

PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 5 June 2017 at 8.00pm

Present: Cllrs P Thomas (Chairman), M Anketell, M Brewin, J Cannon, M Carboni, J Denham, R Simpson; L Thomas (Clerk); Boro Cllr M Taylor; 7 members of the public

Apologies: Cllr K Johnson; Boro Cllrs S Perry, T Shaw

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

Boro Cllr Taylor reported that, although the parishes had enjoyed a good relationship with H&H Celcon in the past, a meeting was being arranged between Celcon, the Parish Alliance and Borough Green PC to discuss Celcon's involvement with the Borough Green Gardens proposal. He also advised that Celcon's western extension proposals were not in the mineral plan, as he had previously stated. 6 local residents were present to express objections to planning application TM/17/01167/FL, 3, St Hilda's. Representations were made on the following issues:

- overdevelopment of the site;
- increased housing density;
- the style of the proposed dwelling out of keeping with others in the close;
- the narrow access road into St Hilda's and the unsuitability of access from St Hilda's to the site which was too narrow and unable to accommodate emergency vehicles;
- an ill-considered construction management plan;
- recompense to the residents for any damage caused by construction to the access road, which residents maintain;
- the safety of residents including young children during development, especially during Saturday working;
- protection of the footway;
- the threat to the already malfunctioning old drainage system both from construction and from the burden of an additional dwelling;
- that additional development added no social or economic benefit to the community;
- that the dwelling would not constitute affordable housing;
- loss of privacy;
- the proposed removal of trees important to community and landscape.

A representative of the planning company was also present and raised the following points:

- that this second application was for a smaller dwelling, reduced in bulk and massing at 1st floor level, and more proportionate for the site;
- that the building would face The Street as well as St Hilda's so was transitional in its design reflecting vernacular design elsewhere on The Street;

- that specific residents' specific requirements could be included in the construction management plan, including Saturday working hours;
 - that protective fencing would be provided for the footway;
 - that the highways authority views on the adequacy of access would be sought;
 - that the applicant would be expected to resolve drainage issues and recompense for any construction damage to the roadway.
- The Chairman thanked all contributors for their input.

2. Declarations of interest

None.

3. Minutes of last meeting

The minutes of the meeting of 8 May 2017 were approved and signed by the Chairman with the following amendment: item 10, amend final sentence to read 'The future management of the site was under consideration with a possibility of TMBC relinquishing ownership'.

4. Matters arising

None.

5. Planning

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

Parish council decisions

3 St Hildas TM/17/01167/FL

Demolition of existing outbuildings, erection of 3 bed detached dwelling with associated parking and landscaping. 8 letters of objection had been received. The Parish Council **objects** to this proposal for the following reasons:

- overdevelopment of the site;
- increased housing density;
- style of dwelling;
- restricted access to St Hilda's and from St Hilda's to the site;
- construction management issues;
- drainage issues;
- loss of privacy;
- removal of trees.

The full response is appended to these minutes and available online at www.tmbc.gov.uk.

Daltons Farm, The Street TM/17/01202/TNCA

TG1 - Beech x 3 - Fell and TG2 - Poplar x 3 - Fell. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Tree Warden confirms work is necessary to avoid root damage to neighbours' premises. **No objection.**

Fairlawne, Tonbridge Road TM/17/01341/LB

Listed Building Application: Replacement of seven north facing sash windows and gantry repairs at the real tennis court. **No objection.**

Old Graingers, Plaxtol Lane TM/17/01261/TNCA

G1 - Reduce mixed ancient hedgerow by 30% and cut back branches overhanging stables. Tree Warden supports the application. **No objection.**

TMBC decisions

4 Browns Cottages, Roughway Lane TM/17/00147/FL

Demolition of an existing garage outbuilding within the curtilage of an existing dwelling house and the construction of a replacement garage outbuilding with integrated office, WC, utility, store and first floor multi-purpose room. **Granted permission.** Parish Council had objected to this application.

Little Mead, Roughway Lane TM/17/00896/FL

Demolition of existing house and ancillary buildings. Construction of new house and detached garage. **Granted permission.** Parish Council had not objected to this application.

6. Correspondence

TMBC

Area 2 Planning Committee: Meeting papers, 24.5.17.

Other

Chair, Platt PC: letter from parishioner noting issues with the Bourne at Basted. These have been noted and followed up.

Action with Communities in Rural Kent: Inside Track, Issue 245, funding opportunities.

Communicorp: Clerks & Councils Direct, Issue 111, May 2017.

Campaign to Protect Rural England: E-circular, 10.5.17.

KALC: NALC bulletins on national developments, 5.5.17-19.5.17;

Kent Police messages re security alert; Kent Highways Tracker

Survey 2016 report, available at [www.kent.gov.uk/about-the-](http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/highways-transportation-and-waste-tracker-survey-report)

[council/strategies-and-policies/transport-and-highways-policies/highways-transportation-and-waste-tracker-survey-report](http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/highways-transportation-and-waste-tracker-survey-report);

Rural Policing Update 13.5.17; Cyber Crime Unit advice; Good

Councillors Guide to Neighbourhood Planning; Defibrillator

purchase scheme; Councillors' Conference, 8.7.17; DCLG Park Run consultation.

Kent County Playing Fields Association: notification of AGM,

22.5.17; Fields in Trust – Active Spaces initiative; June newsletter.

Kent Men of the Trees: AGM minutes, 15.4.17.

Kent Wildlife Trust: Wild Times, May 2017.

National Allotment Society: Allotment & Leisure Gardener, Issue 2 2017.

E-watch: nos 1447-1454.

7. Payments/Finance

i) Hive Lotto. Cllr Anketell confirmed that Plaxtol Parish Council was now listed on the Hive Lotto causes. It was confirmed that this was a weekly lottery with online purchasing only. Income received would go to support parish projects such as improvements to recreational amenities. It was agreed that information about the lottery would be placed in the Herald, on the village Facebook page and on the website.

ii) Annual Return 2016/17

a) Annual Governance Statement. Councillors considered the system of internal control and internal audit conclusions and

**Action:
Cllr
Anketell**

resolved to approve the Annual Governance Statement: proposed Cllr Simpson, seconded, Cllr Cannon, approved unanimously.

b) Accounting Statements. After due consideration, Councillors resolved to approve the Accounting Statements for the year ending 31 March 2017: proposed Cllr Simpson, seconded Cllr Carboni, approved unanimously.

Councillors expressed their thanks to Marian Hemsted for her internal audit work both during the year and in respect of the Annual Return.

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

The following payments were approved:	£
Barge Group: playground repairs	4,957.20
KCPFA: annual subscription	20.00
JPCTCG: annual membership	50.00
Clerk salary & reimbursements May 2017	621.07
PWLB: car park loan 1 st installment	1,013.16
Eon Energy: street lighting May	87.59

8. Meeting Feedback

KALC 11.5.17. Cllr Thomas reported that this meeting had been the AGM and that he had been elected as Chair to the Tonbridge & Malling Area Committee. Cllr Mike Taylor had been elected Vice-Chair. Cllr Thomas would also be serving on the KALC Executive Committee with Cllr Tim Shaw. Cllr Thomas reported that the Motorway Working Group formed to progress J5 slips had now been incorporated within other working group committees. Issues currently under consideration by KALC Area Committee included J5 slips, HGV fly parking and action to enforce the use of commercial satellite navigation systems to reduce the number of HGVs using inappropriate routes.

9. Environment

Cllr Thomas advised that possible funding could be available from the KCC member for the cleaning and repair of road signs. Councillors agreed to compile a list of signs needing remedial work. Following costing, help with funding would be sought.

Action:
Cllrs
Anketell,
Cannon

10. Recreation Grounds

i) Cllr Denham reported that remedial work to the playground equipment had now been completed. A see-saw had been installed at the Spoute Recreation Ground and had been positively received. Cllr Denham advised that unfortunately some splitting of the wood had occurred and that the provider, Sutcliffe Play, had confirmed that they would be replacing the top of the see-saw within the next 3-4 weeks. Cllrs Denham and Carboni would be meeting within the next few weeks regarding the further regeneration of the Spoute ground.

ii) Cllr Denham advised that the new entrance for the GML would be installed on 13 June, following which a working party comprising volunteers from the Medway Valley Countryside Partnership would be working to clear the hedge and footpath. Buzzard and bat boxes

were to be installed and reptile mats replaced. An 'opening' event was to be organised for early July to celebrate the new entrance. Cllr Denham advised that National Lottery funding for the orchard project had been extended to January 2019. Councillors expressed their thanks to Cllr Denham for her work at the Spoute and at the GML.

11. Highways & Transport

Cllr Brewin reported that a UKPN had held a local meeting to advise residents of the work they would be undertaking, and that the undergrounding had now been completed.

12. Any Other Business

It was noted that 3 crimes had been reported since the last meeting: attempted theft of a digger in Tonbridge Road; theft from a vehicle in Roughway; theft of metal in Brook Lane.

13. Date of Next Meeting:

Monday July 3 2017 at 8 pm.

The meeting closed at 9.50pm