



KINGSTON PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting

Held on 6th July 2026

7.30pm in The Barn, Kingston

Minutes of the Ordinary Meeting of Kingston Parish Council

Held on Monday 6th July 2026 at 7.30pm in The Barn, Kingston

Present: Cllr Davina Martin (Vice-Chair, in the Chair), Cllr Laura Spencer, Cllr Jerry Cook and Cllr Andrew Johnson.

In attendance: Emily Arnold (Parish Clerk) and three members of the public.

1. Chairman's Opening Remarks, Apologies and Approval of Absences

In the absence of the Chairman, Vice-Chair Cllr Davina Martin took the Chair and welcomed everyone to the meeting.

Apologies for absence were received from Cllr Paul Chatley.

Resolved: To accept the apology and approve the reason for absence.

2. Minutes of Previous Meetings

The Minutes of the Ordinary Parish Council Meeting held on 8th June 2026 were considered.

Resolved: That the minutes be approved as a true and accurate record and signed by the Chairman.

The Minutes of the Extraordinary Parish Council Meeting held on 30th June 2026 were considered.

Resolved: That the minutes be approved as a true and accurate record and signed by the Chairman.

3. Declarations of Interest

No declarations of interest were made.

4. Public Forum

Members of the public raised concerns regarding road closure signs which remained in place. It was noted that the works remained within the advertised closure period and that responsibility rested with Kent County Council Highways.

Questions were also raised regarding the proposed adder habitat and embankment project, including whether the village supported the proposal and how it would be funded.

The Council confirmed that information had previously been circulated to all households and discussed at the Annual Parish Meeting, where a presentation had been given. No objections had been received. It was confirmed that the project would only proceed if grant funding was successfully secured and would not be funded from the Parish Council's general reserves.

5. Reports from Kent Police, County and City Council Members

No reports were received.

It was noted that County Councillor Mike Sole had circulated updates by email.

6. Matters Arising

The Clerk reported concerns raised by a resident regarding extensive logging works near Quiet View / Westwood Road.

The Council noted that the land was not owned by the Parish Council and ownership remained unclear. The resident had been advised to contact the Forestry Commission and enquiries had also been made with Cllr Mike Sole, who confirmed the works were not associated with Kent County Council.

It was agreed that further enquiries would be made to establish land ownership and whether the works had been authorised.

Action: Clerk and Members to make further enquiries.

7. Finance

The Council received the financial report.

Bank balances as at 30th June 2026 were noted as:

- Current Account: £1,143.73
- Savings Account: £22,589.73
- **Total:** £23,733.46

(Including earmarked reserves of £11,000 and Village Society funds of £583.31.)

The following payments made during June were noted:

- Emily Arnold – £145.30
- Envisage Groundcare – £205.71

- Envisage Groundcare – £205.71
- Staff Costs – £435.10
- Unity Trust Bank Charges – £7.00
- Transfer of £1,000 from the Savings Account to the Current Account

It was noted that the external audit fee of £60 would become payable during July.

Resolved: To approve the financial report and note the payments.

8. No Business

(Item 8 had been omitted from the published agenda.)

9. Community Governance Review

The Clerk reported that Kingston Parish Council had formally registered an interest in participating in the Community Governance Review before the closing date.

It was noted that Barham Parish Council had also expressed an interest, whilst Bishopbourne Parish Council had not.

The Council discussed that the review process would take place over an extended period and that registering an interest did not commit the Council to any future changes. Possible future options, including grouped councils whilst retaining separate parish identities and precepts, were discussed.

The update was noted.

10. Planning

CA/26/00465 – Little Marley Farm, Valley View Barn Annexe, Marley Lane, Kingston – Change of use from holiday accommodation to residential dwelling

Members discussed the application.

The Council noted previous planning history, including conditions restricting occupation to holiday accommodation, and previous unsuccessful attempts to remove those conditions.

Members considered that insufficient supporting evidence had been provided to demonstrate that the holiday accommodation was no longer commercially viable. In particular, the Council noted the absence of independently certified trading accounts or other robust financial evidence demonstrating that the holiday accommodation had been genuinely marketed and was no longer commercially viable.

Resolved: To object to the application on the basis that insufficient evidence had been submitted to justify the removal of the holiday occupancy restriction and because

approval could create an undesirable planning precedent within the protected landscape.

Action: Clerk to prepare and submit the Council's response.

CA/26/00991 – 33 The Street, Kingston – Oak Tree – Proposed Felling

The Council considered the application.

Members agreed that the mature oak tree made an important contribution to the character of The Street and appeared healthy. Members also noted Kingston's long-standing reputation for the quality of its trees, including previous success in the Kent Men of Trees competitions, and considered that the retention of mature trees contributes significantly to the parish's landscape character.

Whilst recognising the applicant's concerns regarding shading, Members considered that appropriate tree management through sympathetic pruning would be preferable to complete removal.

Resolved: To object to the proposed felling and support only appropriate canopy reduction if considered suitable by the Tree Officer.

Action: Clerk to submit the Council's comments.

CA/26/00234 – The Peak, Covet Lane

The Council noted that the application remained awaiting determination.

Members also discussed proposals to divert the public footpath adjacent to The Peak. It was noted that Kent County Council Public Rights of Way had previously provided the applicant with detailed written guidance, including correspondence dated 27th February 2025, setting out the statutory process for applying for a public footpath diversion under the Highways Act 1980.

Members considered that the applicant should follow the guidance already provided by Kent County Council Public Rights of Way and submit any formal application through the appropriate statutory process, rather than seeking the Parish Council's support in advance.

The Council noted that, should a formal diversion application be submitted in accordance with the statutory process, it would be considered on its own merits at the appropriate time.

11. Miscellaneous Parish Council Matters

a) Kingston Brooch

It was reported that the Kingston Brooch had been passed to Alan for restoration before being transferred to Suzanne for finishing.

The Council also discussed painting the wooden frame on the associated sign if inspection confirmed the timber remained in good condition.

Action: Cllr Cook to inspect the sign.

b) Bin Replacement – The Barn

The Clerk reported that no further update had been received.

It was agreed that the Clerk would provide contact details so that further enquiries could be made regarding the replacement bin.

12. Highways, Footpaths and Trees

a) Embankment

Funding

The Council confirmed that grant funding would continue to be pursued for the embankment and adder habitat project.

Stage 2 – Ash Dieback

Steve would identify a further ten trees requiring works, following which quotations would be obtained.

Works are expected to take place between November 2026 and February 2027.

Action: Clerk to obtain quotations once the trees have been marked.

b) Bushes – Black Robin Public House

The Clerk reported that Kent County Council remained unwilling to fund the required works.

The Council agreed that three quotations should be obtained so that the works, including fence removal if necessary, could proceed.

Action: Clerk to obtain three quotations.

c) Queen's Tree

The Council noted that the tree was establishing well, with healthy new growth. Regular watering would continue during periods of hot weather.

The Clerk to order the same style of plaque with the correct wording, with Cllr Cook to confirm the wording.

d) Trees at Greenacres

It was noted that Steve would undertake the agreed tree works during the autumn.

e) Lorries Turning into King's Yard

Members discussed concerns regarding damage to the verge and kerbing caused by turning vehicles.

The matter would continue to be monitored and possible deterrent measures considered.

f) Request for a 20mph Speed Limit – The Street

The Council considered a resident request for a 20mph speed limit together with additional pedestrian warning signage.

Members acknowledged concerns regarding the narrow carriageway, lack of pavements and increased pedestrian use.

Resolved: To include the request within the Parish Council's Highways Improvement Plan and to seek residents' views before progressing the proposal with Kent County Council.

Action: Clerk to progress the matter and liaise with Cllr Mike Sole.

13. Matters for Future Discussion

No additional matters were raised.

14. Date of Next Meeting

The next Ordinary Meeting of Kingston Parish Council will be held on **Monday 7th September 2026 at 7.30pm in The Barn, Kingston.**

Future meeting dates were noted as:

- 5th October 2026
- 2nd November 2026
- 7th December 2026

The meeting closed at **8.22pm.**

Signed:

Chairman

Date: