

## PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 1 October 2018 at 8.00pm

**Present:** Cllrs P Thomas (Chairman), M Brewin, J Cannon, M Carboni, J Denham, K Johnson, L Thomas (Clerk); Kent County Cllr H Rayner; 3 members of the public

**Apologies:** Cllr R Simpson; Boro Cllrs S Perry, T Shaw, M Taylor

### 1. Matters raised by the public / Borough Councillors

Three members of the public were present to hear the discussion on the Local Plan to inform their responses.

County Cllr Rayner was present to update on the bus consultation, which had now ended. He advised that a bus summit was scheduled for 30 October. Cllr Rayner reported that he was now a member of the Environment & Transport Committee.

### 2. Declarations of interest

None.

### 3. Minutes of last meeting

The minutes of the meeting of 3 September 2018 were approved and signed by the Chairman.

### 4. Matters arising

i) Item 6: Government consultations on shale gas exploration and production. Cllr Carboni advised that the consultation on production was largely to do with legal issues, but that he would be responding to the consultation on exploration and potential fracking sites.

ii) Item 6: DfT consultation on regulation of drones. Cllr Thomas has responded to this consultation.

**Action:  
Cllr  
Carboni**

### 5. Tonbridge & Malling Local Plan

This item was moved up the agenda for the benefit of the members of the public present.

The Chairman advised that the public consultation on the proposed Local Plan had opened on 1 October and would run till 12

November. He outlined the reasons for the production of the Plan and reminded Councillors that it had already received approval from Tonbridge & Malling's full Council. As well as encouraging residents to respond to the Plan, the Parish Council would also need to respond to the site proposals put forward in the earlier draft, whether or not they were included in the current proposal. In addition to public and parish responses, responses would also be forthcoming from developers. The Chairman advised that Cllrs Brewin and Carboni would be attending a TMBC information event for parish councils and that KALC had also arranged a workshop to help guide parishes through the response process. All responses to the Local Plan would be forwarded to the Inspector at the time of

submission. No further comments would be admitted beyond that date.

The Chairman also outlined the details of the proposed development at Borough Green, Borough Green Gardens (BGG), including its size, location within MGB and AONB and the questions raised regarding the unsuitability of the land through contamination. He advised that there was a requirement on the developers to build a relief road, to be finished on completion of 450 of the 3,000 houses proposed. The other members of the Parish Alliance were leading an opposition to the development of BGG and were seeking support from Plaxtol. Whilst not opposed to reasonable development in the area, Councillors unanimously expressed support for the Parish Alliance initiative on the following grounds:

- size of the development and lack of infrastructure plans (roads, medical provision, secondary schools);
- environmental impact and AQM;
- loss of MGB;
- although a relief road for Borough Green was technically a good idea, the traffic generated by construction and by the building of 3,000 dwellings would defeat the object;
- concentration of development in one place rather than spread over several areas;
- lack of robust transport links with no plans to upgrade them, ie train and bus services, road network;
- parishioner feedback was not supportive of the BGG proposal.

Councillors agreed that they would respond positively to a request for financial support if approached for a specific sum for an identified purpose, rather than a general contribution to a 'fighting fund'.

## 6. Council Matters

- i) Councillor areas of responsibility. It was agreed that as the Council is currently carrying two vacancies the current membership needed to manage the workload expediently. It was noted that both Council representatives on the Memorial Hall committee had resigned as trustees and that the Council was therefore currently without representation. It was agreed to divide responsibility for the monitoring of fire hydrants amongst all Councillors.
- ii) Councillors received a list of meeting dates for 2019, which was approved.

## 7. Correspondence

### KCC

Press release: Stoptober stop smoking campaign.

### TMBC

Area 2 Planning Committee: meeting papers 26.9.18.

Community Safety Partnership: CSP newsletter, September/October 2018.

Joint Transportation Board: meeting papers, 24.9.18.

Parish Partnership Panel: minutes, 6.9.18.

**Other**

Letter from parishioner objecting to the proposed development at Borough Green Gardens.

Action with Communities in Rural Kent: Wickham Community Led Trust event, 22.10.18.

Communicorp: Clerks & Councils Direct, Issue 119, September 2018.

Campaign to Protect Rural England: Green Clean campaign.

