

PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 5 December 2016 at 8.00pm

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

Apologies: Boro Cllrs S Perry, T Shaw, M Taylor

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

Four members of the public were present to object to planning application TM/16/033940/FL, 3 St Hildas and raised the following issues;

- overdevelopment of the site and disproportionate size of the proposed building in relation to the neighbouring 2 and 3 bed semi-detached properties;
- increased housing density in an already high density area;
- highway safety at one of the narrowest parts of The Street, with restricted sight lines and adjacent to a bus stop;
- additional load on an already pressured waste drainage system;
- invasion of privacy;
- the effect of increased parking.

The Chairman thanked those present for their contribution and for the letters of objection received by the Parish Council and posted online.

Mr Harry Rayner, Vice Chairman of KALC, was present to remind Councillors of the forthcoming KCC elections in May 2017. The current member, Valerie Dagger, would be retiring at this election and Mr Rayner was the replacement candidate. He asked that Councillors advise him of any current relevant issues with which he could assist.

2. **Declarations of interest**

Cllr Denham declared an interest in item 13 as Chair of PLOTS.

3. **Minutes of last meeting**

The minutes of the meeting of 7 November 2016 were approved and signed by the Chairman.

4. **Planning – 3 St Hildas**

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

3 St Hildas TM/16/03394/FL

Subdivision of the existing plot, demolition of existing garage and outbuildings, with construction of a new 4 bedroom dwelling with new vehicle access onto The Street. Four letters of objection had been received by the Parish Council. Further objections had been made online to TMBC. The Parish Council **objects** to this application on the grounds of overdevelopment, building density and highways safety. The full response is appended to the minutes and is available at

www.tmbc.gov.uk.

5. Matters arising

Item 13: H&H western extension. Cllr Simpson advised that he had attended a meeting at which H&H had outlined their intention to apply for silica sand extraction at the western end of the current site. With the closure of coal fired power stations and the consequent loss of PFA from waste, the sand would provide a replacement material for the manufacture of aircrete. Extraction would ensure the continuation of jobs in the area and radically reduce importation of material by road. A formal planning application was awaited.

6. Correspondence

KCC

Highways: monthly bus updates.

Strategic & Corporate Services: bus services public survey.

TMBC

Parish Partnership Panel: meeting papers, 17.11.16.

Other

Action with Communities in Rural Kent: Annual Meeting notification, 14.12.16; Inside Track, Issue 242, funding opportunities.

Applause Rural Touring: programme, Spring 2017.

Betenson Trust: letter of thanks for donation.

Catch 22: supported accommodation search.

Campaign to Protect Rural England: Countryside Voice, Winter 2016; Field Work, Winter 2016.

English Rural Housing Association: Annual Report 2016.

Highways England: notification of M20, M26 roadworks 31.12.16 for 18 months.

KALC: NALC bulletins on national developments; Kent Police weekly rural policing updates; Friends against Scams awareness session, 5.12.16; Parish News, November 2016; NALC dependent carers' survey.

Kent Downs AONB: The Ash Project.

Kent & Medway NHS: Connected, Winter 2016.

Kent Police: Watchout, Neighbourhood Watch winter newsletter.

Kent Wildlife Trust: local event, 14.11.16; Wild Kent, Winter 2016-17.

National Allotment Society: Allotment & Leisure Gardener, Issue 4, 2016; notification of AGM, 10.6.17.

E-watch: nos 1396-1403.

7. Payments/Finance

i) Councillors received a draft budget for consideration. Cllr Simpson drew attention to budgeted figures for play equipment and repairs to the Winnie Bowes access track, for legal expenses for the renewal of the allotment lease, and for projected expenditure on highway maintenance. Increases had also been factored in for additional Clerk's hours and for insurance. Cllr Simpson reminded Councillors that the Financial Arrangement and Support Grant formerly received from TMBC would be discontinued in 2017. Whilst this would produce a saving in Council Tax for parishioners, it would require an increase in

precept to make up the shortfall in Parish Council income. A 25% increase in precept would preserve the status quo (based on 2016/17 Council Tax figures) but on the proposed budget an increase of 45% would be required to maintain reserves of 25% of budget at the year end. For a Band D property, this would mean a real terms increase of £8.61pa. Councillors were requested to forward their observations on the proposed draft for an updated draft to be presented in January for approval.

ii) Councillors approved the Landscape Services quote of £1,799 for grounds maintenance for 2017.

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

The following payments were approved:

	£
H&E Tree Services Ltd: allotment hedges	120.00
J Riches: online business directory	140.00
KSS Air Ambulance Trust: donation	600.00
Royal British Legion: donation	150.00
Relate West & Mid Kent: donation	50.00
Porchlight homelessness charity: donation	50.00
Clerk salary & reimbursements November 2016	671.15
P Thomas: reimbursement pub campaign expenditure	94.71
Eon Energy: streetlighting November 2016	80.08
PWLB: car park loan, 2 nd instalment	1,013.16

8. Planning

TMBC decisions

Ashenden Cottage, Tree Lane TM/16/03018/TNCA

Fell Cypress and reshape Yew tree to balance. **No objection.** Parish Council had not objected to this application.

6 Bartons Cottages, Long Mill Lane TM/16/02535/FL, TM/16/02536/LB

Alterations to existing ground floor rear extension and new first floor rear extension, ground floor window & door alterations to side elevation and internal alterations. Revised Plan. **Granted permission.** Parish Council had not objected to this application.

8 Hyders Forge, Long Mill Lane TM/16/03016/TPOC

Reduce 2 Maple trees by 30% to previous cut point. The Tree Warden approves the application as the trees have become overgrown. **No objection.** Parish Council had not objected to this application.

Pennyhaugh Cottage, The Street TM/16/02977/TNCA

T1 Copper Beech to reduce crown by 20% and shape. T2 Yew to section fell, leave stump as low as possible. T3 Apple to reduce by 60%, sever Ivy and re- shape for long term management. T4 Goat Willow, Maple, Norway Spruce and Silver Birch to section fell, leaving stumps as low as possible. T5 Beech to reduce crown to achieve a better shape. **No objection.** Parish Council had not objected to this application.

Parish council decisions

Old Orchard, The Street TM/16/03359/TNCA

Silver Birch - Section fell, tree is showing signs of bleeding canker and is in poor health in the upper crown. The Tree Warden reports that the tree is in poor health and is shallow rooted and potentially dangerous. Felling is recommended. **No objection.**

Wealden House, Long Mill Lane TM/16/03417/FL

Part 1, part 2 storey rear extension with roof terrace; loft conversion including new dormers to front and rear elevation roof slopes. New

windows, new external tile hanging and internal alterations (minor amendments to approved scheme TM/16/01248/FL). **No objection.**
Woodruff, Basted Lane TM/16/03474/FL
 Proposed garage extension and internal alterations. **No objection.**

9. Parish Plan

The Chairman reported that the public meeting to discuss the future of the Papermakers Arms had been well attended. There had been overwhelming support for a community venture with several offers of expertise and financial support. The Parish Council had been facilitating the initiative but would now be withdrawing in favour of a management group which would take a bid forward. The Chairman reminded Councillors that in any event the owners, Enterprise Inns, were not obliged to accept any offer.

10. Meeting Feedback

i) Parish Partnership Panel, 30.11.16. Cllrs Simpson and Thomas had attended this meeting. It was reported that the representative from Southern Water due to attend this meeting to discuss local flooding and pumping issues had postponed until February. The meeting had reported on the new management of speed watch with an emphasis on education rather than enforcement, an increase in crime in the Borough of 9.2%, and that TMBC were working with ACRK to support rural retailers.

ii) KALC AGM, 19.11.16. Cllrs Simpson and Thomas had attended this meeting and advised that support had been given for two proposals to be forwarded to NALC to pursue at national level: that there should be more support for local post offices; that HGV parking should be restricted to HGV parks. A proposal for creating revenue by commercial advertising on verges and roundabouts had not been supported.

11. Communications

The Chairman advised that a consultation had now been received from TMBC regarding BT's proposal to discontinue the pay phone lines at the Spoute and on Church Hill. Both BT and TMBC had been advised of the necessity of keeping the lines open for emergency use as mobile coverage in the village is unsatisfactory. The consultation closes in January.

12. Community Safety

It was noted that KCC had advised that they are seeking to extend the volunteer support warden scheme and were seeking expressions of interest. Cllrs Cannon and Fermor will pursue this issue further for the January meeting.

Action:
Cllrs
Cannon,
Fermor

13. Allotments

The Chairman advised that the allotment lease was due to expire in November 2017. Alternative locations were being sought via the newsletter, website and parish Facebook page. Cllr Denham advised that PLOTS had decommissioned one plot as it was unworkable and that all plots bar one were currently let. In view of the current

uncertainty about the future of the allotments, it was unlikely the vacant lot would be let in the short term.

14. Recreation Grounds

Cllr Denham reported that planning permission had now been granted for the installation of the new pedestrian access to the GML from The Street. Advice had been sought from KCC highways as to preferred location. Cllr Denham advised that the gates had been made and it was hoped that installation would go ahead in January in time for the wassailing event.

15. Highways & Transport

i) Cllr Carboni reported that a parishioner had notified the Council of problem parking at Star Point. The matter had been reported to and dealt with by the PCSO.

ii) Cllr Carboni reported that he had met with KCC's district manager for Tonbridge & Malling, who had advised on signage and road markings to help manage parking in Plaxtol village. It was reported that KCC were subject to budgetary constraints in implementing such measures and it was agreed that the new member would be approached for assistance after the May elections and that the matter would also be referred to the Borough Councillors for their support.

iii) It was reported that Brook Lane would be closed from 3.1.17 for 4 days to enable a new connection to the water main to be carried out by South East water.

Action:
Cllr
Carboni

16. Memorial Hall

The Committee was pleased to announce that hire charges for the Hall would remain static for the coming year. Despite considerable expense on the Cottage, including a new outside storage shed, finances remained healthy. Much of the routine maintenance programme had been completed.

17. Any Other Business

i) Cllr Simpson advised that the Council could consider registering for funding for projects from the Tonbridge Lottery.

ii) The Chairman reported that Cllr Johnson had intervened in the current difficulty with the 222 school bus, which had been dropping children at the Chaser Inn because of restricted access to Plaxtol. Autocar had agreed to notify the village stores in future of any changes to the school service and local parents were setting up a 'phone tree' to disseminate information.

iii) It was noted that one crime had been reported: theft of wooden fence posts in Roughway.

18. Date of Next Meeting:

Monday 9 January 2017 at 8pm at **Plaxtol School**.

The meeting closed at 10pm.

subject to approval