



**MINUTES OF EAST FARLEIGH PARISH COUNCIL MEETING  
HELD ON TUESDAY 4 JUNE 2024 AT 18.30PM IN EAST  
FARLEIGH PRIMARY SCHOOL**

Present: Cllr A Palmer, Cllr D Abbott, Cllr P Tranter, Cllr T Andersson, Cllr G Charlton,  
Cllr P Beasley, Cllr A White

Officer: Clerk, Nina Henley,

External Attendees: MBC Cllr C Kehily

Apologies: Cllr D Hussein, Cllr Ashcroft

External Apologies: None

- 22-FCM/06/24 **To receive late Declaration of Acceptance of Office**  
Members RESOLVED to accept Cllr Anderson's Declaration of Acceptance of Office.
- 23-FCM/06/24 **To receive apologies for absence**  
Cllr Hussein. (Holiday) Cllr Ashcroft (Holiday) Members RESOLVED to accept apologies.
- 24-FCM/06/24 **To receive declarations of interests and lobbying**  
Cllr Beasley stated that he had been lobbied by resident on agenda item FCA/06/24 29 IV
- 25-FCM/06/24 **Minutes**  
Approval and signing of the minutes of the meeting held on 7 May 2024.  
Members RESOLVED unanimously to approve the minutes.
- 26-FCM/06/24 **Public Participation**  
There were 2 members of the public present.
- 27-FCM/06/24 **External Reports and updates**  
Cllr Kehily asked question regarding the responsibility for the play area in Gallants Lane. The Clerk provided information that responsibility for the play area was transferred to MBC in 2016. Cllr Kehily discussed the current issues with waste collections in Maidstone and agreed to help escalate issue for residents of East Farleigh.
- 28-FCM/06/24 **Correspondence**
- I. Email communication from Martin Jaynes Ward Cluster meetings. Members RESOLVED to agree that Cllr Beasley will represent EFPC at the meeting. It was noted that the July meeting is cancelled due to the General Election. Clerk will advise when new date is announced.
  - II. Email communication from Ron Bailey safety of lithium batteries bill parliament. Noted.
  - III. Email communication from KCC – Highways Information Pack. Noted.
  - IV. Email communication from Kent Police Commissioner Spring Newsletter. Noted.
  - V. Report from residents regarding missed waste collection – escalated to MBC Cllr Fehily. Noted.
- 29-FCM/06/24 **Planning**  
To receive updates on planning matters
- I. 24/501762/FULL Chattenden Cottage, Heath Road, The Priory, East Farleigh ME15 0LP  
Replacement of existing dwelling and garage with the erection of a five bedroom dwelling and a detached garage with a playroom/WC above with associated landscaping (resubmission of 24/500186/FULL)  
EFPC has no objections.

- II. 24/501621/FULL Little Orchard, Dean Street, East Farleigh ME15 0PU. Erection of single storey side and rear extension, front porch and bay window extension. Loft conversion with front and rear dormers and insertion of roof lights including the removal of chimneys and changes to fenestration. Garage conversion into habitable space. Erection of open car port with storage, widening of existing driveway, creation of new entry and exit point with vehicle cross over.  
EFPC has no objections.
- III. 24/501941/SUB Felaga, Vicarage Lane, East Farleigh ME15 0XL. Submission of details to discharge conditions 2 – Biodiversity Enhancements and 3 materials, subject to 23/505119/FULL.  
EFPC has no objections.
- IV. Email received from developers DHA Planning regarding proposed areas to consider for development in East Farleigh. Cllr Beasley reported that resident had contacted him regarding this proposed site. It was agreed that EFPC stance remains the same and EFPC does not engage with developers until a planning application is received.

