

PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 7 November 2016 at 8.00pm

Present: Cllrs P Thomas (Chairman), M Anketell, M Brewin, J Cannon, M Carboni, J Denham, D Fermor, R Simpson; L Thomas (Clerk)

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

1. Matters raised by the public / Borough Councillors

None.

2. Declarations of interest

Cllr Brewin declared an interest in planning application

TM/16/03018/TNCA, Ashenden Cottage, which is his property.

In the interests of transparency, Cllr Thomas declared an interest in planning application TM/16/03233/TNCA, Lavender Cottage, of which, as a nearby resident, he had received notification from TMBC.

There is no DPI or Other Significant Interest in this case.

In the interests of transparency, it was noted that a report would be received from Cllr Johnson, as Tree Warden, on planning application TM/16/03233, Lavender Cottage, the property of his neighbour. There is no DPI or Other Significant Interest in this case.

3. Minutes of last meeting

The minutes of the meeting of 3 October 2016 were approved and signed by the Chairman.

4. Matters arising

None.

5. Correspondence

KCC

Kent Highways: monthly bus updates; Parish Seminar papers, 27.10.16.

TMBC

Area 2 Planning Committee: meeting papers, 9.11.16.

Economic Regeneration Officer: free support for home based business.

Other

Action with Communities in Rural Kent: Inside Track, Issue 241.

Communicorp: Clerks & Councils Direct.

Countryside Alliance: Rural Awards 2016.

Campaign to Protect Rural England: notification of AGM, 18.11.16;

Kent Voice, Autumn/Winter 2016; request for a representative to join the Tonbridge & Malling District Committee - Cllr Carboni agreed to attend when possible. It was noted that membership is not restricted to Parish Councillors and could be of interest to a member of the community.

KALC: My Community weekly digests 3-17.10.16; Community Awards Scheme 2017; NALC bulletins on national developments 30.9.16-28.10.16; Planning & Resilience Workshop, 14.12.16; Area Meeting

papers, 13.10.16; AGM papers, 19.11.16 – Cllrs Simpson and Thomas will attend; Kent Police weekly rural updates, 10-24.10.16; Policing in Kent 2017-2021 survey; KCC consultation on improving access to Tonbridge Station; Allotment Law & Management workshop, 8.12.16; Environment Agency Flood Action Campaign; Community Assets Transfer Guide; KCC 2016-17 budget consultation.

Kent County Playing Fields Association: newsletter, October 2016.

Kent Police: firearms surrender, 31.10.16-11.11.16.

Kent Wildlife Trust: River Ecology & Flooding event, 17.10.16.

Royal British Legion: Aged Veterans event, 9.12.16.

Southern Water: Stakeholder Workshop, 21.10.16.

E-watch, nos 1388-1395.

6. Payments/Finance

- i) It was reported that the service from the current lighting maintenance contractors had been unsatisfactory, with repeat call outs to faults and delays to site visits. A quotation for service from PSR Lighting had been received, and although a contract would be more expensive than the current arrangement, the company had been recommended by neighbouring parishes for reliability and service. Councillors agreed to enter into a re-active maintenance contract with PSR Lighting for one year with a review in 12 months.
- ii) Councillors considered requests for funding from charities Porchlight and Relate, and from the temporary group facilitating the community bid for the Papermakers Arms for incidental expenses relating to the campaign (eg printing, stationery). Donations of £50 to each of the charities were approved and funding of up to £500 was agreed for the community bid, pending the constitution of a formal group. Councillors approved an extra 15 hours payment to the Clerk for her work in organising the delivery of leaflets. [See also item 9(ii).]
- iii) It was reported that a proposal had been received from a parishioner whose property bordered the Garratt Memorial Land for some maintenance work on trees and brambles encroaching on her garden from the orchard. Councillors agreed to the proposed scheme of work at a cost of £80.
- iv) Councillors were advised that TMBC had confirmed that Cabinet had approved the cessation of the Scheme of Financial Arrangements and the Council Tax Reduction Grants with effect from 1 April 2017. This would be taken into consideration when setting next year's budget. It was noted that the funding of open churchyards was under review, but that the outcome would not affect the budget for 2017/18, when there would be no grant income for churchyards from the Borough Council.
- v) A financial statement and bank reconciliation was distributed to members. It was noted that the energy increase for street lighting had taken effect in September (charges of £76.27 against a projected £68.95). Members noted the following receipt:
- | | |
|--|----------|
| | £ |
| Regeneration Funding (car park entrance) | 1,200.00 |
- The following payments were approved:
- | | |
|--|--------|
| PFL Electrical Ltd: street light repairs | 123.60 |
|--|--------|

