new school is a TMBC matter.

The current plan is that on average there will be 178 households per year in the area covered by WMGP. These figures are relevant as much to education as primary care.

- (c) Police
There was no report.

5. PLANNING

(a) Applications

- i. **25/01022/PA - Old School House, Old School Lane** - Internal configuration of existing annexe, construction of new door opening and new rear windows.
There were **NO OBJECTIONS**
- ii. **25/00755/PA - Heavers House, Chapel Street** - Proposal: Proposed part 2-storey, part single storey rear extension and installation of dormer windows. The application has been amended as follows: Description change and updated drawings received 03.07.25
There were **NO OBJECTIONS**
- iii. **25/01114/PA - 6 Brick Gardens** - Single storey rear extension
There were **NO OBJECTIONS**
- iv. **25/01161/PA - Part 1 Class A (Prior Approval) - Homestead, Sandy Lane** - Prior Notification for Larger Home Extension (Part 1 Class A) Single Storey rear extension to a depth of 8m, maximum roof height of 4m, and Eaves height of 2.5m (Parish Council Not Consulted)
There were **NO COMMENTS**

(b) Approvals

- i. **24/01933/PA – Godfreys Plantation, Birling Road** – Listed Building Consent - Listed Building Application: Replacement windows with heritage double glazed units in a matching style

(c) Refusals

- i. **25/00724/PA - Agricultural Land West of Wingfield Bank, Sandy Lane** - Proposed erection of stable block, consisting of four loose boxes, with relocated pedestrian and vehicular access, feed store, welfare and associated hardstanding

(d) Any other Planning Matters

- i. **25/01034/PA - Greystones, Roughetts Road** - Demolition of existing conservatory for new rear and side extensions including part single, part two storey rear extension with inset balcony and single storey kitchen extension (RPC response – No Objections)
- ii. **25/00728/PA - Old School House, Old School Lane** - Lawful Development Certificate Proposed: Internal reconfiguration of existing annexe, construction of new front door opening and new rear window opening (**withdrawn**)

6. MATTERS ARISING

(a) Historic Landfill Sites

Cllr Mike Taylor wants information about historic landfill sites. Cllr McKinlay will liaise with residents about this.

(b) KALC Local Government Reorganisation and Devolution Survey

Cllrs felt they did not have enough information to answer certain questions, such as should there be 3 Unitary Authorities or 4 in Kent.

(c) To receive update on Highways Improvement Plan

There are plans to change the zig zag markings outside the school to make them compliant with current legislation, and to make changes to the hours of parking. The Parish Council supports these changes.

- (d) To consider Parish Council Projects: Defibrillator for Ryarsh Park, Village Clean Up, Mens Shed

Defibrillator – the Clerk is making enquiries with Trinity

Village Clean Up – Cllr Martin will suggest a suitable date

Mens Shed – Cllr Betts is dealing with this. Cllr Sutton is happy to host the Mens Shed at the Duke.

7. OPEN SESSION – Public Question Time

The Ryarsh Village Community Award was presented to Jude Lawton, with appreciation for everything she does for the village. Jude was congratulated.

8. PARISH COUNCILLOR REPORTS – to receive updates and reports

- (a) KALC EGM – 19.06.25 (MM)

Cllr McKinlay reported there was discussion about Devolution and Unitary Authorities, and what Parish Councils could do if there were no Borough Councils.

- (b) KALC Planning Conference – 20.06.25 (MM)

Cllr McKinlay reported. With planning, you can only work in accordance with the rules so you need to know what the rules are. Government have made quite a few changes.

- (c) KALC T&M – 17.07.25

Cllr McKinlay will attend.

9. MONTHLY CHECK LIST

To receive reports about:

- (a) Play Area and Recreation Ground

Cllr Betts checks the equipment.

The Recreation Ground grass was cut just before a football tournament, but had not been cut for 2 months beforehand and looked a mess.

A football tournament on the Recreation Ground caused chaos in the Village. There were problems with parking, swearing and antisocial behaviour. The Clerk was asked to contact the Village Hall, the police and the Football League.

- (b) Highways, Footpaths and Footways, Street lights

There were no reports.

- (c) Parish property: Ryarsh Resource Room

There was nothing to report about the Ryarsh Resource Room.

10. 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 for Cllrs and there are no issues to be raised.

In June 2025 there were payments of £1,835.68 and receipts of £190.10 (bank interest).

There were no Internal Transfers approved at the last meeting.

Bank Account positions as at 01.07.25, before July payments are made, are:

Unity Trust Current Account £1,362.85

Unity Trust Instant Access Savings Account @2.25% AER £31,649.21

- (b) To consider and approve invoice payments

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

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Payee	Description	Total
	Payments Approved at the last meeting	£1,543.64
	Payments approved since the last meeting	
SSE Energy	Electricity Supply May 25	£37.64
SSE Energy	Electricity Supply May 25	£248.40
Unity Trust	Monthly Service Charge	<u>£6.00</u>
	TOTAL JUNE PAYMENTS	£1,835.68
	Payments approved at the Meeting	
PSR Lighting	Streetlight Maintenance June 2025	£116.40
Clerk	Salary July 2025	£918.87
HMRC	July 2025 PAYE and NI	£219.72
Clerk	Travel Expenses/Reimbursements	£86.55
CPRE	Renewal of Annual Membership Direct Debit	£36.00
	TOTAL JULY PAYMENTS	£1,377.54

A transfer of £3,000 was APPROVED From the Instant Access Savings Account to the Current Account.

- (c) Notice of Appointment of Date for the exercise of public rights for Accounts for the year ended 31.03.25 – 24th June – 4th August 2025
Noted.
- (d) To receive update: The Pensions Regulator: workplace pensions re-enrolment
The Clerk updated the Parish Council about the Nest pension scheme and the Pensions Regulator Re-enrolment.

11. MATTERS FOR NEXT MEETING

The Meeting concluded at 8.20pm.

There is no meeting in August.

Date of the next Meeting in Ryarsh Church Hall has been changed to Monday 1st September 2025.

Signed

Dated