

## PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 2 October 2017 at 8.00pm

**Present:** Cllrs P Thomas (Chairman), M Brewin, J Cannon, M Carboni, J Denham, K Johnson, R Simpson; L Thomas (Clerk); 1 member of the public

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

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

Ms Bal Pardesi, owner of the Village Stores, was present to observe the meeting.

**2. Declarations of interest**

None.

**3. Minutes of last meeting**

The minutes of the meeting of 4 September 2017 were approved and signed by the Chairman.

**4. Matters arising**

item 6: KCC Local Flood Risk Management Strategy. Cllr Brewin advised that management of flood risk had been devolved from central government to local councils, but that costs needed to be met from within current budgets. Plans were still developing but his responses to the consultation had been supportive of the emerging strategy.

**5. Council Matters**

- i) Casual Vacancy. The Chairman advised that an application had been received from Ms Pardesi for co-option onto the Parish Council. Discussion of the application was deferred to the end of the meeting.
- ii) Meeting dates for 2018 were approved.

**6. Correspondence**

**KCC**

Kent Highways: Parish Seminar 23.10.17. Cllr Carboni will attend; invitation to community transport away day, 9.11.17.

Planning: Gas Utilisation Plant noise report. Permitted noise levels are being complied with.

**TMBC**

Area 2 Planning Committee: agenda 27.9.17.

Community Safety Partnership: Newsletter September/October 2017.

Joint Transportation Board: meeting papers and decision sheet, 25.9.17.

Parish Partnership Panel: minutes 7.9.17.

**Other**

Email from local resident regarding high speed broadband access. The matter has been referred to Shipbourne Parish Council.

**Action:**

**Cllr**

**Carboni**

Action with Communities in Rural Kent: Inside Track, Issue 248, funding opportunities; notification of AGM, 26.10.17.

KALC: NALC bulletins on national developments 18.8.17-22.9.17; Flood Warden training, 7.10.17; Rural Policing update, 13.9.17; Armed Forces Covenant, grant booklets; Dept for Digital, Culture, Media & Sport consultation on proposed Broadband Universal Service Obligation. Cllr Brewin will consider a response; DCLG planning for the right homes in the right places, consultation. Cllr Thomas advised that government changes to plans for future housing provision had meant a rise in the number of homes to be planned for. Local Plans would need to be adjusted accordingly and KALC would be considering the implications for TMBC for discussion at Parish Partnership Panel. Cllr Thomas would consider a response to the consultation; KCC Highways & Transportation Tracker Survey. Cllr Denham will respond.

**Action:**  
**Cllr**  
**Brewin**

**Action:**  
**Cllrs**  
**Thomas,**  
**Denham**

NALC: Local Council Review, Autumn 2017.

Kenward Trust: Autumn Newsletter.

South East Water: Draft Drought Plan, 2017, public consultation.

Details available at [www.southeastwater.co.uk/droughtplan](http://www.southeastwater.co.uk/droughtplan).

E-watch: nos 1479-1490.

## 7. Payments/Finance

i) Cllr Simpson advised that, in consultation with the Clerk and the Internal Auditor, he had completed a review of the Council's internal audit processes in line with the terms of the Governance & Accountability Regulations 2016. The outcome of the review had been satisfactory and indicated that the Council's financial and other internal controls were effective. A formal Letter of Engagement was to be issued in accordance with best practice. Internal audit processes will be reviewed again in three years.

ii) Councillors agreed to replace the broken bracket light at St Hilda's with a traditional style lantern, cost £875. Further quotes would be sought for insurance purposes before going ahead. Councillors also agreed to an inspection of the column lights for safety by the current contractors at a cost of £24.50 per column.

iii) Councillors approved the tree maintenance schedule submitted by H&E Tree Services for 2017/18, cost £980.

iv) Councillors agreed a funding request from Shipbourne PC to assist in the purchase of replacement batteries for the defibrillator at The Kentish Rifleman, cost c£133. Consideration of a funding request for further donation to the Heart of Kent Hospice was deferred to the end of the financial year.

v) Receipts & Payments

Councillors noted that the Chairman and Vice-Chairman had approved immediate repair to a broken down fence bordering a resident's property at the Spoute recreation ground at a cost of £293. A financial statement and bank reconciliation was distributed to members.

The following receipts were noted:

TMBC: precept 2 <sup>nd</sup> installment	£ 19,114.50
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The following payments were approved:	£
Paul Bryan Builders: repairs to wall, fences	1,287.60
H&E Tree Services Ltd: allotment hedge cutting	144.00
SLCC: annual membership fee	108.00
Victim Support: donation	150.00
Clerk salary & reimbursements	684.39
Eon Energy: street lighting September supply	87.59

## 8. Planning

i) Councillors noted that TMBC had advised that a request for the granting of a TPO for a Eucalyptus in Plaxtol Lane would be unlikely to succeed. Councillors agreed not to pursue the issue.

ii) Planning applications.

Councillors noted that an appeal had been made against TMBC's refusal to allow planning application TM/17/01167/FL, 3, St Hilda's.

It was noted that an appeal against TMBC's refusal to allow planning application TM/16/03766/FL, Chance Cottage, Long Mill Lane had been allowed.

It was noted that appeals against TMBC's refusal to allow planning application TM/17/01728/PDVAR, land south west of Claygate House, Winfield Lane, had been refused.

### TMBC decisions

Malling Well House, The Street TM/17/02107/TNCA

T1 Weeping Beech - To remove. **No objection.** Parish Council had not objected to this application.

Park Cottage, School Lane TM/17/01998/FL

Replace existing single detached garage and greenhouse with oak framed detached double garage and greenhouse. **Granted permission.** Parish Council had not objected to this application.

### Parish council decisions

Councillors noted that a response of no objection had been returned to TMBC in respect of planning applications TM/17/02361/TNCA, 2 Shields Cottages, The Street, in line with the Tree Warden's recommendation.

Aberdeen House, The Street TM/17/02637/TNCA

T1 Goat Willow to pollard to 8ft. Councillors noted that this application had been received too close to the meeting date to allow for a Tree Warden visit. They agreed that a response should be made before the reply date of 19 October in line with the Tree Warden's report when it becomes available.

The Former Rectory, The Street TM/17/02422/TNCA

T1 - Silver Birch: fell to ground level to enable re-landscaping and re-planting and T2 - Sycamore: fell to ground level to enable re-landscaping and re-planting. T1, **no objection.** T2, the Tree Warden considers the tree to be in good health and an attractive feature to the street scene. It is not considered that its replacement by silver birch would be adequate compensation for its loss. **Objection.**

Ringlestone, The Street TM/17/02409/FL

Demolish the conservatory, plant room and side extension and erect a two storey side extension with two storey bay window and single storey rear extension with roof light Detached double garage; construction of orangery to South-West elevation; porch to South-East elevation; amended windows to first floor, removal of 2 canopies to North-West and North-East elevations; garage conversion; new chimney to North-East elevation. **No**

**objection.**

Tree Cottage, Yopps Green TM/17/02595/TNCA

T1 Elder to sever vine & ivy to remove as much vine as possible and crown reduce whole crown by approximately 1-2m. G1 Cornus & Hawthorn to reduce tops by 2m and lightly trim face. T2 Damson to crown reduce whole crown by approximately 1m. T3 Holly to trim side & top. T4 Cornus to trim top. T5 Crab Apple to crown reduce whole crown by approximately 1-2 and sever vine. G2 Roadside shrubs to trim back. Councillors noted that this application had been received too close to the meeting date to allow for a Tree Warden visit. They agreed that a response should be made before the reply date of 18 October in line with the Tree Warden's report when it becomes available.

**9. Parish Charter**

The Chairman reminded Councillors that KALC Area Committee was seeking parish feedback on TMBC's draft Parish Charter which sought to define the working relationship between the Borough Council and the parishes. It was generally agreed that the document provided a good basis but required more detailed commentary in terms of meetings, timings and concrete examples regarding co-operation. The Chairman will report these and any further comments to the meeting of KALC on 12 October. The document will then be considered for adoption at Parish Partnership Panel.