30-FCM/06/24 **East Farleigh Parish Council Reporting – Agree any actions**

- I. Pearsons
  - (a) Worksheets approved. Noted. Cllr Charlton to obtain quotes from Pearsons to clear path Heath Rd – Forge Lane and hedges in car park – Members RESOLVED to agree a budget of up to £500.00. It was reported that The Pearsons contract is due for renewal April 2025. It was agreed to investigate options for new contract at the July / September meetings.  
Noted.
- II. Flood Plan –
  - (a) Revised Flood Plan 2024 was approved in May meeting. No further updates.
- III. Highways – to receive update
  - (a) Highways working Group members. HWG member-presented report from HWG for consideration. Cllr Beasley confirmed as member of HWG.
  - (b) Dean Street VOL – reply received from The Office of the Traffic Commissioner. Noted. HWG to progress to KCC Highways.
  - (c) Heath Road – Members RESOLVED to agree funding for this speed limit reduction project. It was noted that KCC has agreed to fund half of the costs leaving £7500.00 to be funded by EFPC. Clerk to action request to KCC Cllr Webb for Members Grant and to request financial contributions from surrounding parishes.
  - (d) Workhouse lane costs for speed limit change were reported from HWG as £10000.00. Members RESOLVED by majority to refer back to HWG for investigation into enforcement of the new limit with local authorities.
  - (e) Kilnbridge Close – Members RESOLVED to set a budget for potential funding of £7500 subject to public consultation for the project and confirmation from KCC on feasibility.
  - (f) Lower Road works. Members RESOLVED to agree to this project.
  - (g) Communication Safer Roads Stronger Communities. Noted.
- IV. Village Carpark and Rec/Play area –
  - (a) Cllr Beasley reported he has carried out inspection of areas – Appendix 1 Actions agreed to chase the gate repair with contractor, Clerk to action quote for weed control on a third of the car park. Cllr Beasley reported the grass length on the recreation ground was too long and had arranged for extra cutting from landscape contractor. Cllr Beasley reported that various fences and gates in bad repair. Clerk to send the car park documents to all members for review.
  - (b) Inspection Reports nothing to report.
  - (c) Tree Compound area – it was agreed that this would be investigated further, and quotes obtained for maintenance of this area. Cllr Charlton to contact Pearsons and request quote.
  - (d) Charity Commission trustees – Clerk confirmed new trustees were all added to the Charity Commission website. Noted.
- V. Footpaths –
  - (a) KCC Pathways no updates.
  - (b) Public Footpaths – review deferred to July meeting.
- VI. Community Events –
  - (a) D-Day 80 Anniversary. Members RESOLVED to pay contribution to resident of £50.00 for the lighting of the church to commemorate D-Day.
  - (b) East Farleigh Fete Sat 29 June 2024. Cllr Palmer gave report on the event.
- VII. KALC – to receive update
  - (a) All communications received. Updated with Cllr Beasley as contact. Noted.
- VIII. Village Defibrillators – no issues reported.



**Familiarisation and Assessment Survey of East Farleigh Recreation Ground & Car Park**  
**Peter Beasley. E.F. Parish Councillor & Recreation Ground trustee.**  
**Glyn: Charlton. . E.F. Parish Councillor & Recreation Ground trustee.**  
**Date: Monday 3<sup>rd</sup> June 2024. 10.15am.**

### **Play Area Compound Matting.**

There is an issue at the Northwest corner of matting by the new personnel gate that possibly constitutes a trip hazard due to the surrounding grass area being depressed and exposing the mat edging. The surrounding substrate/soil/grass level needs building up level with the matting to affect a remedy.

Secondly the matting surface adjacent the grass is becoming embedded with grass strimmings and albeit at an early stage this will encourage moss growth creating a slip hazard and premature break down of the surface. A 60v backpack blower for use by our contractor is recommended so the mat edges may be blown clean and freed of all grass cuttings after strimming. Cost is around £200 for the blower plus £170 for a 4Ah battery.

### **Play Area Railing fixture to new gate.**

There is an issue again at the Northwest gate that constitutes a nip point hazard due to the absence of a mechanical fixing between the hinge post of the gate and the adjacent railing. The contractor should be required to return and remedy asap.

### **Car Park Weed Control & Hedging.**

The surface of the car park is generally in good order but there is, not unexpectedly, weed growth to the central area and sides which requires attention by spraying asap. The areas are not great, possibly amounting to only a third of the entire surface and would only require a certified operator with backpack spray equipment such as Pearsons could provide. A second application may be required at a later stage to ensure there is no recurrence in late summer.

It is understood that the hedges adjacent to the main gate are due to be cut on the 9<sup>th</sup> June and thereafter a schedule exists for the all the remaining car park and recreation ground hedges.

### **Recreation Field. Grass condition.**

The grass height was seen to be completely unacceptable for a community playing area and appears not to have been mowed for some considerable time. Upon contacting the contractor, it was made clear that it had not been cut as per schedule as they had lost their key to the recreation ground.

I have a replacement key ready for their collection tomorrow when they will attempt to cut the grass and have an assurance, they will then cut it again twice thereafter at weekly intervals to try to obviate the thatching that's likely to occur due to its excessive length.

### **Rear Gate to Car Park & adjacent Fence.**

Firstly, the gate and posts require a penetrating preservative oil.

In order to make the gate self-closing and latch without using force, it is probable that the gate will need to be re-hung by repositioning the hinges. The latch fixings are loose and also requires attention. The cross rails of the low fence to the side of the gate are in a bad state with the top one in particular splintered and could be considered a hazard. Its possible the supporting fence posts are also nearing the end of their life, and these should be assessed by the contractor before fitting new cross rails.

### **Tree 'Compound'.**

Neither new trustee was familiar with the background to the actual purpose or agreed maintenance of this enclosed and locked area, but it was not difficult to see that this area is grossly overgrown with pernicious weeds and grasses that are and will continue to badly affect the various tree saplings that have been planted. Was the school envisaged as a participant in its upkeep?

### **Recreation Ground Metal Gates.**

These are not in particularly satisfactory order. It is clear that the building work to the school wall has disturbed the proper closing of these gates, as the small personnel gate abuts the main gate before being fully closed making it impossible to temporarily fasten (or padlock) via the sliding bolt mechanism. Again, re-hanging is the only effective option if they are to operate as intended.