Memorial Hall: hire charges Jul-Sep 2016	57.00
Kent Wildlife Trust: annual membership	49.00
Fairlawne Estate: rent Winnie Bowes recreation ground	1.00
Kenward Trust: donation	100.00
Betenson Trust: annual donation	1,000.00
Craigdene Ltd: annual playground inspection	234.00
Clerk pay & reimbursements October 2016	505.10
Lakeside Printing Ltd: community pub leaflets	160.00
Eon Energy: street lighting October 2016	82.75

7. Planning

- i) Councillors approved a request from TMBC to alter the addresses of 22 properties in the Parish from 'Crouch, Borough Green' to 'Crouch'.
- ii) The Chairman advised that he and Cllr Anketell had attended a presentation on the Local Plan at Borough Green. It had been reported that the availability of brownfield sites in the Borough was decreasing and that sites for development had been chosen which were adjacent to principal urban areas and close to transport hubs. AONB were not affected. The Local Plan is out for public consultation which runs until 25 November 2016. Details can be found at www.tmbc.gov.uk. The Chairman advised that some disappointment had been registered that the partial development of the quarry site at Borough Green, known as Borough Green Gardens, had been included in the Local Plan without local consultation, and that the report of the meeting of the parishes on 3 July 2016 offering a locally supported alternative had not been adopted as part of the consultation. It was noted that the developers of Borough Green Gardens had also launched a local consultation to run in parallel to that of TMBC for support for the adoption of their development plan in its entirety. Details can be found at www.boroughgreengardens.co.uk/survey.

iii) Planning Applications

It was noted that an appeal had been made against TMBC's refusal to grant planning permission in respect of planning application TM/16/01784/FL, Caterways Cottage, Old Soar Road.

It was noted that the owners of the Golding Hop had submitted an application for change of use from a drinking establishment to a coffee shop. The licence had already been surrendered. As this was an application for a material change of use and a technical decision, the views of the Parish Council were not required. Councillors agreed that a retrospective application for listing as an Asset of Community Value would be difficult to justify, but noted that the local committee of CAMRA were considering this as a course of action. It was agreed that, in any case, the Parish would be unlikely to be able to support the purchase of the Golding Hop and the Papermakers Arms and that the Council would continue to support community efforts in respect of the latter.

TMBC decisions

4 Browns Cottages, Roughway Lane TM/16/02585/FL

Alterations and height increase of existing garage/utility store to provide a multi-purpose room at first floor level and revised ground floor layout.

Refused to permit. Parish Council had not objected to this application.

Clackers Hall, Basted Lane TM/16/02558/TNCA

T1 Declining Hawthorn to crown reduce to approx 2.4m, below the dying section and shape laterals, T2 Rowan to reduce/pollard to approx 3.6, T3 Hawthorn to reduce height by 3m and shape sides, T5 Ash to dismantle to near ground level the left stem over outbuilding with peg tile roof, sever ivy on other affected stems. **No objection.** Parish Council had not objected to this application.

Lower Roughway, Roughway Lane TM/16/02612/LB

Listed Building Application: Alterations to front and side elevations consisting of enlargement of 2 No. side windows and infill front window, new chimney and rainwater goods; and removal of internal partitions. **Granted consent.**

Rivenstone, The Street TM/16/02553/FL

Single storey side extension and replacement of flat roof with tiled roof at front and new side window at first floor level. **Granted permission.** Parish Council had not objected to this application.

Spoute House, Long Mill Lane TM/16/01440/LB

Listed Building Application: Retrospective consent for the formation of a shower room on the eastern first floor landing of the building. **Granted consent.** Parish Council had not objected to this application.

Spoute House, Long Mill Lane TM/16/02614/LB

Listed Building Application: Reinstatement of Cross Hall door by removal of window and single brick infill panel from existing oak door frame and hanging new bespoke oak and glazed panel door in same location. **Granted consent.** Parish Council had not objected to this application.

Parish council decisionsAshenden Cottage, Tree Lane TM/16/03018/TNCA

Fell Cypress and reshape Yew tree to balance. The Tree Warden approves this application as the Cypress is causing structural damage. **No objection.**

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. **No objection.**

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.**

Lavender Cottage, Church Hill TM/16/03233/TNCA

Acer (maple) - canopy needs reducing to keep it away from windows and house. The Tree Warden approves the application. **No objection.**

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

T 1 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 reshape 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. The Tree Warden reports that the trees are in need of attention and that only those in poor shape will be removed. **No objection.**

1 Sheet Hill Farm Cottages, Winfield Lane TM/16/03021/FL

Conversion of cellar, installation of log burner flue, alterations to fenestration, installation of new oil tank to the rear and reduction of ground level to the rear. **No objection.**

8. Parish Plan

- i) Cllr Carboni advised that the working group on parking had completed a survey of parking in Plaxtol village and had reported that:
 - the car park was utilised well during the day, but that the lay by

- was under used;
- consideration was being given to parking signs (eg no parking signs, yellow lines) and a meeting had been arranged with the District Manager from KCC Highways to explore the issue and advise on speed restrictions;
- the PCSO had been consulted and had agreed to review parking when possible and place notices on inconsiderately parked vehicles where appropriate. The Parish Council could also place notices;
- speed signs at the entry points to the village should remain visible at all times and landowners should be requested to keep hedges trimmed to enable this;
- volunteers would be sought to clean speed signs when necessary.

