

## ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Meeting held on Monday 3<sup>rd</sup> November 2025 at 7pm in Hamstreet Sports Pavilion, Pound Lees, Hamstreet.

**Present:** Parish Councillors: Andy Othen (Chairman), Mike Wady (Vice-Chairman), Dave Farrell, Sid Gittens, Steve Newton, Basil Smith, Mags Wellsted-Boorman, David White and the Parish Clerk (Sue Stiffell).

**Also Present:** Kent County Councillor Bill Barrett, Borough Councillor David Ledger and Tim Dean from Dean Lewes Estates Ltd

**Public Comments & Observations:** None brought forward.

- 1. Apologies:** Apologies were received from Sadi Michell (working). Those present agreed these apologies be accepted. Apologies were also received from Borough Councillor Aline Hicks.
- 2. Declarations of Interest:**

Declarations of Pecuniary Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): None were made at this point from Councillors present.

Declarations of Significant Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): The Chairman highlighted that he was affiliated with Hamstreet FC and Mags Wellsted-Boorman noted that she was a member of the HDSL A.
- 3. Minutes From OPC's Meeting Held On 13<sup>th</sup> October 2025: To Be Authorised as Being A Correct Record:** David Farrell proposed that the minutes from the meeting held on 13<sup>th</sup> October 2025 be accepted as a correct record of the meeting and signed/authorised by the chairman. Mike Wady seconded this proposal which was agreed by those present.
- 4. Matters Arising From Minutes of The Meeting Held on 13<sup>th</sup> October 2025:** No items were brought forward at this point of the meeting

Those present agreed that agenda item no 9 be brought forward.

- 9. Planning: Applications Received & Updates:** No new planning applications had been received. Tim Dean: explained that he represented Dean Lewes Estates Ltd who were seeking planning permission for improvements and development to the Windsor Foods Machinery site. Consultation had commenced with 250 leaflets distributed within the parish. The closing date for consultation being 31<sup>st</sup> October, approximately 18 responses had been received and would be reviewed. The proposals included development of 76 dwellings which would be mainly two and three bedroomed homes with some 4 bedroomed dwellings plus redevelopment of the workshops.

During discussion it was noted that this was the only site that the Parish Council supported in the Draft Local Plan. It was noted that it was hoped that S106 funding could be used to benefit the community if the development was successful in obtaining planning permission. It was noted that previously such funding had gone out of the village to other areas. It was agreed that a list of proposals for S106 funding be drawn up. *Following discussion Tim Dean left the meeting*

Update: Appeal Decision: Ref No APP/E2205/W/25/3360094: Lane South of Hamstreet Road: Construction of 140 dwellings. Dismissed; ABC's decision to refuse the application upheld.

- 5. Reports/Updates From Representatives of the Community Including Kent County Councillor Bill Barrett, & Borough Councillors Aline Hicks and David Ledger**

**Cllr Bill Barrett:** reported that he had accompanied Mike Wady for a walkaround on Wednesday 29<sup>th</sup> October. He was currently in the process of addressing issues raised and was copying the Clerk into his emails.

**Borough Councillor Aline Hicks:** reported via email

- She had received several reports recently from the Kent Rural Police Task Force about vehicles that they have stopped. Unfortunately, several seemed to be within Weald South and had been found with drugs.
- ABC had appointed a consultancy team to advise on the redevelopment of the Civic Centre so that is it compatible with the development of the site that once housed Kent Wool Growers.

**Borough Councillor David Ledger:** reported that the Task Group for the Draft Local Plan met the previous week and mainly consisted of an overview of the 400 odd comments received from various organisations. Main issues raised regarded the lack of infrastructure and the need for green buffers between villages. The task group would be meeting monthly.

## 6. Pound Leas Recreation Ground: Update

**Agreements:** Legal advice had been sought on the draft agreement between OPC and HDSL A for Pound Leas Recreation Ground (Lower Field). The original solicitor (Girlings) who had helped with the purchase of the field had been approached and a reply was being awaited. During a brief discussion it was agreed that Halletts & Co be approached for advice if no feedback was received from Girlings.

The existing agreement between HDSL A and OPC for Pound Leas Recreation Ground (Upper Field) stood. During discussion it was agreed that legal advice be sought on this agreement as it needed updating. The Clerk will notify ABC of their intention to update the existing agreement.

**Ditch:** KCC had ‘cleared’ the ditch that run alongside Pound Leas Recreation Ground and Ashford Road. Unfortunately, they had been unable to clear 2 tree roots as they were sited near services but believed that this would not be an issue as water would flow over them. They highlighted the need to cleanse the ditch that runs along the edge of Pound Leas Recreation Ground – Lower Field. Mags reported that she understood that the Vice-Chairman of the HDSL A (Mark Taylor) was involved in discussions to have this done.

