MINUTES OF WOULDHAM PARISH COUNCIL MEETING
TUESDAY 6th OCTOBER, 2026 AT 7.30PM
WOULDHAM VILLAGE HALL

Present: Cllr Miles, Cllr Day, Cllr Peerbaccus, Cllr Yard, BCllr Davis
T. Miles (Clerk), Ashley Crowdey (AC) (Girl Guide and Allotment Rep) 1 Members of Public,

Action

1. **Apologies for Absence** Cllr Timothy, Cllr Church, Cllr Marr, BCllr Dalton
2. The minutes of the Parish Council meeting held on 1st September, 2026 were proposed by Cllr Peerbaccus and seconded by Cllr Yard. The minutes were duly signed by the Chair.
3. **Matters arising from the Minutes -** None
4. **To receive Declarations of Interest –** Chair declared that she is working as a Grounds Maintenance Technical for our ground's maintenance contractor 2 days per week and therefore would be not be party to any discussions regarding payments/contract etc. Clerk has sent declaration to TMBC.
5. **External Reports**

5.1 BCllr Davis gave a resume of his report. He noted that Government have set a formula for assessing the need for housing, which has to be used to determine the amount in the Local Plan. However, DEFRA produce management plans for the water needed, and according to that well engineered plan up to 25 years, South East Water can only provide for 6318 new houses. Aylesford already have experienced low pressure. Eccles also has many leaks. Any new houses will get water, but existing stock may not get water, or experience low pressure. This is the ongoing battle with Government at the moment. BCllr Davis advised that it is essential for the Parish Council comment on the Regulation 19 Consultation, but needs a lot more input before the planning inspector will look at it. Observations will not be looked at by TMBC, but the Inspectors will look at it. Two meetings are booked for Wouldham to provide further information: Saturday 10/10 - 7.30pm at Village Hall and Sunday 11/10 - 5.30pm at Community Centre. Any villager can go to any of the meetings. Cllr Peerbaccus asked about format. BCllr Davis advised that the Leader of the Council will do an overview of problems, then drill down into the specific village. Anyone can go to any of the meetings, but each one will be tailored for local needs and issues. — ALL

5.2 BCllr Davis reported that Government has changed the Planning Law so that Area 3 no longer exists. There is now one committee for the whole of the borough. This will mean that Parish Council comments will become much not important to inform local knowledge. Procedural changes mean that all applications go into 2 schedules. Schedule 1 is for planning under 9 houses which will be decided by officers only. Schedule 2 is for over 9 houses. This will generally will be decided by officers except those which have contentious, environmental or economic issues. There will still be direct access to officers.

5.3 BCllr Davis explained that with the confusion over devolution, Phase 16 of parking plan relating to double yellow lines (DYL) is now going through. If any Parish Council identify any areas that need DYL, they need to start logging suggestions for phase 18. He cautioned that if restrictions are suggested without sufficient alternative parking spaces, it may make it impossible to implement and therefore would not be considered. Cllr Peerbaccus felt that the DYL around Peters Village. Cllr Yard suggested we could look at Oldfield Drive. Clerk noted that this could be viable as the car parks are underused.

5.4 Finally, BCllr Davis advised that he is trying to get Enforcement to look at the southern extension as it is being sold 'as is' and is not viable to build on due to the river wall, so we need to know who would be responsible for removing the 'mound'. Clerk asked if there was still a sinking fund for repairs to the river wall in Trafalgar as the 'special projects' element of the council tax has increased and would seem to be excessive for just grounds maintenance. BCllr Davis advised that there is no longer a sinking fund and any repairs would need to be paid from reserves. He felt that monitoring was no longer carried out as there has been no movement, but Clerk advised that she understood this was usually done in January. Cllr Day noted that the river wall at Trafalgar has sunk and water now comes through the railings and floods the area in front. She will get photos when it next happens. BCllr Davis will ask for a breakdown of river costs and monitoring schedule. — JD DD

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6. Community Safety

6.1 **Speedwatch:** The Speedwatch Co-ordinator reported that :

We received the new site opposite number 3 Village Road in Peters Village, and carried out a session on 7th September 2026.
The result was that in 1 hour 361 vehicles passed the team, with zero reported as speeding. The highest speed was 27 in the 30mph speed limit. This again proves the speed platforms are working. However, it should be noted that 3 drivers did give us abuse although we did not report them.
Residents did say we should be there at night but this is, unfortunately, is beyond our remit (sessions to start half an hour after sunrise, and must finish half an hour before sunset.)
The team deployed again on 23rd September at 07:30-09:00 at the Village Green traffic travelling North. 255 vehicles passed the team and 13 were reported as speeding. This equates to 5% were speeding. The highest speed being 2 at 28mph.
We have sent the Police Commissioner, Matthew Scott, an email showing the result of the camera the Council hired. He in turn has sent an email to the Director of Highways and Transport at KCC, with a copy to the Kent Police District Chief Inspector Mark Stubberfield. Matthew has promised to be in touch once he has received a response.

Neighbourhood Watch/Police

6.2 Chair presented the crime stats for August which area available on the Kent Police website. Cllr Yard reported that she has received complaints that electric scooters in rec mean that older residents fear using the footpath and wondered why this has not been picked up by the ASB Team. BCllr Davis advised that this should be a 999 call due to the danger and it needs reporting each time to build a picture. All Councillors were reminded to advise residents to report any incidents either via 999, 101 or on the website. — ALL

6.3 **TMBC ASB Team:** Chair noted that we have received the September report and there appears to be no issues in the parish. It was questioned why there are no reports of electric scooters or bikes when there are so many resident complaints.

6.4 **Independent Advisory Group**: Cllr Peerbaccus reported that the first meeting of the new Independent Advisory Group (IAG) was very successful. Chief Inspector Stubberfield was in attendance with some of his team and Colin Burton, County Chair of the IAG. There were presentations from My Community Voice urging all to get involved and Inspector Zara McAiney showing the effectiveness of interactions by police officers with members of the public. Discussion followed about how improvements could be made. For example, a 50yr old Police officer was attacked by a drunk, the group felt that a letter should be sent to the Chief praising him for his professionalism, which has been done. The next meeting is on 10th December at the Baptist Church in Tonbridge at 6pm with more presentations from police. Feedback was really positive and Cllr Peerbaccus hopes that other Councillors will be able to attend. BCllr Davis asked if there was contact with TMBC Safety Partnership, Cllr Peerbaccus confirmed that he was in contact and Alison Finch of TMBC attended the meeting. He will attend the next KALC meeting to represent both the IAG and the PC. — CHAIR CLERK SP

7. Administrative and Finance Matters

7.1 **Payment request and reconciliation:** Were reviewed by members and approved. Signed by Cllr Yard. Clerk will arrange for Cllrs Church and Marr to sign at a later date. — CLERK

7.2 **Precept Projects:** Chair explained that we need to identify projects to be funded from the Precept for next year, Any ideas need pricing and planning for presentation at the November meeting. Clerk explained that we usually allocate funding for the Crossing Patrol, Village Hall, play equipment and events. Chair suggested we ask residents for suggestions. — ALL

8. Planning Applications:

8.1 **Planning Consent Issued/Approved:**

26/01805/FL Land West Of 164 School Lane Erection of stables - Registered
26/01773/FL 37 Oldfield Drive Proposed garage conversion and rear extension to form disabled accommodation with wet room - Registered
26/01692/RD 166 High Street Details of condition 4 (Foul and surface water drainage) pursuant to planning permission TM/26/00723/FL Proposed Annex ancillary to main dwelling - Registered
26/01089/FL Ivy Cottage 740 Pilgrims Way -Change of use of agricultural land to residential garden - Approved

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26/01827/FL 322 Pilgrims Way - |Erection of a Small Garden room to the rear - Registered

8.2 **Planning applications refused/withdrawn - None**

8.3 **Other Planning Issues:**

Cllr Yard asked what was happening in the quarry as there seems to still be a lot of clearing and containers. She is concerned that she had received lots of reports of badgers, migrating to the allotments and being killed on the local roads as well as a noticeable lack of the usual nightingales and kestrels. She asked why this work is not being monitored and why ecology surveys have not been carried out to safeguard our environment for the next generation. BCllr Davis will raise it again with Enforcement and confirm the change of use for the storage containers.

Chair noted that she was aware of the intention to build a house there, but felt that process is being totally disregarded due to the owner's local connections. Clerk noted that there is no tree felling license and that the Woodland Trust have been informed.

Clerk reported that she had received a response to her regarding planning for Bushy Wood confirming their concerns regarding constraints on local roads with new planning applications. This can be included in any further planning requests locally. Cllr Yard felt that Burham is now becoming a nice hamlet as all the development seems to bypass it, but Peters Village and Wouldham are now forgotten. BCllr Davis noted that the bridge has fundamentally changed the topography of the area and although KCC knew that there would be generated traffic, but didn't take into account the amount of Medway traffic. As developer modeling has now been proved totally unreliable, the terminology has changed leaving it more open and less likely to be able to be challenged.

9. Roads, Footpaths & Lighting

9.1 Updates: Cllr Day presented the September report and added that cables hanging from telegraph poles on High Street had been reported to City Fibre. As a temporary safety measure cable ties have been attached to secure them to the pole.

10. Open Spaces

10.1 **Updates:** Chair presented the September report.

10.2 **Common:** Clerk advised that it may be wise to join Chalk to Coast which is a farmer and landholder-let nature organisation creating a nature recovery corridor spanning 1,200km along the Kent Downs National Landscape. This should fit nicely with a Kent Wildlife Trust site. All agreed to join the group — CLERK

10.3 **Rec**: Clerk reported that £19,835 is left in the TMBC maintenance pot which can only be used for repairs. New equipment must come from precept. She noted that we had previously difficulty in getting anyone to quote for all the specialist repairs and would therefore ask Council to consider contracting Play Cubed (quote previously circulated) to complete most of the ROSPA recommended repairs at a cost of £10,850 +VAT. Proposed by Cllr Peerbaccus, seconded by Cllr Day - all agreed. Clerk to arrange. — CLERK

10.4 **Allotments –** Cllr Yard reported that she and Cllr Day had completed the inspection and were really pleased with the progress. However, they had been made aware of a problem with flooding at the entrance and the Association have asked for permission to dig a 25m ditch. Chair will visit site to make suggestions. A request was made for support towards the hire of a skip to clear the allotments vacated to make them ready for re-allocation. Ashley advised that new rules will include a deposit which would be only returned if the plot is returned in an acceptable state. Plot holders will be told that no carpet is allowed site as this breaks up, and if not cleared, causes contamination of the land. Chair raised a concern that we must not set a precedent for providing skips, however, we do have an amount left in our grant budget for organisations. All agreed to pay for one skip as a grant goodwill gesture. Ashley will send the invoice to the Clerk. — CHAIR

10.5 Clerk confirmed that she had registered the allotments as a community asset and we await a response from TMBC. — AC

11. Peters Village

Updates: Cllr Peerbaccus presented the September report. Chair noted that the swing still hadn't been put back as will chase Trenport, but noted that the damage had been caused by groups of children damaging the bolts, therefore there may be a reluctance to replace it. — CHAIR

11.1 Cllr Peerbaccus also reported that he is organising a surgery on 3rd Thursday of the month in the Community Centre, starting on 22/10 at 6.30-7.30pm. BCllr Davis suggested that BCllrs could attend if there is shown to be a need. — SP

11.2 Cllr Peerbaccus reported that he had been trying to tackle the illegal parking around the school. Yesterday, he attended with the Police and one vehicle who parks on the island has been spoken to. News around the school is that it is great to see action being taken and today no one was there.

