

MINUTES
PARISH COUNCIL MEETING OF
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
Monday 5th FEBRUARY 2026
commenced at 7:00pm
In attendance

Cllr Andrew Papas [AP]	Michelle Rumble – Parish Clerk [MR]
Cllr Ben Ward [BW]	
Cllr Charlie Cooper [CC]	Borough Councillor Claudine Russell [CR]
Cllr Deborah Papas [DP] Vice Chair	Borough Councillor Grace Couch [GC]
Cllr Jack Highwood [JH] Chairman	County Councillor Brian Black [BB]
	1 Member of Public

26.02.01

To receive apologies and reasons for absence.

Apologies were received from Cllr Steve Barham (Illness), Cllr Kelly Rigden [illness], Borough Councillor Michael Summersgill

26.02.02

To receive declarations of personal, prejudicial, and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

Cllr Deborah Papas and Cllr Ben Ward declared an interest in the Village Hall item and left the room during that discussion.

26.02.03

Public Forum – Time limit 15 minutes

The meeting was adjourned at 19.05pm to hear from a member of the public who asked if the Play Area item could be brought forward as he was attending for that item.

26.02.04

Borough Councillor and County Councillor Reports

Cllr Couch, Cllr Russell, and County Councillor Brian Black were all in attendance and reports all noted as follows: -

MBC Members Report from Cllr Claudine Russell

Dated: February 2026

Council

The Article 3 Directive work on Invicta House has been moved to the March cycle of meetings.

The main budget meeting is this month.

Ward Work

I have raised various issues along Hampstead Lane with officers, focussing on drainage and the large potholes.

I have contacted the street scene team and arranged for a clearance of the rubbish along the verges in Stilebridge Lane.

Residents have been in contact with me about bridleways and whether there can be more in our area, I have asked them to contact their KCC councillor regarding this.

Green Party Councillors' Report of December 2025, for Marden & Yalding Ward Parishes –

After the busy November, this past month has seemed to be a lot quieter, apart from in my Cabinet role covering Finance issues. We put forward the proposed 2026/27 Fees & Charges to committees, and to Cabinet, during December (including the second stage in raising town parking fees back to where they would have been with inflation, post-Covid). Also, without knowing exactly what the Local Government Finance settlement would be (received the week before Xmas), I have started to set out the process and budget for the next financial year, and there is further Committee, Cabinet and Council decision-making during Jan/Feb on how much we expect next year's Council Tax to rise.

The Council meeting on 3rd December heard a Motion of 'no confidence' in the Council Leader being tabled by two Councillors from this part of the Borough, which was defeated by 28 votes to 14. Council then heard from the (continuing) Leader as to progress on various matters in the Borough, plus considered a second Motion about potential future planning issues at Invicta House. Cabinet on 17th December looked primarily at finance issues, noting that the half-year now shows an expected small surplus in Council funds/spend; it also passed a motion on Council Tax reduction allowances.

A public consultation regarding Violence Against Women and Girls (VAWG) continues to be open until 25th January, so please respond; we're actively encouraging all ages' participation, and the funded 'Citizens' Assembly' style community discussion on VAWG is also now open for applications. Two SPDs on Lidsing & Heathlands Garden settlements are also still out for Consultation, as is also the Gypsy & Traveller (GTT) Reg. 18b consultation + Call for Sites (<https://maidstone.oc2.uk/>), until 11th Jan. And lastly there is also another Survey/consultation out, about the creation (or not) of a Town Council:

<https://online1.snapsurveys.com/Interview/41f29ed5-8b99-44ef-9ce3-b6ce2712a0b2> Please check upcoming events, in town and around, on: <https://www.visitmaidstone.com/whats-on>
Parish Matters –

Collier Street – Mike had assisted a resident with concerns over blocked ditches, by contacting UMIDB (who confirmed that they knew about a problem, and enforcement action had been taken).

Hunton – Mike had mail about litter on Hilltop and a potential permissive path action, and attended a meeting with Clockhouse Farms, about their proposals for polytunnels on the Greensand slopes above Lughorse Lane. Chased up a couple of recent Planning Enforcement issues without success.

Marden – Mike had meetings at Stilebridge Lane caravan site with residents, about power/water supply issues & fly-tipping on land opposite and had contacted the Parish Council over potential encroachment on another site in Tilden Lane (already under MBC Enforcement action). Traffic & speeding issues continue to get traction on social media, and Parish Council had formed a joint Group to discuss/assess. Attended, damply, a wonderful Weald of Kent Young Farmers' Tractor Run.

Nettlestead – Nothing to report from Mike, but a very jolly post-Parish Xmas drinks/canapes with Councillors. The Council Leader had visited a new cafe/coffee shop (on the riverside, by Bow Bridge) after he & Mike received an email from the owners about negative comments online from an adjacent area's Councillor (Grace is to visit early in the New Year) – supportive actions & publicity.

Yalding - Mike visited a resident on Claygate Road, to look at new works undertaken on the highway verge, including tree removal and a new access crossing of the ditch; UMIDB & KCC Highways were informed, asking about clearance suitability and any potential highway safety issues. Grace received an issue of concern over flags on High Street lampposts, which Parish Council are dealing with. And both had emails about a small solar panel 'farm' in Laddingford, which is currently being assessed by MBC about its environmental aspects; Grace had met with Boom Power to discuss details of their proposals. Grace had been contacted by a resident over highway lighting concerns on/near the East Peckham by-pass, after the fatal accident there; she has passed on KCC contact details for that zone.

Borough Councillors Grace Couch & Mike Summersgill – 1st January 2026 Emails:
michaelsummersgill@maidstone.gov.uk, gracecouch@maidstone.gov.uk

County Councillor Brian Black was present and spoke on the water crisis which had hot many of his residents. He also stated that he would be happy to allocate the Parish Council £600.00 out of his Members' Grant for the new play area.

26.02.13.03 Cllr Jack Highwood

Play equipment

This item was brough forward as there was a member of the public who was interested to hear an update who also audio recorded this part of the meeting.

Cllr Highwood reported that he had met with Play dale and Wicksteed, prices to follow.

Cllr Highwood stated that Playdale are very competitive, Wicksteed also do Wooden play equipment, but it is more expensive than Playdale.

Cllr Highwood announced that there was also a meeting with Sovereign on the 9th February.

The quotes from all three will be based on the same specification.

The Parish Council were looking at completing the play area in stages. The surfacing will be based on this with the use of grass and wet pour under some of the equipment.

The Parish Council would also like a footpath leading to the Play equipment possible type 1 as this is cheaper than tarmac and more sustainable.

26.02.05

Approval of minutes

To approve the minutes of the parish council meeting held on 5th January 2026 as a true record. Resolved: as proposed by DP, seconded by CC, and reached unanimous approval the minutes were approved.

26.02.06.01

Planning

<p>APPLICATION REF: 26/500061/FULL</p>	<p>ADDRESS: Brandenburg Farm Haviker Street Collier Street Kent. TN12 9RH PROPOSAL: Section 73 - Application for variation of condition 11 (to allow some living accommodation to be provided on the ground floor) and minor material amendment to approved plans condition 14 (to allow changes to allow alterations to internal layout and fenestration to create living/dining/kitchen area, utility rooms and gym to ground floor and 2no. additional bedrooms to first floor) pursuant to 17/503500/FULL for - Change of use and conversion of existing American Oast to form a 4no. bed dwelling, along with associated landscaping and parking, and part-demolition of adjacent barn structure at Brandenburg Farm, Collier Street.</p> <p>It was RESOLVED by all members to a NEUTRAL STANCE</p>
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26.02.06.02

Planning decisions made by Maidstone Borough Council

<p>25/504601/FULL 1 Kings Lane Cottages Kings Lane, TN12 9PP</p>	<p>Proposal: Change of use of 15m of paddock land along northern boundary to residential use to extend the existing residential garden. Application Granted 12 January 2026 Parish comments NEUTRAL</p>
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<p>25/504302/SUB Orchard Place, Benover Road</p>	<p>Submission of details pursuant to condition 2- (Landscaping, drainage, and external lighting) and 9- (Biodiversity Enhancements) subject to 24/500393/FULL. Discharge conditions approved 9 January 2026 Parish comments None</p>
<p>26.02.07 Correspondence List The Correspondence list was circulated prior to the meeting and noted by all members present.</p>	
<p>26.02.08 26.02.08.01 Bank Statements – Not available yet 26.02.08.02 Bank reconciliations – Not available yet 26.02.08.03 RBS Finance Reports for January 2026 Trial Balance YTD Earmarked Reserves YTD Annual Budget Report YTD: 26.02.08.04 To note Income received since the last meeting. Bank Interest received in December, missed off last month’s agenda due to time sensitive arrival of the statements. £233.51 26.02.08.05 Payments for February 2026 to be authorised and the paid online Banking following approval at this meeting.</p> <p>Date Paid Payee Name Amount Paid 02/02/2026 MICHELLE RUMBLE £ 830.26 Clerks salary - Month 11 02/02/2026 NEST £35.17 - Clerks pension payment 02/02/2026 HMRC £13.80 - Clerks PAYE - Month 11 02/02/2026 HMRC £69.33 Employers NI - Month 11 02/02/2026 NEST £26.38 - Employers Pension 02/02/2026 OAST FENCING £332.00 - Works for Electrical connection. TOTAL £1,306.04</p> <p>RESOLVED: as proposed by DP, seconded by JH, and reached unanimous approval the February 2026 payment list were approved.</p> <p style="text-align: right;"><i>ACTION: CLERK TO ADMINISTER PAYMENTS VIA FASTER PAYMENTS.</i></p>	
<p>26.02.08.06 Internal Interim Audit Report 2025/2026 The Clerk circulated the above report to all members of the Parish Council prior to the meeting. Items highlighted by the Audit was the following. Standing orders and Financial Regulations not on the Parish Council Website – this has now been updated. Reserves have now been split into: CIL Monies Village Hall Reserves Asset Register – Photographic evidence of items of note on the Asset Register – This will be completed and kept with the Asset Register. Everything else was in order</p>	
<p>26.02.08.07 Data Protection Policy</p>	

This Policy was circulated to all members prior to the meeting. Cllr D Papas will make some amendments and then circulate the updated Policy, once this has been completed it will be ADOPTED and added onto the Parish Council website.

26.02.09

CIL MONIES

No spend or receipts since last meeting

Balance £26,864.48

Update on any imminent spend (circa £100 sundry to complete electrical hook up)

CIL Balance £26,864.48

Works for Electrical Hook up £332.00

Bollard Lighting quote approved £1736.33

Concrete and Subsidiary materials £300.00

Digger £110.00

Labour (5 days but could be 4) £2,250.00

CCTV Items approved £484.11

2-year data sim card (approved) £249.99

Balance £21,402.05

26.02.10

HIGHWAYS – HIP and GENERAL

HIP Updated document submitted for 2026.

Many incidents of vehicles driving over the bridge southbound, when priority is given to Northbound traffic. The reason for this is that the bridge sits on a slight bend and southbound it is hard to see vehicles coming through this 50mph road, unless you pull out. By then, you are mainly committed and is dangerous. Going northbound, it is easier to see oncoming vehicles as the bend is to the right. Suggestion to have the priority to oncoming vehicles swapped, so this will be northbound, and the southbound vehicles will have priority. Will probably need a of warning sign as well. Southbound Hard to see any oncoming vehicles unless pull out to the right and advance. Northbound Vehicles can be seen on the approach. Suggest putting the sign and Give Way lines at W3W desire. surpassed. belief or where the guidelines indicate

KCC Response 27/01/26 ER- This was investigated in October 2025. Following ATCs results, there is a fraction of motorists that are travelling northbound than southbound which indicates that the current give way arrangement is appropriate. As such and based on the survey data I am afraid the current arrangement should stay as it is.

Ironworks are exposed on the road and have had reports of tyre damage to vehicles as they pull in tight when cars pass each other at that point. The iron works have been exposed due to the erosion of the verge over time. Install a kerb maybe? Install reflector posts maybe? Open to suggestions from KCCH. Issue is also by fire hydrant (which may be an issue?)

KCC Response 27/01/26 ER- This was investigated in November 2025. Following the highway steward's site assessment who advised there are two utility covers that are exposed due to over run along this bend, most likely due to vehicles approaching the bend at speed. I do not believe that these are dangerous as you clearly see that they are in the verge and not in the carriageway so vehicles should not be driving that far over. Collision data (one slight severity personal injury collision involving a vehicle rejoining the road from an adjacent field). Also, telematic speed data shows low speeds on both approaches to and through the bend. As this is highways maintenance issue then this will be monitored.

26.02.11

Recreation Ground and Car Park

26.02.11.01

Village Green Electricity connection.

Cllr Ward updated members that this has now been completed, and the Parish Council now need to look at getting an electrical supplier, Cllr Ward sent the Clerk a Broker that could offer this but there will need to be a Credit Score carried out against the Clerk. The Clerk will make further investigations into this.

26.02.11.02

Bollard Lighting

This has previously been approved, but due to the weather it will need to wait to be completed until the ground dries out.

26.02.11.03

CCTV

RESOLUTION To approve the purchase of the equipment previously resolved in November 2025. New quote is lower due to some items being acquired by Cllr Ward.

*It was **RESOLVED** to accept the new quote, and this will now proceed, Cllr Ward will work with the Clerk to facilitate the order.*

26.02.11.04

INPOST Lockers

The Clerk stated that the signed agreement was sent over to In post back in December, but no response had been received. It was noted that the lady who was dealing with it was made Redundant, but the Clerk has not sent this to another employee at In post and hopefully there will be some update by the next meeting.

26.02.12

Village Hall Trusteeship

Cllr Ben Ward and Cllr D Papas, both left the room whilst this item was being discussed.

The Village Hall Trusteeship had contacted the Parish Council to ask if they would become a Sole Trusteeship of the Collier Street Village Hall Charity.

The remaining members of the Parish Council discussed this.

It was Proposed by AP, seconded by CC, and **RESOLVED** by the three members present AP, CC, and JH that the Parish Council will be the Trustee of the Village Hall.

The Finer points will be discussed at a future meeting.

Cllr DP and BW both joined the meeting.

26.02.13

Flooding Report.

[JH] reported.

Cllr Highwood gave his report on the Flooding and that many of the roads within the Parish had flooded, there were issues with cars still going through Road Closures.

Cllr Highwood would like to work with four-by-four and to purchase some orange waterproof clothing.

It was **RESOLVED** by all members to proceed with this, and to give JH authority to purchase the necessary clothing.

26.02.14

DATE OF NEXT MEETING

The next meeting will be held on Monthly Meeting Monday; 2nd MARCH 2026 at 7.00pm

There being no further business, the meeting closes at 8:52PM

All members of the public are welcome to attend and are reminded that this is a Parish Council meeting held in public, not a public meeting.

The meeting will be adjourned to allow members of the public to ask questions. Anyone wishing to address the Council on any subject, should note the following details:

Three minutes per person will be allowed and only if time permits will further questions be heard. This is also on condition that:

- ***Any question must be sent as a transcript, at least seven days prior to the meeting, to the Clerk at clerk@collierstreetparishcouncil.gov.uk***
- ***If more than one person wishes to speak about the same item, a spokesperson must be nominated***
- ***All questions should be courteous, and the speaker must not deviate from the subject***
- ***This is an opportunity to ask questions, not to raise complaints against the Council or any Councillor***
- ***Councillors may decide to answer the question at the meeting or add any item to the agenda of a later Parish Council meeting***
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This should also be in the agenda script please. I think it is on the slides in different places

Prepared by | Michelle Rumble - Clerk | Collier Street Parish Council