

EAST SUTTON PARISH COUNCIL

Clerk: Mrs E. Hull

The Filmer Hall, Church Lane, East Sutton, Maidstone, Kent ME17 3DH

clerk@east Suttonpc.org.uk

Date	Wednesday 3rd September 2025 at 8.00pm
	Filmer Hall
Present:	Cllrs: Tim Turnill, Nigel Edmed (taking minutes), Elizabeth May, Rob Williams; 15 members of the public.

Meeting opened 20.00

- The Chairman asked if anyone was recording. –
 - A request was made to record the item under Any Other Business see item 12. (Anti-Social Behaviour at Court Broomes) minuted at item 12.
- Submissions from members of the public, Borough and Kent County Council Councillors, and Police.
 - Members of the Public – See AOB item 12
 - No reports from received from Borough, Kent County Council Councillors, and Police.

1. Apologies

- a. Cllr: Melanie Russell, family commitments.
- b. Clerk: Emma Hull, annual leave

2. Declaration of Lobbying

- a. Declaration of Changes to the Register of Interests – none
- b. Declaration of Interest in items on the agenda – none
- c. Requests for Dispensation – none

3. Minutes of the meeting held 18th June 2025 to be agreed

- a. Copy not available to review or sign

4. To discuss The Filmer Hall lease with the Filmer Hall Committee

- a. Cllrs: Tim Turnill & Mark Rawson lead discussion updating the current position relating to the draft lease and a route to moving the matter forward
- b. The current 40-year lease expires 2030.
- c. Complications
 - i. Complications - names individuals who are no longer Filmer Hall Committee (FHC) members
 - ii. Names one former FHC member who has passed away.
 - iii. current 40-year lease includes whole of title deed (so includes playground)
 - iv. 'Tenants' to lease would be required to serve notice on current lease (one named tenant has passed away).
 - v. Proposed (Whitehead Monkton) draft lease is too long in term, no appetite to sign for such a long term. Liabilities to 'named individuals when they are no longer FHC members.
 - vi. To take on 'new' lease FHC would have to close current Charitable Trust and form new 'Charitable Incorporated Organisation'. Estimated £15K cost? (Beyond legal costs relating to the new lease.
 - vii. If existing lease were surrendered, ESPC would become responsible to the management of the hall. Need for sub-committee to run (could existing FHC take on this role?).
 - viii. Cllr Nigel Edmed – to approach Broomfield & Kingswood PC to ascertain the management structure / arrangements to KW Hall.

- d. FHC to discuss matter further before next ESPC Meeting (01/10/25). Item to be added to agenda next ESPC.
 - e. Cllr Tim Turnill, thanked FHC for attending, and updating PC
- 5. Insurance quote renewal to be discussed in closed session
 - a. Item moved to end of meeting to discuss in closed session. See item 13.
- 6. Highways
 - a. Potholes – Members of public expressed dismay that pothole repairs are not lasting. Cllrs. Suggest that any members of public can report pothole online with KCC. Suggest submitting with photo(s) and What Three Words reference to expediate response from KCC. Alternatively report to Clerk who can forward to KCC.
 - b. Complaint from residents of Court Broomes – surface at the top of Court Broomes is breaking up. (Is the road at Court Broomes a local authority adopted road?)
 - i. Clerk to initiate Highways to inspect.
 - c. Parking is a problem at Court Broomes –
 - i. Can MBC / Golding Homes lay on additional provision?
 - ii. Who is responsible for enforcing poor parking at junction of Court Broomes / Church Lane?
 - d. Placement of Court Broomes resident's waste bins is an additional problem re-parking and access for waste contractor.
 - e. (Not Highways – but raised at this point)- New septic tank at Court Broomes is 'leaking'. Lid is warped, unit smells and attracts flies.
 - i. Clerk to contact Ward Cllrs / Golding homes to raise residents' concerns – Public health angle.
 - f. Finger post at junction of East Sutton Road / Church Lane.
 - i. Cllr Tim Turnill. Concern post is rotten and may need replacement. Cllr Nigel Edmed has also inspected, post is partially rotted at base, but serviceable for time being, fingers are not secure / at an angle. Suggest repair to straighten fingers and treat partial rot at base. Cllr Nigel Edmed to contact David Kilby to inspect and advise.
- 7. Public Transport
 - a. No report or update.

8. Planning: Recommendations to be made on 25/502223/FULL Land at junction of Pitt Road/Chartway Street Cross Drive Kingswood ME17 3JB The use of land for the stationing of 2no. caravans for residential purposes, erection of 2no. dayrooms and laying of hardstanding ancillary to that use.
 - a. Item was discussed, topics of concern lighting, intensification of this type of development in the area, no ecology assessment (member of public reported bats in area. Cllrs resolved to recommend refusal *'The proposal is considered to be an intensification of development in the countryside and with other similar development nearby would result in a sprawl.'*
9. Finance
 - a. Bank balances – Unavailable to view at meeting.
 - b. Income - Unavailable to view at meeting.
 - c. Expenditure - Unavailable to view at meeting.
 - d. Reconciliation of bank to be approved - Unavailable to view at meeting.
 - e. Payments on Unity
 - i. Cllrs stated that no further payments would be approved on Unity unless prior approved at a PC meeting; in the absence of meeting, [for expenses that cannot wait until the next PC meeting,] no payment would be approved unless documentation is provided by email to Cllrs to support the proposed payment, and that payment is approved by a majority [of 3 out of 5 Cllrs].
10. Play area – update
 - a. Members of public – overall view happy with state of equipment and area.
 - b. Members of public – Comment that fence at rear of play area blocks access to the 'footpath'. There is no footpath and landowner to the south of play area requested that ESPC maintains the fence to prevent anti-social behaviour. Fence is also maintained to support security for children using play equipment.
11. Correspondence
 - a. None
12. Any Other Business [AOB].
 - a. Anti-Social Behaviour at Court Broomes
 - i. A discussion followed regarding resident's concerns about escalating levels of anti-social behaviour in the area. Including Drug dealing, aggravated break ins, damage to vehicle, verbal abuse, noise.
 - ii. Cllrs suggested that all incidents are reported to police. Residents keep records / impact statements to support incidents.
 - iii. Cllr Tim Turnill, to initiate a meeting between Ward Cllrs (Martin Round and or Ziggy Trzebinski), Golding Homes, Community Support Police and residents to discuss how Anti-Social Behaviour at Court Broomes can be address.
13. Cllr Tim Turnill thanked member of public for attendance and closed the public meeting at 21.45
14. [In closed Session] -Insurance quote renewal.

- a. Clerk has previously circulated two quotes for the renewal of insurance. Cllrs resolved to renew with incumbent insurance provider Hiscox at a premium of £742.60/year with a three-year LTA.

15. Date of next meeting 01/10/2025.

16. Cllr Tim Turnill closed the meeting at 21.55.