KALC: NALC newsletter, 7.9.18; NALC bulletins on national developments 31.8.18-7.9.18; KALC News, September 2018; North Downs Way Pilgrims Festival 24-30 September 2018; KCC Household Waste Recycling Centre consultation; Chairmanship Conference, 13.12.18; suicide prevention funding for community groups; Public Health England flu vaccine notification; Community Policing volunteer scheme; Community Awards Scheme 2019; Kent Police Rural Liaison Team report, September 2018.

Kent Wildlife Trust: Newsletter, 5.9.18; letter of thanks for donation.

NALC: Local Council Review, Summer 2018.

Rag Solutions Ltd: textile recycling scheme.

Shoreham Aircraft Museum: pilot memorial, Crowhurst Farm.

UK Cycling Events: Kent Classic, 10.11.18.

E-watch Nos 1586-1593.

**8. Payments/Finance**

i) Internal Auditor Report. Councillors received the Internal Auditor Report for 2017/18 and noted outstanding issues with regard to the updating of the fixed asset register and Clerk appraisal. The Clerk will respond to the comments in the report. Councillors expressed their thanks to Marian Hemsted for her hard work and commitment to the audit.

**Action:  
Clerk**

ii) Annual Return 2017/18. It was reported that the annual limited assurance review had been satisfactorily concluded.

iii) Councillors received a comprehensive Service Inspection Report and accompanying photos from the street light contractors, Streetlights Ltd. It was noted that the parish's lights were in general in a poor state of repair and that some needed immediate replacement. It was agreed that a programme of replacement of the entire stock should be developed. The Clerk and Cllrs Brewin, Simpson and Thomas will take this forward.

**Action:  
Clerk,  
Cllrs  
Brewin,  
Simpson,  
Thomas**

iv) Councillors approved a payment of £500 to assist the PCC with tree maintenance work in the churchyard.

v) A financial statement and bank reconciliation was distributed to members.

The following receipts were noted:	£
TMBC precept 2 <sup>nd</sup> instalment	19,114.50
The following payments were approved:	£
PKF Littlejohn: audit fee 2017-18	240.00
JPCTCG: subscription 2018	50.00
SLCC: annual membership 2018-19	115.00
KCPFA: annual subscription	20.00
Brachers: lease renewal WB recreation ground	900.00

Fairlawne Estate: rent WB recreation ground	1.00
CPRE: fast-tracked fracking appeal	50.00
Clerk salary & reimbursements September 2018	717.85
Eon Energy: street lighting September supply	99.54

## 9. Planning

### TMBC decisions

#### Land South Of Allens Lane TM/18/01451/FL

Conversion of redundant, detached storage building to a residential dwelling opposite Orchardmain Cottage, on Land South of Allens Lane. **Granted permission.** Parish Council had not objected to this application.

#### Clakkers Hall, Basted Lane TM/18/01803/TNCA

T1 Dying Cherry - Dismantle to near ground level. **No objection.** Parish Council had not objected to this application.

#### Frog Pond Cottage, Bourne Lane TM/18/01450/FL

Detached gym and gazebo within residential garden. **Granted permission.** Parish Council had not objected to this application.

#### Old Graingers, Plaxtol Lane TM/18/01575/FL

Demolition of existing greenhouse and erection of new greenhouse on the same footprint. Demolition of existing timber garage and erection of new oak framed carport on existing footprint extending approx 4.4m to the East. **Granted permission.** Parish Council had not objected to this application.

#### Ragstone Cottage, School Lane TM/18/01938/TNCA

T1 Silver Birch - tree removal. Tree Warden reports that the tree has caused serious damage to the dwelling. **No objection.** Parish Council had not objected to this application.

#### Ragstones, Long Mill Lane TM/18/01587/FL

Single storey rear extension with a lantern light. **Granted permission.** Parish Council had not objected to this application.

#### 1 Shields Cottages, The Street TM/18/01886/TNCA

Willow Tree reduce to shape and balance side by 3 - 4 metres. The tree became unbalanced due to work carried out in respect of the de-installation of overhead power lines which have now been laid underground. Tree Warden agrees the work is required. **No objection.** Parish Council had not objected to this application.

#### 2 Shields Cottages, The Street TM/18/01834/TNCA

T1 Cherry Tree - reduce height by 3 metres, reduce lateral spread to shape and thin the canopy. The Tree Warden confirms that the work is required. **No objection.** Parish Council had not objected to this application.

### Parish council decisions

#### Ashenden, Tree Lane TM/18/02059/TNCA

T1 Ash - fell and T2 Cedar - remove lowest branch and reduce heavily weighted limb towards the house by 3m. The tree Warden confirms the work is required. **No objection.**

#### Club Cottage, Plaxtol Lane TM/18/02046/TNCA

Reduce 2x Fir trees by 1/3. The Tree Warden agrees the reduction is necessary and additional reduction to hazel trees. **No objection.**

#### High Hope, The Street TM/18/01760/FL, TM/18/01761/LB

Single storey rear extension (to be considered in association with application 3 Shields Cottages application TM/18/01757/FL). Councillors noted that, as agreed at the last meeting, a response of **no objection** had been made on the recommendation of the planning group by the extended response date of 24 September 2018.

Nut Tree Hall, Grange Hill TM/18/02196/TNCA

Remove Red Oak which is to be replaced with Orchard Trees. The Tree Warden reports that the tree is interfering with power cables and has become disfigured as a result. **No objection.**

Old Graingers, Plaxtol Lane TM/18/02098/LB

Listed Building Application: Removal of wall between existing kitchen and dining room. **No objection.**

Old Graingers, Plaxtol Lane TM/18/02128/TNCA

Bay Laurel - reduce to 8 feet and Walnut - remove low branches. Tree Warden supports the application. **No objection.**

Rats Castle, Roughway Lane TM/18/02052/TNCA

T1 Lime to reduce to previous cut point by approx 30%; T2 Walnut to remove, and T3 Maple to raise round to 5m and thin by 10%. Tree Warden supports the application. **No objection.**

3 Shields Cottages, The Street TM/18/01757/FL, TM/18/01758/LB

Single storey rear extension (To be considered in association with application High Hopes application 18/01760/FL). Councillors noted that, as agreed at the last meeting, a response of **no objection** had been made on the recommendation of the planning group by the extended response date of 24 September 2018.

## 10. Meeting Feedback

Parish Partnership Panel, 6.9.18. Cllrs Simpson and Thomas had attended this meeting. Cllr Thomas reported that the main items on the agenda had been discussion of the Local Plan and an update on the proposed new waste services contract due to begin in early 2019. Changes to the collection of plastics, textiles, food and garden waste were planned. Residents would be fully informed of all details.

## 11. Recreation Grounds

- i) Wet pour surface maintenance. Cllr Denham advised that final quotes were still awaited.
- ii) GML. Cllr Denham requested that consideration be given to the renaming of the Garratt Memorial Land to Garratt Memorial Community Orchard to better reflect the nature and use of the space. Councillors agreed that the process for the renaming of the orchard should be investigated.

## 12. Highways & Transport

- i) Joint Transportation Board, 24.9.18. Cllr Carboni advised that TMBC's proposals for yellow lines in The Street and School Lane had been considered by JTB, which had confirmed that proposals for The Street be abandoned due to public objection whilst those for School Lane be amended and proceed to full consultation.
- ii) JPCTCG, 26.9.18. Cllr Johnson had attended this meeting. MP Tom Tugendhat had been in attendance and had discussed the following issues:
  - continued consideration of J5 slips which would relieve traffic pressure on Seal and Borough Green, though not supported by Sevenoaks DC;
  - impact of heavy lorries associated with proposed sand extraction in Ryarsh;

- the conclusion of KCC's 'Big Conversation' regarding bus services; the outcome was awaited;
- the proposed new Thames crossing and its impact on the surrounding areas;
- the shelving of the proposed Ashford lorry park for Channel crossing;
- an update on school buses, with emphasis on continued good communication between the parishes and the bus companies and the Defra grant to retrofit old buses;
- ongoing issues with air quality management.

Cllr Johnson also advised that the bus companies had expressed their thanks for the bus route signage in Plaxtol and Dunks Green which had greatly assisted them.

**13. Battle's Over National Tribute**

Cllr Brewin reported that the beacon was under construction and would be re-usable. It would be sited on land at Old Graingers by kind permission of the owners. The Friends of Plaxtol Church had offered a financial contribution to the event and would be co-ordinating the provision of food. Enquiries were underway to recruit a bugler. Details of the proceedings would be published in The Herald and on the website.

**14. Any Other Business**

- i) The issue of the inadequacy of the heating system in the Memorial Hall was raised.
- ii) Cllr Johnson raised the issues of faded white lines at the junction of The Street and Church Hill and of speeding through Plaxtol Village. The issue of speeding would be considered at the next meeting.

**15. Date of Next Meeting:**

Monday 5 November 2018 at 8 pm

The meeting closed at 10.30 pm