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Signed: Date:

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He had spoken to the school who will put something in their newsletter. Cllr Yard has also arranged for Enforcement to attend at school times. Chair noted that the Hall Road drop-off has started to be closed again. Cllr Peerbaccus will speak to the teacher and the Chair of the PTA will also investigate to ensure this is open at drop-off/pick-up times. Chair explained that public bins are being used for household rubbish rather than using bin stores. One particular bin may be moved and relocated on the playing field near the benches to try to reduce the amount of rubbish left there.	SP/ AC
12. Village Hall	
12.1 Updates: Clerk reported that the Grand Opening of the Village Hall re-vamp (funded by the Community Fund) was a huge success, with over 40 people attending the Opening and Unveiling of the Community Mosaic art piece. Users are already reporting how easy access is now and the local nursing home have now booked the Hall to deliver a Coffee Morning once a month.	
12.2 Cllr Day noted that Medway School want to do something in the Hall. Cllr Yard raised concerns about damage and supervision based on their actions in the recreation ground and their disregard of residents with parking around the school. Chair asked why they had not considered using their venue and suggested that the Village Hall may be an unsuitable venue.	
12.3 Cinema Club: discussion regarding what should be shown for Halloween. It was agreed that we should do Hocus Pocus 2 to follow on from last year.	
13. Health & Safety/Risk Management - Concerns Raised	
13.1 Defibrillators Update – Cllrs Miles have checked all 3 units.	
13.2 Life Buoys – Cllr Miles advised that they are now being checked weekly.	
13.3 Village Hall: Both strip lights are not working in the Hall and need replacing and there is a loose connection for the light in the ladies toilet - Clerk to arrange for an electrician to visit.	CLERK
14. Common -	
15. Members of the Public	
15.1 MOP1 (1) reminded councillors of the need to look at salt bins before the weather changes. Clerk to check condition. Cllr Peerbaccus asked about salt bins in Peters Village. Clerk advised that KCC would not install them as the area was considered too flat. However, now the upper levels are complete, there may be a case to have some here. Also there is one on Greystone which is managed by the local contractor. (2) advised that there is a large bramble is overhanging onto the road from No 13 High Street. Chair to sort.	
15.2 MOP2: (1) Advised that the Firework Night is at school on 5th November, at 6.30pm, tickets available. (2) She is trying to get bat boxes on the allotments registered but is having difficulty. Cllr Day suggested contacting Kent Wildlife Trust. Clerk also suggested she contact nick_timothy@wouldham-pc.gov.uk for advice. (3) The Remembrance Day Parade will start from the Hall on Sunday 8th November. Meet at 9am, leave at 10 am, with the road being closed for 15 minutes and, as usual, she needs volunteers marshals. Any help gratefully received.	ALL
16. General Village business	
16.1 Discuss the Community News: Chair thanked Rose for taking on the community news, next deadline is 16th November for Dec/Jan	CLERK
16.2 Remembrance Day: Motion to purchase £50 wreath Proposed by Cllr Yard all agreed. Chair and Clerk will represent the Council. We also need volunteers to put up the poppies	ALL
17. Correspondence Received - None	
18. Cllr Peerbaccus suggested using WhatsApp for general communication. Clerk advised that now everyone has access, all she needs is recorded permission to share numbers and that this would still come under GDPR rules and could be used for any Freedom of Information request. Councillors present all agreed. Clerk will check with absent members and create a group.	CLERK
19. Date of Next Meeting: Next meeting will be **Tuesday, 3rd November** at 7.30pm in the Village Hall	
20. Items from Councillors, Chairperson and Clerk for NEXT Agenda.	
21. Meeting closed at 9.50pm	

Signed: Date: