

MINUTES
PARISH COUNCIL MEETING OF
COLLIER STREET PARISH COUNCIL
Orchard Room, St Margaret's School
Monday 1ST SEPTEMBER 2025
commencing at 19.00pm
In attendance

Cllr Andrew Papas [AP] Chairperson	Cllr Charlie Cooper [CC]
Cllr Jack Highwood [JH] Vice-chair	County Councillor – Brian Black [BB]
Cllr Deborah Papas [DP]	Borough Councillor. Mike Summersgill [MS]
Cllr Steve Barham [SB]	Borough Councillor – Grace Couch [GC]
Cllr Ben Ward [BW]	Michelle Rumble – Clerk [MR]
Also present two members of the public.	

25.09.01

To receive apologies and reasons for absence.
Apologies were received from Cllr Rigden, Borough Councillor Russell.

25.09.02

To receive declarations of personal, prejudicial, and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.
None declared from any member

25.09.03

Public Forum – Time limit 15 minutes
The meeting was adjourned to hear from two residents who spoke on the following Planning application 25/502947/FULL – Lawton Place, Benover Road
They stated that they were concerned about the application, and they have sent in their objections along with other neighbours.
Meeting resumed at 19.07pm

25.09.04

County Councillor Brian Black introduced himself and was pleased at last to have made it to the Parish Council meeting and would try and attend as many as possible. The Parish Councillors thanked him for attending the meeting.

Green Party Councillors' Report of July/August 2025, for Marden & Yalding Ward Parishes –

Things continued to be busy again within the Borough Council in July but then took a bit of a break in August (except for a Planning Committee). Discussions with other Kent Councils, and more separately with the new KCC authority, continued towards resolving a 'common' position on Local Government Re-organisation and financial effects, with proposals/options supposedly to be agreed between the 14 Kent district/borough Councils in first week of September; the County authority threw a bit of a spanner in the Works early August,

with a single Authority proposal being tabled and now Medway Council has come up with a different proposal combining Maidstone with Ashford.

We had a public Council meeting on 16th July, quickly followed by a Cabinet meeting on 23rd July, and several decisions were made at those meetings; a couple of public questions were tabled at the Council meeting, but none at Cabinet. Items passed at Council, as well as receiving Reports from several Committees, included a Petition to place a memorial on Penenden Heath to the 'Maidstone Witches' wrongly convicted and executed in 1652, a Motion to re-consider Padel provision in Maidstone town centre (on Coronation Square, behind Lockmeadow) and the funding of rental costs for Fusion Healthy Living on Parkwood estate. At Cabinet the next week, matters concerning SPDs for HMOs, Gypsy & Traveller site identification procedures, the Arts & Culture Strategy for 2025-2030, Community funding and Council Tax Reduction for certain residents were discussed, along with Budget forecasting and a site acquisition proposal in Farleigh (for our own housing needs).

Ward Councillors have also been presented with Developer proposals during August, concerning the detail of 112 houses scheduled at Kenward Road (Yalding), and a scheme going through pre-planning discussions for land north of Marden. Also, 85 houses at Coxheath were approved at PlanComm.

After the resignation of all three Independent Councillors in the Harrietsham, Lenham & North Downs Ward during August, an election for 3 new Councillors will take place on 2nd October. Depending on who gets elected, there may be some changing around of Committee priorities, and possibly re-alignment of the Cabinet (as one of them was a Cabinet member); a Full Council meeting will be held on 13th October, to confirm any changes, replacing a scheduled 1st October Council date.

Updates for Newsletters/Sharing with Residents:

Please check out www.visitmaidstone.com/whats-on for details of things happening in and around the town; the Titanic exhibition at the Museum ends on 20th September, and the last Sunday Bandstand event in Brenchley Gardens is on 7th Sept. Heritage Open Days run from 12th – 21st September, when there are free tours of some of the features of the town, including the Town Hall & Mote Park, and also Marden & Detling have events listed. The annual Literary festival takes place with authors in various locations from 4th - 11th October; details on www.maidstonelitfest.org.

Parish Matters –

Collier Street – A 'duck problem' made national & regional news... Mike met residents and the livestock owner on site in early August, and things seem to have quietened down... for now.

Hunton – Parish meeting on 21st July...which welcomed a new Councillor. More fly tipping on several lanes; discussions about buying a mobile ANPR camera to combat this perennial problem. Mike has called in a retrospective PlanAp on new caravans and reported another to Enforcement.

Marden – A proposal for a new property on Lucks Way has caused a considerable number of residents to contact us: Cllr. Russell called this in. Mike has continued liaison about illegal occupation on a riverside site, alongside MBC/EA enforcement activities – Mike will attend a residents' meeting with MP on 18th Sept. A pre-planning meeting and presentation/discussion about a possible new housing scheme north of the railway line in Marden was held (with Parish & MBC's Planning Committee members in attendance) on 28th August; Ward & Parish Councillors spoke at it.

Nettlestead – Mike has visited Retreat Caravan Site in July, and engaged with the Cabinet Member for Waste Services, to try and resolve the collection & recycling problems; which so far have resulted in residents now being able to recycle and put out food waste, with MBC using same waste truck!?

Yalding – The August Parish meeting dealt with a lot of recent Planning enquiries, and the George applications will now be taken together at Planning committee, after representations to Officers. Mike & Grace have received requests from two residents for help with Planning proposals/repeats.

The detailed proposals for the 112-housing site on Kenward Road were published in late July, and MBC members attended a meeting about this on 14th August in Maidstone House, after which Mike asked for some clarification on drainage aspects from Fernham Homes. Grace has been in touch with Kenward House about their solar farm initiative and been responding to residents about outdoor music noise & licensing at The Boathouse. Mike met the Medway River Pilgrims, who stayed overnight in Yalding on 22nd July, and walked with them some of the way; a seminar was held at Aylesford on 24th to discuss 'Rights of River' with other Councils & interests along the river route.

Borough Councillors Grace Couch & Mike Summersgill – 29th August 2025

Emails: michaelsummersgill@maidstone.gov.uk, gracecouch@maidstone.gov.uk

MBC Members Report from Cllr Claudine Russell

Dated: September 2025

Council

We're starting to see the end of quarter 4 reports coming through into all committees. A lot is being made of the successes that were started by our administration such as the Leisure Centre improvements and the new Museum footfall due to the new gallery. Unfortunately, some things have not progressed as well, the lighting strategy in the town centre seems to be lagging behind, three Cllrs resigned over the draft of the Heathlands supplementary planning document and in general the reports that we are getting through for the September committees seem thin.

The council has officially lost its land housing supply and speculative applications are arriving. A pre-application meeting was held for Land North of Marden for 900 houses. There are meetings scheduled in October to give an update on the Local Plan and to bring to committee ideas and strategy for the next Local Plan.

Full Council has been delayed until after the results of the by-election are known and we once again enter the period of restricted political activity until the by-election on the 2nd of October.

Local Government Reorganisation is continuing with the preferred option due back to MHCLG in November.

Overview and Scrutiny

We have completed our empty property review and found a surprisingly small number of empty properties across the borough, all had detailed reasoning provided for why the owner or the housing association (in their case it was almost always pending refurbishment) had left the property empty. We now start to look at public trust in MBC and will follow up with a review of the CIL charging schedule as the leadership have decided not to review this now.

As always, if you need my help, please do not hesitate to email me at claudinerussell@maidstone.gov.uk

25.09.05

Approval of minutes

To approve the minutes of the parish council meeting held in JULY 2025 as a true record. Resolved: as proposed by DP, seconded by CC, and reached unanimous approval the minutes were approved.

25.09.06

Planning

25/503277/LBC	ADDRESS: Gainhill Barn, Claygate Road, Marden TN12 9PY PROPOSAL: Listed Building consent for replacement of decaying wooden windows and repair/replacement of wooden doors. COMMENTS DUE BY: 8 th September 2025 CASE OFFICER: Louise Welsford It was proposed by JH, seconded by DP and RESOLVED by all members present to a NEUTRAL STANCE on this planning application.
25/502947/FULL	ADDRESS: Lawton Place, Benover Road, Yalding ME18 6AU PROPOSAL: Proposed change of use of part of the existing stable building to storage (B8) use including alterations to fenestration. COMMENTS DUE BY 8 th August 2025 (extension approved until 3 rd September 2025) CASE OFFICER: William Fletcher It was proposed by JH, seconded by DP and RESOLVED by all members present to a NEUTRAL STANCE on this planning application.

Planning applications received between the July meeting and the September meeting.

25/502876/FULL	ADDRESS: Land Adj 4 Moors Cottages Spenny Lane Marden Kent. TN12 9PR PROPOSAL: To erect a pair of 3 bed semi-detached dwellings COMMENTS DUE BY: 8 th August 2025 CASE OFFICER: William Fletcher It was RESOLVED by all members by email to a NEUTRAL STANCE on this planning application
25/502965/SUB	ADDRESS: Armourcoat, Brook Farm, Longend Lane, Marden. PROPOSAL: Submission of details pursuant to condition 4 (Great Crested Newt District Level Licence conservation payment) 8- (soft landscape scheme) 10- (bio-diversity enhancement) subject to 24/500358/FULL For Information only
25/502972/SUB	ADDRESS: Hook Farm, Kings Lane, Marden

	PROPOSAL: Submission of details pursuant to condition 11 – Landscaping, subject to 23/504118/FULL For information only
Application: 25/503026/SUB	Address: Land North of Little Cheveney Farm Sheephurst Lane Marden Kent Proposal: Submission of details pursuant to conditions 11 (Construction Environment Management Plan), 16 (river buffer zone scheme), 19 (soil management plan), 20 (scheme of measures to minimise crime), and 24 (permissive path), subject to application 22/501335/FULL. For Information only
Application: 25/503075/SUB	Address: Land North of Little Cheveney Farm Sheephurst Lane Marden Kent Proposal: Submission of details pursuant to conditions 12 (Landscape and Ecological Management Plan), 14 (Kingfisher protection scheme), 15 (method statement for ecological mitigation and enhancement), and 23 (biodiversity enhancement), subject to application 22/501335/FULL. For Information only
Application: 25/503076/SUB	Officer: Sema Yurtman Grid: 572585/144506 Ward: Marden and Yalding Parish: Collier Street Address: Land North of Little Cheveney Farm Sheephurst Lane Marden Kent Proposal: Submission of details pursuant to condition 8 (landscaping scheme), subject to application 22/501335/FULL. For Information only
Application: 25/503078/SUB	Address: Land North of Little Cheveney Farm Sheephurst Lane Marden Kent Proposal: Submission of details pursuant to condition 17 (sustainable surface water drainage scheme), subject to application 22/501335/FULL. For Information only
Application: 25/503079/SUB	Address: Land North of Little Cheveney Farm Sheephurst Lane Marden Kent Proposal: Submission of details pursuant to condition 18 (archaeology), subject to application 22/501335/FULL. For Information only
Application: 25/502973/LAWPRO	Address: Old Moat Farm Collier Street Tonbridge Kent TN12 9RR Proposal: Lawful Development Certificate for proposed rear dormer, insertion of 4no. rooflights to front elevation and 4no. rooflights to rear elevation and repositioning of windows and doors to the ground floor rear elevation. For Information only
25/503560/SUB	Address: Spitzbrook House, Haviker Street, Collier Street Proposal: Submission of details pursuant to condition 3 – (enhancement of ecology), 9 – (Habitat

	Management and Monitoring Plan) subject to 25/500669/FULL For information only
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25.09.06.01

Planning decisions made by Maidstone Borough Council

24/500159/REF	ADDRESS: Orchard Place Benover Road, Benover, ME18 6AU Appeal against refusal of change of use of the land for the siting of 3no. static caravans and 3no. touring caravans for Gypsy/Traveller occupation as a single site, with associated hard and soft landscaping and habitat/biodiversity improvements (part retrospective, revised scheme to 18/506342/FULL). Application refused in July 2024 and appealed in November 2024. Appeal has been allowed, notice quashed, and PERMISSION GRANTED 16TH July 2025 Parish Council's original comments March 2024 were OBJECT, and a letter sent detailing further as well as request to go to Committee if granted. Yalding Parish Council also sent similar. Agent: SJM Planning
25/500777/LDCEX	ADDRESS: Cherry Gardens Collier Street, TN12 9RJ APPEAL against refusal decision (July 2024, appealed February 2025) on erection of an agricultural storage barn with solar roof panels on roof, and improvements to existing driveway. Parish Council's original comments were REFUSAL APPEAL DISMISSED 23 July 2025
25/501861/LAWPRO	ADDRESS: The Workshop, Den Lane, Collier Street, TN12 9PX PROPOSAL: Lawful Development Certificate (Proposed) for Erection of single storey side and front extension and alterations to fenestration. Parish Council's comments - NONE APPLICATION REFUSED 8 July 2025
25/501866/FULL	ADDRESS: 1 Martins Farm Cottages, Collier Street PROPOSAL: Creation of new vehicular access to the highway including new dropped kerb, vehicle crossover and driveway, Additional soft landscaping APPLICATION GRANTED

The Clerk would like to add a comment from a previous planning application which unfortunately had not been added to the minutes and should have been done so on February 2025 Minutes, even though it was discussed and the Parish Council objected, the decision and reason for such was not added to the minutes. The application was refused but for clarity and transparency, the Clerk has been advised to do this. The Clerk would like to apologies for this happening.

Planning Application Reference: 25/500211/FULL

Proposed change of use from Agricultural Land to a Storage facility for Touring Caravans (B8) with a new access.

Land At Lawton Place Benover Road, Yalding, Kent. ME18 6AU.

The Collier Street Parish Council wishes to see the application **REFUSED** and kindly request that if the planning officer is of a mind to approve this development, then the application is referred to the Planning Committee for the planning reasons set out below.

1. Flooding
2. Harm to the environment
3. Development in the open countryside
4. Sever impact to road safety
5. Negative impact to local listed properties

1. **Increased flood risk to neighbouring properties.** The applicant appears to be proposing to fill in and remove a significant number of ponds and streams that allows for a considerable amount of water storage and prevents localised flooding. There is a significant difference between the number of ponds and wetland that will be retained and that is current present. This application currently does not have a flood risk assessment (in the submitted paperwork the applicant has been advised to get one) and we would ask that one is done that considers the removal of this water storage area and its potential impact on the neighbouring 14 properties.
- 2.
3. **Severe impact on the local environment.** The applicant is proposing to remove and or damage an important and diverse area of wetland and surrounding woodland and then tarmac/concrete over a large area of permanent pasture. After a cursory viewing of the location the applicant has already significantly damaged a high proportion of this wetland by infilling some ponds and marsh with soil and rubble already causing significant harm to the flora and fauna. This location is obviously an important location for blue bells, pale crocuses, neuts, dragon flies, and other highly endangered invertebrates. Planting trees as a screen to prevent people seeing the caravans will not make up for the destruction to the existing ecology that is present. We ask that an independent environmental impact assessment is carried out before this development takes place to assess the damage already done and to aid in the design of a development that will see no harm will be done and / or can sensibly be mitigated if the application was to be approved.
4. The proposed area of development is one of an open agricultural permanent pasture and native deciduous woodland and is the very definition of open countryside. Turning this area of the low weald into a commercial storage site will drastically change the nature, style and look of this location from one of peaceful grassland to that of the applicants proposed storage of 130 caravans and 23 shipping containers. The impact alone on the neighbouring properties will be devastating as it will dramatically change the nature and density of this local area.
5. The Parish Council along with neighbouring residents, are seriously concerned about the potential to road safety that the new entrance will cause. The entrance appears poorly designed and there is not enough evidence presented that the proposed design would allow for a vehicle, towing a caravan, could safely turn into the proposed access and pass another exiting at the same time. Not enough information is given if the proposed accesses visibility splay will allow for the safe entrance and egress; especially when considering any vehicle with a caravan would have to cross the opposing lane in either direction to turn into this location, which is a 50mph speed limit road. The proposed access would join at a busy part of the local highway network.

6. The development will be completely out of keeping with the look and style of the local properties and will have a severe and negative impact on the neighbouring listed properties. This is a serious concern for several residents.

In conclusion, we object to this application due to its potential impact on the environment, countryside and danger it could provide daily to road users and neighbours in times of flood.

We also kindly ask that if this application is refused, then it is also referred to the planning enforcement officer so that the works already carried out are remediated so that any ecology that has already been damaged can be restored and the removal of a critical area of water storage can be remediated.

25.09.07

Correspondence List

The Correspondence list was circulated prior to the meeting and noted by all members present.

25.09.08 Finance items for decision

25.09.08.01 To receive the bank Statements for July 2025

25.09.08.02 To receive the bank reconciliations for July 2025

25.09.08.03 To receive the RBS finance reports for July and August 2025

25.09.08.04 To note Income received since the last meeting.

- Marden Minors pitch fee £250.00

25.09.08.05 Payments made since the last meeting.

August 2025

25.09.08.06 Payments for September 2025

Resolved: as proposed by DP, seconded by SB, and reached unanimous approval the August 2025 payment list and the September 2025 payment list were approved.

ACTION: CLERK TO ADMINISTER PAYMENTS VIA BACS.

25.09.09 Policies

The social media Policy will be amended and updated by both the Clerk and Cllr Barham and approved at the next meeting. It was also stated that WHATSAPP will no longer be used as a way of communicating between Councillors and no Decisions will be made on this, only to be used for e.g. please check your emails.

ACTION SB/CLERK – SOCIAL MEDIA POLICY.

25.09.10

CIL MONIES

RESOLUTION – To approve the following payments made between meetings and from the CIL Monies.

£1610.00 – To install a concrete base

£254.59 – Flexi underground ducting

£210.75 – 3m Lighting Column

There will be over the next few months some more spend on the Electrical connection, this will be approved by all members and when required three quotes will be sought, over a spend of £ as adopted in the Financial Regulations.

ACTION: [CLERK] Advise which properties CIL monies came from

Balance (August)

£25,268.41

Amount to spend / order by 6 November 2025

£3,748.71 - £449.08 (allocated for extra works for electrical hook up)

= £3,299.63

25.09.11

HIGHWAYS – HIP and GENERAL

There is a new contact for the HIP now that Greg has left, her name is Emily Rodgers and she will be our point of contact for anything HIP related.

- Post and sign bent / twisted on B2162 northbound before car park - Works completed
- Two reflectors bent and flattened on B2162 northbound just before car park - Works completed

ACTION [DP]

25.09.12

Recreation Ground and Car Park

25.09.12.01

Village Green Electrical Connection

Report from Cllr Ward, he stated that Road Closure notice has been submitted again to Kent County Council as the first one was refused. There were no further dates yet for the work to commence. It was also noted that Electricity Box which needs to be installed should be done within the next few weeks, also the CCTV pole and ducting was delivered ready for the installation. The man hole will also need to be connected ready for the electricity

ACTION BW

25.09.12.02

Play area update on repairs/replacements and on Playground Inspections going forward. **The Clerk had circulated the latest ROSPA Report which had highlighted the following items for repair/require attention.**

1. Seating – Benches item is not secure
2. Rocker seesaw – Fixtures loose or missing and surfacing is a trip hazard
3. Goal post – Cross bar loose
4. Slide Freestanding – Gaps have opened between tiles
5. Multi play Junior – Fixtures loose or missing, delamination of wood, no guardrail, item has been vandalised, Edges not radiused, there is a head entrapment.
6. Carousel – This has been fenced off
7. Rocker – Gaps between tiles, spring is rusty
8. Rocker seal
9. Swing Junior – Fixtures loose or missing, leg posts monitor for decay.

There are some minor repairs needed that was carried out by Councillor Highwood as well as a litter pick

2.The feet had been taken off the barrier, and were put back by Cllr Highwood

3.The Multi play needs to be removed or have a barrier around it and is being organised by Cllr Highwood That is now 3 items that need to be removed A) the roundabout B) The first swing set C) The multi-play. Ideally, they need to be stripped out along with their foundations. Topsoil put in and grass seed applied. It was **RESOLVED** by all members present to get three quotes to have all the play equipment removed, all surfacing removed, filled in with topsoil and seeded.

ACTION CLERK – OBTAIN THREE QUOTES

25.09.13

Flooding Report.

[JH] reported.

Very dry month, nothing to report.

25.09.14**To resolve to go into closed session and to exclude the press and public at item 25.09.15**

Public Bodies (Admissions to Meetings) Act 1960 in accordance with standing order 10 (xi) for consideration of matters relating to the recreation ground (contract)

25.09.15

Closed Session
Recreation Ground

25.07.16**DATE OF NEXT MEETING**

The next meeting will be held on Monthly Meeting Monday, 6th OCTOBER 2025 at 7pm

Please note there is no meeting in August.

[There being no further business, the meeting closes at 20.30PM]

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:

- 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

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