## 7. Highways:

- i) Overgrown hedging and foliage in the alley/footpath which is located between Bunkley Meadow and Ruckinge Road reported to KCC Highways ref no 906795
- ii) Path that runs from the main Highstreet through to Bunkley Meadow is the responsibility of Public Rights of Way. The uneven bricks had been reported as a tripping hazard. PROW ref no 251050665
- iii) Flooding in Ruckinge Road near the doctor’s surgery: ABC were emailed on 15<sup>th</sup> and 24<sup>th</sup> October asking if the matter has been investigated. It was noted that Cllr Barrett was also chasing this issue.
- iv) Concern raised by residents of Rosedale that the outlet pipe opposite Hillside Cottage had been blocked during ditch dredging and that this would cause flooding. The Clerk has highlighted the issue to the Highway Warden Wayne Linnett and reported the issue on KCC’s Highway Portal, she had also recommended that the residents do the same.

Highways Improvement Plan (HIP): Kieran Doble the Community Engagement Office had agreed to meet with representatives of OPC on Wednesday 12<sup>th</sup> November at 1pm. Copies of the existing HIP which was updated in June 2025 were made available to those present. The Clerk was asked to contact Kieran Doble and inform him that it was hoped that a workaround could take place.

## 8. Reports/Updates Received From Parish Councillors:

**Sid Gittens:** highlighted that there was a lack of lights by the information centre/bus stop. It was agreed that this could be added to the Highways Improvement Plan when it was next updated. In the meantime, the Clerk will highlight the issue to the Highways Steward Wayne Linnett. Sid

reported that he continued to research into the best cabinet to display the Greensand Way and circulated details of two that he had sourced. It was agreed that he bring details of his preferred one to the next meeting. The Clerk is to contact Cllr Barrett, who had promised £500 to OPC, regarding funding for the cabinet.

**Dave Farrell:** reported that there were a number of trucks going through Hamstreet, which had Mark Luck Ltd on the sides, which were travelling at speed along Ashford Road creating a lot of noise and presenting a danger to pedestrians. It was agreed that the Clerk contact the contractor with a request that the drivers be asked to slow down when travelling along Ashford Road.

**Mags Wellsted-Boorman:** noted

- A service would be held at Warehorne on Remembrance Sunday: 9<sup>th</sup> November at 11am. A short service would be held at 11am on 11<sup>th</sup> November 2025 by the silent soldier. The Hamstreet Branch of the RBL would provide wreaths.
- Poppies are to be put up on the lamp posts in the centre of the village. During a brief discussion it a time and date was agreed when this could take place.
- There was fencing that required repairs in the Pound Leas Car Park. During discussion it was agreed that the parish council would pay for these repairs and that the Hamstreet Men in Sheds would be asked for help.
- Fund Raising: The HDSLAs had held a comedy evening in Victory Hall and had raised over £2,000 which will go into the field project fund.
- Insurance: The HDSLAs had removed fireworks, defibrillator and fencing from their insurance policy.

**Andy Othen:** reported that he had received a complaint regarding Pound Leas Recreation Ground (Lower Field), where sheep were grazing which meant that dogs could not be let off the lead. During a brief discussion it was agreed that dogs could be exercised in the field but would need to be kept on the lead as there were sheep present and that it should be explained that the sheep were part of the process of keeping the field maintained and getting it ready for development.

Christmas Preparations: During a brief discussion it was agreed that Mike, Sid and Mags would make arrangements for a tree to be put up in Forge Gardens.

#### **10. Correspondence Received:** not covered under other agenda items:

- Various circulars, bulletins and fraud notices had been circulated to members via email.

*It was agreed that the Additional Agenda Item be brought in at this point of the meeting.*

#### **Additional Agenda Item:**

##### **1. Proposal: Adoption Of The Nightingales Football Pitch (Discuss):**

The Chairman explained that currently the Hamstreet Youth FC were using the football pitch at The Nightingales for their under 12's team as there was currently not enough space on Pound Leas Recreation Ground. The pitch had originally been built for the primary academy who no longer wanted it and the pitch had been offered to the football club. However, they thought that the Parish Council would be in better standing to take it over. S106 funding had been set aside for maintenance of the pitch. The Chairman asked for views of the possibility of the parish council taking over this area.

During discussion it was agreed that more information was required regarding this proposal before a vote could be taken. The Chairman is to investigate further and report back to members.

#### **11. Finance:**

**Budget Review:** had been circulated to members prior the meeting. Paper copies were made available to those present. No questions were raised.

**Authorisation of Payments:** The following payments were noted. It was agreed that the Chairman had delegated authority to approve payments if required before the next meeting. An up-to-date bank statement was made available to those present.

<u>To</u>	<u>For</u>	<u>£ Amount</u>	<u>Pay Details</u>
Public Works Loans	Field Purchase	£ 7,692.54	DD
Clerk	Salary for November	£ 589.33	SO
Clerk	Use of Home as Office: Expenses	£ 120.00	SO
Bank	Bank Service Charge	£ 4.25	PAY
BE Ames Ltd	Work to St Mary's Church	£10,920.00	PAY

**12. Items for Next Agenda/Any Other Business:** Mags is to make arrangements with the Cosy Kettle regarding refreshments for the informal Christmas networking event being held after the next meeting. Representatives from various organisations would be invited to attend.

**13. Date & Time of Next Meeting:** It was noted that this would be the last meeting of the year and following the meeting refreshments would be made available.  
Monday 8<sup>th</sup> December 2025 at 7pm

Meeting Concluded at 9.30pm

Chairman's Signature: