

Lynsted with Kingsdown Parish Council
Minutes of a meeting held on Monday 30th October 2023

At Lynsted Church, Lynsted Lane @ 7.30pm

Present: Cllrs Speed (Chairman) Delaney (Vice) Morgan; Stewart; Langdon-Bassett; Bott; Tiller; Bowen (SBC) Lehmann (KCC) and M Mulley (Clerk)

Meeting commenced at 19.35

1. Chairman's Introduction Chairman thanked everyone for attending.

2. Apologies for absence Cllrs Carr & Winder

3. Declarations of Interest None

4. To confirm minutes of PC Meeting Monday 21st August 2023

Minutes agreed as correct & signed by chairman Proposed AS Seconded JLB

To confirm minutes of APM Monday 25th Sept 2023

Minutes agreed as correct & signed by chairman Proposed LM Seconded AS

5. Matters arising from minutes of PC meeting on Monday 21st August 2023 None

Matters arising from minutes of APM on Monday 25th Sept 2023 None

6. Time for members of the public to address the council None present

7. Update from Borough Councillors

SBC officers are working behind the scenes on the Local Plan in readiness for when the Government clarifies its national planning policy.

Both Borough Councillors met with Kirsten Jones the new Ward PC and raised concerns about anti-social behavior in the area. Everyone should report any incidents (see item 8).

Frogna Lane - the full application for 300 houses has not yet been submitted.

The high volume of roadworks in the area is expected to continue for the foreseeable future.

Highsted Park - National Highways had requested a further deferral period as they were still not satisfied on technical aspects of the proposed new junction 5a on the M2.

SBC budget/precept period had begun for 2024/2025.

8. Update from County Councillor

Shoplifting in the area was becoming an increasing problem. All incidents should be reported using 101 or via the Kent Police website <https://www.kent.police.uk/ro/report/>

Faversham Town Council had received a £60,000 grant from KCC to run a community bus. Contributions towards the annual upkeep were being sought of £500 pa. Formal request to follow.

Tip closure consultation was still ongoing – date for public consultation TBA.

Church wall -a structural engineer had now been found and it is hoped that this project can now move forward and gain momentum.

Plan tree - application deadline is March 2024. **Action point** JB to collate LKPC request for submission to the County Councillor.

9. a) Receipts 2nd Instalment of precept £14,174.50 (£13,427 precept & £747.50 Lighting grant)

b) Payments

£788.99 Clerks Wages-Aug 23

£9.40 HMRC-PAYE Aug 23

£420.00 Streetlights

£37.50 Poster Design

£42.70 SSE Aug 23

£789.19 Clerks Wages – Sept 23

£9.20 HMRC PAYE Sept 23

£35.00 ICO Subs

£396.00 Royal Mail-PO Box number

£64.17 APM expenses

£42.70 SSE Sept 23

£546.08 Streetlights

£788.99 Clerks Wages- Oct 23

£9.40 HMRC-PAYE Oct 23

£113.24 Clerks Expenses APM/Poppy Wreath

£252.00 External Auditors- Mazars

c) Bank rec & statement agreed and signed by Chairman

d) Church donation

After discussion it was agreed by all to give the church £1,000 towards the upkeep of the Churchyard. Proposed JS seconded LM

e) Mobile Phone

The Clerk informed the members that the phone she used for the PC no longer supported 3G or 4G and would revert to 2G. No action required as the phone was rarely used.

f) Precept 2nd Instalment

The Clerk informed the members she had received the second half of the precept and lighting grant from SBC (£13,427 + £747.60 grant)

g) External Auditors Report & Certificate

The Clerk informed the members she had received Section 3 of the AGAR from Mazars the external auditors and was pleased to report that there were no areas of concern that the relevant legislation and regulatory requirements were not being met.

h) Budget for 2024/25

Draft figures were circulated and discussed and would be finalised at the next meeting.

Cllrs Bowen & Lehmann left meeting

10a) Planning

Planning 23/503880/FULL Change of use and conversion from a care home to residential (use class C3) and erection of 1no new dwelling, to create a total of 10 no residential units, including demolition of the Berkeley Day Rooms. The Granary, Berkeley House. Lynsted Lane. Lynsted. Sittingbourne, Kent. ME9 0RL

23/503881/LBC Listed building consent for conversion of existing care home buildings to residential (use class C3) and erection of 1no new dwelling, to create a total of 10 residential units, including demolition of the Berkeley Day Rooms.

After discussion this application was agreed in principle subject to more parking spaces being provided on site, potentially by not building the new dwelling close to the Holly House boundary. **Action point** Clerk to draft a response and send to Chairman for confirmation before submitting to SBC

23/500601/FULL Greenstreet Church, Lynsted Lane. Lynsted. Kent ME9 9RR. Revised details. The same concerns still stood regarding this application. **Action point** AS to draft a response and send to Chairman for confirmation before submitting to SBC

23/504572/TCA Reduce height and spread of Maple tree. 24 Cellar Hill, Lynsted
No objections

23/503624/TNOT56 Increase to 20m of electronic communications monopole. Application withdrawn.

10b) Appeals to Planning Inspector

21/505794/FULL – Land East of Cellar Hill **Appeal refused by planning inspector**

21/502609/OUT – Land to the East of Lynsted Lane **Appeal upheld by planning inspector, therefore building will go ahead subject to Reserved Matters application.**

22/503972/FULL Oast View, Track to Kingsdown Church. **Appeal dismissed.**

10c) New applications published after issue of agenda - None

11 Cellar Hill Conservation Area

PD & LM attended a meeting on 15/09/23 with Peter Bell (consultant) and the SBC Conservation Officer. Areas at risk were identified and the possibility of extending the curtilage discussed. Report to follow in due course.

12a) Church wall

See item 8 above

12b) Kent Plan Tree - small woodland

LKPC application had now been submitted. Next round for funding will be May 2024 when a new application to be submitted **Action point** JB to readdress this in March/April 2024

12c) Lynsted Fete

Unless more volunteers were found the 2024 fete may not take place. To be decided in February 2024 at the fete meeting. Volunteers and coordinator required.

12d) Streetlight Batteries Close

JS had reported a faulty streetlight via the KCC faults app online

12e) Archive filing

MM & LM had been to the church and sorted out the archives stored at the church.

12f) Heart Start Training

Two sessions had taken place in September, both fully attended. It was planned to hold another session in October/November

12g) Land at The Vallance/The Street

There was a dispute over who owned the strip of grass outside The Vallance/The Street. Land registry records were not up to date. KCC consider the land the oak tree was planted on was their ground.

13 Correspondence

A letter had been received from Mr Gilbert which was read out and discussed.

Action point Clerk to write to Mr Gilbert with the agreed response.

14 Consultations None

15 Complaints None

16. AOB None

17a) Draft 2024 meeting dates

Dates circulated and some amendments made - to be circulated again at next meeting

17b) Dates of next meetings

Mon 27th Nov 2023 Budget/Precept meeting

Mon 18th Dec 2023 - **it was agreed to change this meeting date to Tuesday 19th December**

Meeting closed at 22.00

Minutes prepared by Marion Mulley