

## PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 11 June 2018 at 8.00pm

**Present:** Cllrs P Thomas (Chairman), M Brewin, J Cannon, M Carboni, J Denham, K Johnson, R Simpson; L Thomas (Clerk); 5 members of the public

**Apologies:** Cllr B Pardesi; Boro Cllrs S Perry, T Shaw, M Taylor

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

5 members of the public were present to put forward views on planning application TM/18/00553/FL, Plaxtol Village Store & Post Office. The following issues were raised:

- that the noisiest fan had now been removed;
- of the remaining two fans, one could now be turned off remotely should it be left on in error;
- that the removal of the fans to the rear of the shop and their insulation should reduce the noise to an acceptable level, but that residents reserved the right to pursue the issue should this not be the case;
- that residents were largely supportive of the application, provided it achieved its purpose of noise reduction;
- that the applicant had and would remain co-operative in reaching a resolution.

The Chairman thanked the members of the public for their contribution.

### 2. **Declarations of interest**

None.

### 3. **Minutes of last meeting**

The minutes of the meeting of 8 May 2018 were approved and signed by the Chairman.

### 4. **Matters arising**

None.

### 5. **Planning: Plaxtol Village Store & Post Office**

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

Plaxtol Village Store & Post Office, 8 The Street TM/18/00553/FL  
2 no chiller fans for freezer units within the store mounted on the rear profile of the building. The Chairman summarised the history of the applications to date and advised that, following a meeting between the applicant, TMBC Planning and Environmental Health departments and himself, a way forward had been proposed which involved the relocation of the fans to the rear of the building, their fixture to a framework not attached to the building, and the implementation of expert advice on insulation. It was expected that these measures would result in the reduction of noise to an

acceptable level, but noted that this could not be guaranteed. The Chairman proposed that the application should be supported on the understanding that, should the measures not prove successful, Council would press for further action to resolve the issue. Councillors voted unanimously to accept this proposal. **No objection**, on the basis that the proposals to mitigate the noise problem are effective.

## 6. Council Matters

GDPR. The Clerk advised that a data audit had been carried out and a privacy notice was in train. Councillors approved some updates to the Clerk's computer, subject to costing. Final papers will be brought to the July meeting. Councillors were reminded that it would be good practice to use the email addresses provided by the Plaxtol.com domain rather than personal email for Parish Council correspondence.

**Action:  
Clerk**

## 7. Correspondence

### KCC

Highways: Bus shelter grants 2018; monthly bus updates, May 2018.

### TMBC

Area 2 Planning Committee: meeting papers, 30.5.18.

Joint Transportation Board: meeting papers 11.6.18.

Parish Partnership Panel: meeting papers, 14.6.18.

### Other

Action with Communities in Rural Kent: Inside Track, Issue 253, funding opportunities; Community Led Housing workshop, 11.7.18.

Campaign to Protect Rural England: newsletter, June 2018.

KALC: NALC bulletins on national developments 27.4.18-25.5.18;

Annual Councillors' Conference, 10.7.18; building control proposal survey; Kent Countryside Access Forum responsible dog walking campaign; KALC News, May 2018; Kent Police drop-in sessions; dementia awareness campaigns; Kent Fire & Rescue Service Water Savvy Fun Day, 1.6.18; Kent Police summer security message; KCC GDPR conference, 26.8.18; GDPR encryption training, 11.7.18; Old Chalk New Downs Project training day, 25.7.18; KCC Big Conversation – Rural Transport parish seminars – Cllr Johnson will attend.

**Action:  
Cllr  
Johnson**

Kent County Playing Fields Association: notification of AGM, 20.6.18.

Kent Downs AONB: May 2018 update.

Kent Tree & Pond Wardens: June/July events.

Kent Wildlife Trust: wildlife conservation campaigns.

NHS West Kent: local care hubs in West Kent, public events.

Shoreham Aircraft Museum: enquiry re memorial for WW2 pilot.

West Kent Mediation: letter of thanks for donation.

E-watch nos 1549-1559.

## 8. Payments/Finance

- i) Budget outturn. Councillors noted that the budget for 2017/18 had been underspent by £5k. This was primarily due to less than expected expenditure on professional fees, insurance premium, highway maintenance, street light repairs, youth group support. Greater than expected expenditure on playground repairs had been approved by Council.
- ii) Councillors approved a quote from Burslem for cleaning and repair costs to the War Memorial of £1,535.
- iii) Councillors approved a quote from Royal British Legion Industries for new signage at the Spoute Recreation Ground of £261. This included additional warning signs at the river and a new entrance sign, following requests from parents.
- iv) A financial statement and bank reconciliation was distributed to members.

The following receipts were noted:	£
Bank interest	3.09
KCC grant: Spoute climbing frame	1,500.00
The following payments were approved:	£
H&E Tree Services: maintenance Spoute Rec	144.00
NALC: LCR subscription 2018-19	54.00
Heart of Kent Hospice: donation	250.00
Clerk salary & reimbursements May 2018	653.53
Eon Energy: street lighting May 2018	102.86
PWLB: car park loan 1 <sup>st</sup> instalment 2018-19	1,013.16

## 9. Planning

- i) Local Plan. The Chairman advised that the draft Local Plan had now been published. A consultation was planned for September and TMBC was aiming for submission by the December deadline to avoid an uplift in housing quota. It was noted that there was a duty to co-operate with neighbouring authorities and that requests could be received from Sevenoaks where land was mostly within the Green Belt. Sites not currently being considered might have to be revisited. Currently, the biggest local impact was the proposal for 3,500 houses at Borough Green (Borough Green Gardens). An issue had been raised about further development in Air Quality Management areas which had yet to be resolved, as had questions about the ability of Southern Water to manage waste infrastructure. Borough Green Councillors had called a public meeting for 15 June to consider the implications of the Plan for the immediate locality. The Chairman and Cllr Simpson would attend.
- ii) Planning applications.

**Action:**  
**Cllrs**  
**Simpson,**  
**Thomas**

### **TMBC decisions**

Basted Farm House, Mill Lane TM/18/00984/FL

Demolition of single storey side extension to the north end of the property. Replacement with new extension. Application is for a minor amendment to a previously approved application (TM/18/00324/FL). It was ascertained during the course of the meeting that approval had already been given for this application, prior to the agreed response date. The Parish Council was not therefore in a position to respond. [Note: TMBC has apologised for the error.]

Church Cottage, Plaxtol Lane TM/18/00729/FL

New two bed residential dwelling in the curtilage of a listed building.

**Granted permission.** Parish Council had **objected** to this application. Councillors noted that regrettably the requested call-in to Area 2 on this application had not been processed by Borough Councillors.

Claygate House, Winfield Lane TM/18/00785/FL, TM/18/00786/LB

Erection of a single storey side extension, together with associated internal and external alterations. **Granted permission.** Parish Council had not objected to this application.

Northview, The Street TM/18/01020/TNCA

Ivy covered Laburnum to be section felled to ground level. **No objection.** The Tree Warden believed that this application was being withdrawn, so no Parish Council response was made.

#### **Parish council decisions**

Coppers Oak, The Street TM/18/00997/FL

Single storey rear extension, ground and first floor front extensions, and conversion of garage to living accommodation. **Objection.**

Overdevelopment in relation to the size of the plot.

Landway House, Basted Lane TM/18/00970/FL

Erection of garage outbuilding. Application withdrawn.

The Retreat, Plaxtol Lane TM/18/01195/FL

Single storey rear extension. **No objection.**

Shode House, Dux Lane TM/18/01024/LB

Listed Building Application: Remove section of wall between the kitchen and sitting room and replace existing lintel with oak beam. **No objection.**

#### **10. Meeting Feedback**

i) KALC, 10.5.18. The Chairman had attended this meeting, which had consisted mainly of a presentation regarding the Local Plan (see item 9 above). In addition, it had been reported from TMBC that funding from central government would be decreasing by 23%.

ii) JPCTCG, 21.5.18. Cllr Johnson had attended this meeting which had focussed on the impact of the Local Plan for transport. Studies of the A20 and M20 were being undertaken looking at areas of development pressure, including Borough Green, Hadlow and Tonbridge. Improvements to junctions and roundabouts were being identified to facilitate the Local Plan. The local MP had met with Highways England regarding J5 slips. It was also reported that the number of speed watch schemes had now peaked, but that cars without tax and MoT were now being identified and police were targeting specific areas.

iii) CPRE Local Branch, 29.5.18. Cllr Carboni had attended this meeting and reported on progress for two planning applications in Ivy Hatch and Shipbourne that required CPRE involvement. He advised that the group was a useful source of expertise and support for planning issues.

#### **11. Highways & Transport**

It was reported that Basted Mill would be closed from 4-10 July to enable work by BT Openreach.

#### **12. Any Other Business**

i) It was reported that Brook Lane was closed. The Parish Council had not been notified of this closure.

ii) Cllr Simpson reported that Crest Homes had accepted responsibility for the repair of the weir at Basted Mill and were proposing to drain the lake for this purpose. The management committee was seeking clarification. Crest had also identified 3 small plots of land still in their ownership, currently being used for car parking and garden space. It was likely that the land would ultimately be transferred to the residents.

**13. Date of Next Meeting:**  
Monday 2 July 2018 at 8 pm

The meeting closed at 10pm