The Chairman thanked the team for its work.

ii) The Chairman reported that leaflets seeking views on the future of the Papermakers Arms and regarding a possible community bid been delivered across the parish. Significant investors had come forward as a backbone to the bid and the creation of community shares was being proposed. Advice had been sought from communities who had experience of this process. A public meeting had been arranged for Wednesday 30 November 2016 at 7.45pm at the Memorial Hall.

iii) The Chairman confirmed that Ken Francis butchers had now ceased trading and that the landlords were seeking a new tenant for the business.

iv) It was noted that an interactive map of local businesses was now available on the parish website at www.plaxtol.com/business_directory. The Council expressed its thanks to Jim Riches for his work on its development.

9. Meeting Feedback

KALC, 13.10.16. Councillor Simpson had attended this meeting and reported on the following issues:

- that the Community Safety Partnership had reported that Kent Police had confirmed that there would be no regular attendance by them at parish council meetings or monthly reports and that no public meetings had been arranged. This issue is to be raised at the AGM on 19 November 2016.
- that the voluntary warden scheme had been successfully trialled in East Kent and that KCC would be positively promoting the scheme to the wider community;
- that Kent Highways were willing to reach arrangements with parishes to cover aspects of soft landscaping work, signage cleaning and verge cutting;
- that a representative of Southern Water would be attending Parish Partnership Panel on 17 November 2016 for an agenda item on outstanding issues, including the parish's issues with the Basted pumping station.

[Note: Southern Water have since postponed their attendance until the February 2017 meeting.]

10. Recreation Grounds

Cllr Denham reported that the annual inspection report had been received. Some areas of low to moderate risk maintenance had been identified, along with strimmer damage to the wooden posts of the play equipment. The condition of the access track to the Winnie Bowes recreation ground had also been highlighted. The inspector had been asked to comment on the life expectancy of the climbing frame at the Spoute recreation ground and had put this at 3 years. She had confirmed that the flaking paint on some of the equipment was non-toxic. Councillors agreed that quotes should be sought for repairs to paint work, equipment parts and surfaces.

Action:
Cllr
Denham

Cllr Denham confirmed that there had been no support for plans for a cycle track at the Spoute recreation ground and that this would not now go ahead. The proposed upgrade to the play area had also stalled through lack of support. It was agreed that a single piece of equipment, a double ended see-saw, would be installed with the funds donated by a parishioner. Consideration of a wider project and the replacement of the climbing frame would be deferred to the following financial year.

11. Basted Mill Public Open Space

Cllrs Johnson and Simpson had attended the meeting on 2.11.16. Cllr Simpson reported that reserves at halfway through the financial year were at £24k, although the period of possible winter storm damage was about to begin. He advised that the multi-year management plan put in train by former Cllr Chacon had now been completed and that programme of tree maintenance proposed by Cllr Johnson had been adopted. Work on future budget development was underway. In the interim, the customary annual contribution (£338) would be requested. It was noted that the ragstone wall boundary with Mill Lane had been severely damaged and that replacement costs of c£12k were considered excessive. TMBC would be reviewing the situation.

12. Highways & Transport

The Chairman reported that Gigaclear were seeking a closure of The Street in sections to repair the defective work carried out by the contractors during installation. This was scheduled for the February half term week, 13-17 February 2017, to minimise disruption to the school buses.

It was reported that Reeds Lane, Shipbourne would be closed for 5 days from 21 November 2016 for high voltage cabling by UK Power Networks.

13. Any Other Business

Cllr Brewin reported that he had not received a response to his enquiry about the need to continue monitoring fire hydrants and that this voluntary duty appeared to be longer required.

Cllr Denham reported that a notice dated 23 September had been placed in the telephone box at Spoute Island giving 42 days notice to appeal discontinuation of the service due to low usage. The notice had not been visible from outside the box so had not been seen. The notice period had expired on 4 November and the service had ceased. The

Clerk had written to BT and was awaiting a response.
It was noted that Cllrs Brewin and Simpson would attend the meeting of the parishes at Borough Green on 8 November to discuss Celcon's proposals regarding a western extension to their works.

14. Date of Next Meeting:

Monday 5 December 2016 at 8 pm

The meeting closed at 10.10pm

subject to approval