**Action:**  
**Cllr**  
**Thomas**

**10. Meeting Feedback**

i) Parish Partnership Panel, 7.9.16. Cllrs Simpson and Thomas had attended and reported on the following issues:

- Kent Police: that Kent Police was currently restructuring; that the police had acknowledged that Kent PCSOs had fewer powers than their equivalents in other forces; that the 101 service was inefficient; that the Crime Commissioner would be attending the next meeting of the Parish Partnership Panel;
- that KCC had reported a £11.5m overspend in the first quarter of the financial year and was facing a £45m pressure for the following year;
- that KCC was encouraging the setting up of Lorry Watch for reporting and dealing with lorries on inappropriate roads;
- that Plaxtol village stores had been a beneficiary of TMBC's village stores initiative run in partnership with ACRK.

ii) Parish Alliance, 26.9.17. Cllr Simpson had attended and reported that the meeting had been called to consider the latest developments in the Local Plan which had included the proposed Borough Green Gardens (BGG) development. The issue was complex in that BGG could not go ahead without the development of a relief road from Darkhill to Nepicar, which in turn could be affected by a possible planning application from H+H Celcon for a western extension to their site for the extraction of silicon sand. However, the release of land by English Heritage from Ightham Court to H+H Celcon for this purpose was under judicial review. BGPC, which had been opposed to the BGG development, would be seeking funding for a further traffic survey on the effects of BGG to be considered alongside a traffic survey commissioned by TMBC. The issue would

be considered further following a meeting with H+H Celcon to clarify their position and that of the environmental impact of sand extraction.

#### **11. Environment**

Cllr Anketell had attended a meeting of Kent Downs AONB which is carrying out a landscape character assessment in order to update its Management Plan. It was noted that changes to the Sevenoaks Greensand Ridge and to Kemsing Vale could impact on the AONB most relevant to Plaxtol. Information on the landscape character assessment can be found at [www.kentdowns.org.uk/guidance-management-and-advice/management-plan](http://www.kentdowns.org.uk/guidance-management-and-advice/management-plan).

#### **12. Recreation Grounds**

Cllrs Carboni and Denham reported that a new community group had now been set up to manage the funding, purchase and installation of new equipment at the Spoute Recreation Ground. Applications were in hand for grant funding from various sources. Consideration was also being given to the installation of outdoor gym equipment for the use of adults and older children and suppliers were being investigated.

#### **13. Highways & Transport**

i) The Chairman reported that he had contacted the organisers of the Wiggle Kent Classic Sportiv cycle event scheduled for 11.11.17 who had confirmed that the route would take the cyclists through Plaxtol via School Lane and Plaxtol Lane. Fortunately, the route was uphill. They had confirmed that riders would be fully briefed on Plaxtol's concerns regarding safety issues.

ii) Cllr Johnson advised that although new operators of the school bus routes had provided larger single decker coaches, the service was still unsatisfactory. He reported that local MP Tom Tugendhat had taken up the issue which can be followed on his Facebook page.

iii) It was noted that Long Mill Lane, Platt would be closed from 30.10.17 for 7 days for gas installation works.

#### **14. Public Rights of Way**

Councillors noted that the modification order for the diversion of MR337 had now been made.

#### **15. Memorial Hall**

Cllr Johnson had attended the meeting of 6 September 2017. He reported that there had been an issue with the provision of wifi which had yet to be resolved. A heavy duty cleaning programme had been implemented. Funds were healthy.

#### **16. Casual Vacancy**

Councillors considered an application for co-option to the Parish Council from Ms Bal Pardesi, who is eligible to serve. Cllr Simpson proposed that Ms Pardesi be co-opted with immediate effect, seconded by Cllr Carboni and unanimously agreed.

**17. Any Other Business**

Cllr Denham reported that a successful apple pressing day had been held on 24 September in the memorial orchard.

Cllr Johnson reported that Plaxtol had been visited by Kent Men of the Trees as part of the Trees in the Village competition. A report was awaited.

It was reported that following an objection to their disconnection, the public phone box lines in Plaxtol had been re-instated.

It was noted that two crimes had been reported since the last meeting: injury to a cat with an air rifle in St Hilda's; break-in in Long Mill Lane.

**18. Date of Next Meeting:**

Monday 4 November 2017 at 8 pm

The meeting closed at 10.20pm.