

## PLAXTOL PARISH COUNCIL

Minutes of meeting held via Zoom on Monday 1 March 2021 at 8.00pm

**Present:** Cllrs P Thomas (Chairman), D Beynon, M Brewin, J Budworth, M Carboni, J Denham, G French, M Hiddleston, S Knights; L Thomas (Clerk); Boro Cllr W Palmer; Kent County Cllr H Rayner

**Apologies:** Boro Cllrs T Shaw, M Taylor

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

Boro Cllr Palmer advised that Platt Parish Council had successfully contested a local planning development application and that, even before the application had been approved, the S106 infrastructure monies in respect of that application had been allocated to TMBC and not to the parish. She had been made aware that TMBC held a borough-wide list of projects and if a local project did not appear on that list, then any S106 monies would be diverted elsewhere. Boro Cllr Palmer encouraged Plaxtol Parish to ensure that any projects in the pipeline were registered with the Borough Council so that S106 monies could be accessed where appropriate.

Boro Cllr Palmer reported that she was pursuing TMBC regarding their handling of fly-tipping incidences and requested that Plaxtol Parish advise her of any problematic episodes.

Boro Cllr Palmer further reported two ongoing consultations: KCC's Vision Zero highways safety strategy and TMBC's Air Quality survey.

County Cllr Rayner advised that he was pressing KCC to issue pro-rata school bus passes, rather than the full-year cost passes currently available. He also reported that the Council tax increase for the forthcoming year would be 4.99%.

The Chairman thanked Boro Cllr Palmer and County Cllr Rayner for their input.

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

In the interests of transparency, Cllr Carboni declared an interest in planning application TM/21/00350/FL, a neighbouring property. There is no DPI or Other Significant Interest in this case.

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

The minutes of the meeting of 1 February 2021 were approved and signed by the Chairman.

### 4. **Matters arising**

None.

### 5. **Council Matters**

(i) The Chairman outlined the difficulties with the scheduled dates for the Annual Parish Meeting (19 April) and Annual Meeting (10 May) in view of the Government's decision not to extend the regulation to allow remote meetings

beyond 6 May, and the continued restrictions on face-to-face meetings until at least 17 May. Councillors agreed that the Annual Parish Meeting should go ahead as scheduled and that the Annual Meeting should be re-scheduled to Tuesday 4 May, both meetings to be held remotely via Zoom. A decision regarding subsequent ordinary Parish Council meetings would be made when the longer term regulations were clarified.

(ii) Councillors were reminded that the delegated authority to the Clerk approved in April 2020 was due for review. The document would be updated and circulated for approval at the April meeting.

**Action:**  
**Clerk**

## 6. Correspondence

A list of correspondence is at Appendix 1.

Councillors noted that Census information had been received and would be circulated to relevant organisations and posted on the website. It was agreed that Cllrs Carboni and Hiddleston would review the MCHLG consultation on design codes and the TMBC Air Quality survey respectively and respond as appropriate.

**Action:**  
**Cllrs**  
**Carboni,**  
**Hiddleston**

## 7. Payments/Finance

(i) Quotations received. Councillors approved a quotation of £414 for paint repairs to the play equipment at the Spoute. It was noted that a quotation from Sovereign play to replace the affected parts was in the region of £4-6k, which was considered excessive, especially since the play equipment has been in situ for less than two years.

It was reported that Landscape Services had submitted their renewal quotation for grounds maintenance for 2021-2022 but had failed to attach the detailed quotation to their submission. Councillors approved the renewal in principle, subject to a reasonable price adjustment to last year's costs.

(ii) Receipts & payments. A financial statement and bank reconciliation was distributed to members. Councillors approved an additional payment of £222 to the Parochial Church Council to assist with actual costs for churchyard maintenance for 2020-2021, resulting in a payment of £2,622 against a budgeted figure of £2,400.

The following receipts were noted:

	£
KCC Members Grant: highways consultation fee	588.00
HMRC: VAT claim Oct 2019-Mar 2020	1,556.09

The following payments were approved:

	£
H&E Tree Services: annual maintenance 2020-21	1,452.00
KALC: Cllr planning training, Feb 2021	60.00
PPCC: churchyard maintenance 2020-21	2,622.00
Age UK Sevenoaks & Tonbridge: donation	200.00
Clerk salary & reimbursements February 2021	713.14
Eon Energy: street lighting February 2021	56.89

## 8. Planning

(i) Local Plan update. The Chairman advised that TMBC had now responded to the Inspectors regarding their questions in respect of failure to co-operate. It was noted that the absence of a Local Plan makes the Borough vulnerable to

unwanted development, although objections could still be raised in respect of inappropriate applications.

(ii) Cllr Knights reported that she had attended a training webinar for tree surgeons which had given insight into the status of trees in planning applications. Trees are considered to hold a community asset value and should be taken into full account in relation to planning applications. It was also noted that the Covid-19 emergency had impacted on the work of Planning Authorities' Tree Officers, who had had to curtail site visits.

(iii) Planning applications.

#### **TMBC decisions**

14 The Street, Plaxtol TM/20/02810/FL

Installation of external flue for domestic wood burner. **Granted permission.** Parish Council had not objected to this application.

Church House, Church Hill TM/1/00240/TNCA

T1 Ash Tree - Reduce by 25%, T2 Cherry Tree - Reduce by 25%, T3 Conifer - Reduce by 25%, T4 Maple - Reduce by 25%. **No objection.** Parish Council had not objected to this application.

Fulbeck, 15 The Street TM/21/00018/TNCA

T1 Silver birch tree - reduce by 30% and shape and trim to maintain tree in keeping with surroundings, T2 Magnolia tree - reduce by 2-3m and maintain in keeping with surroundings. **No objection.** Parish Council had not objected to this application.

Land East Of Little Allens, Allens Lane TM/20/02929/FL

Erection of dwelling. **Granted permission.** Parish Council had **objected** to this application.

Nut Tree Hall, Grange Hill TM/21/00008/TNCA

T1 Conifer - reduce by 50% and remove limb on East side and T2 Silver Maple - reduce by 50%. **No objection.** Parish Council had not objected to this application.

Wealden House, Church Hill TM/20/02409/FL

Proposed part 1.5 storey extension with single storey element to the rear, associated internal alterations, replacement windows to the front and rear, landscaping changes and extension to existing driveway. **Granted permission.** Parish Council had not objected to this application.

Yew Tree House, The Street TM/21/00241/TNCA

Reduce Yew Tree by 25%. **No objection.** Parish Council had not objected to this application.

#### **Parish council decisions**

Councillors noted that responses in respect of the following had been made to TMBC since the February meeting:

Bourne Cottage, Dux Lane TM/21/00261/LB

Listed Building Application: removal of internal partition walls, and replacement of flooring. **No objection.**

Church House, Church Hill TM/1/00240/TNCA

T1 Ash Tree - Reduce by 25%, T2 Cherry Tree - Reduce by 25%, T3 Conifer - Reduce by 25%, T4 Maple - Reduce by 25%. The Tree Warden had reported that the proposed work would benefit the various trees. He had also been advised by the applicant that the felling of a further tree, a conifer, was to be included in the application. The Tree Warden supported this and all other aspects of the application. **No objection.**

Land South West Of Claygate House, Winfield Lane TM/21/00150/LDE

Lawful Development Certificate Existing: Storage of vehicles on the land in connection with banger racing hobby. **Objection.** Councillors considered that the applicant had

provided insufficient evidence to confirm the continuous use of the land for the storage of banger racing vehicles for ten years.

Land South West Of Claygate House, Winfield Lane TM/21/00147/FL

Conversion of existing redundant building to a single dwelling. **Objection.** Councillors highlighted the following issues:

- inappropriate development in the Green Belt;
- unsuitability of the structure for conversion;
- potential site contamination;
- no wildlife survey;
- insufficient clarity in the plans.

Yew Tree House, The Street TM/21/00241/TNCA

Reduce Yew Tree by 25%. The Tree Warden reported that work was necessary for the regular maintenance of this tree and to increase light to the neighbouring property and to reduce the overhang of the highway. **No objection.**

Councillors considered the following applications:

Land East Of Chance Cottage, Long Mill Lane TM/20/02242/FL

Proposed change of use of land to luxury self-catered accommodation, including the siting of a shepherds hut and treatment room together with car parking and landscaping. Councillors noted that a further traffic report had been received in respect of this application and that the Planning Officer had invited the Parish Council to make further comment. Councillors considered the traffic report to be misleading and that it had failed to address the objections raised by the highways authority. The Council's **objection** to this application was therefore unchanged.

Landway Farm, Basted Lane TM/21/00302/AGN

Prior Agricultural Notification: To prevent agriculture lorries such as feed delivery lorries and tractors with trailers going passed 3 listed buildings with roofs which overhang the narrow road Basted lane . It is also impossible to widen the existing entrance to the farm due to other buildings and lane which is not in our ownership, at present the entrance and width of the road make it impossible for some agricultural vehicles to enter the farm. **No objection.**

Spring Cottage, Long Mill Lane TM/21/00385/FL

Single storey rear extension with alterations to existing single storey rear roof structure, removal of raised decking and replacement with raised paving and steps. **No objection.**

St Michaels Cottage, The Street TM/21/00350/FL

Attached double garage to side elevation and associated driveway alterations. **No objection.**

## 9. Meeting Feedback

Parish Partnership Panel, 4.2.21. The Chairman reported on the following issues:

- Southern water had made some changes to the infrastructure to deal with flooding at Borough Green. A request has been made for a representative to attend the next meeting on 10.6.21;
- climate change forum to be held at TMBC;
- increased levels of waste during lockdown;
- Police reported increases in theft from outbuildings and in domestic abuse;
- issues raised by the parishes in respect of cyclists, horse-riders and walkers all sharing the same exercise space;

- opening of the Angel Centre in Tonbridge for vaccinations;
- a new round of grant funding for local businesses.

#### 10. Community Affairs

The Chairman confirmed that, due to errors on the part of TMBC, ownership of the decommissioned phone box at the Spoute had passed to Community Heartbeat Trust (CHT). CHT were seeking to complete a project with the community for the future of the box, preferably, but not exclusively, the housing of a defibrillator. After some discussion with CHT an offer of the installation of a new defibrillator and cabinet, with accessories, had been made for a cost of £1,700 ex VAT. The defibrillator would access the power in the box supplied by BT. Once the project was completed, ownership of the phone box would pass to the Parish Council. CHT could also supply the 'official' red and gold paint for the refurbishment of the box. Councillors agreed to the completion of the project with CHT and that the purchase and installation of the defibrillator should go forward.

**Action:**  
**Clerk**

#### 11. Environment

The Chairman reported that a working party group had met to discuss the possibility of an alternative heat source project such as that being undertaken at Swaffham Prior. Participants had agreed to explore some avenues of research for a decision regarding viability to be made at a meeting next month.

#### 12. Recreation Grounds

(i) Cllr Denham reported that there was some flaking paint on the equipment at the Winnie Bowes recreation ground and some damage to the play surface at the Spoute recreation ground which were being monitored in accordance with the annual inspection report. There was an issue with laughing gas canisters being left at the Spoute ground which parishioners had also commented on and which had had to be removed. A bolt on the slide at the Spoute had been broken though it was unclear whether this was through (possibly inappropriate) use or a design fault. The issue had been reported to Sovereign and their comments were awaited. Councillors discussed the issue of how to progress small repair and maintenance jobs at the recreation grounds. The Chairman agreed to pursue the issue of using a handyman for these. It was noted that the replacement fence at the Spoute was still outstanding. Cllr Knights agreed to seek quotations.

**Action:**  
**Cllrs**  
**Thomas,**  
**Knights**

(ii) It was reported that H&E Tree Services had inspected the trees at the Spoute which were causing shading problems for a nearby resident. It had been advised that one tree, an acacia, was unsuitable for reduction, but that the second, a thin cherry, was of no amenity value and was suitable for removal. Councillors agreed to remove the cherry at a quoted cost of £100.

(iii) The Chairman reported that he and Cllr Hiddleston had held a remote meeting with the householders at the Spoute recreation ground regarding the access gate. The householders had agreed to re-instate the hedge on the recreation ground and an agreement had been reached on restricting access to the recreation ground via the gate.

### 13. Highways & Transport

(i) Parking issues. Cllr Carboni reported that following a meeting with Cllrs Beynon and Thomas, measurements of the road had been taken with a view to recommending a kerb build out, marked by posts. It had been agreed that a local graphic designer would be sought to create some images of the possible appearance of a build out and that suitable posts would be researched. The issue would then be taken forward with KCC Highways.

**Action:**  
Cllrs  
Beynon,  
Carboni,  
Thomas

(ii) Winter gritting. Cllr Brewin reported that the suggestion of sharing a small gritter with a neighbouring parish had been raised during the recent snowfall. A gritter could also possibly be attached to the tractor used to 'snow plough' the local roads. It was agreed that Cllr Thomas would contact the farmer contracted to clear the roads to discuss possibilities.

**Action: Cllr  
Thomas**

(iii) KCC road safety strategy. Cllr Beynon advised that he had scrutinised the proposals and would make a response. Issues for the future could include 'cluster sites' and the possible introduction of local speed limits.

(iv) Spoute Island. Cllr Knights reported that damage to the island had been caused by a vehicle or vehicles mounting the kerb, probably to avoid parked cars. It was noted that, although posts could be installed at the edge of the island, Highways had advised in a previous enquiry that the installation of posts would have to be at a minimum of 450mm from the kerb. It was agreed that the situation would be kept under review.

### 14. Any Other Business

None.

### 15. Date of Next Meetings

Parish Council meeting: **Tuesday** 6 April 2021 at 8 pm.

Annual Parish Meeting: Monday 19 April 2021 at 8pm

The meeting closed at 9.45pm

## Appendix 1

### Correspondence List 1 March 2021

#### From

#### KCC

Engagement Workshops      Adult Social Care Strategy workshops  
Public Health                      Commissioned public health service delivery during Covid-19

#### TMBC

Area 2 Planning Committee      Meeting papers, 24.2.21  
Economic Regeneration              Additional Covid-19 support grants, hospitality & leisure  
Housing Services                      SWEP provision  
Parish Partnership Panel              Update on speeding  
Waste                                      Collection disruption due to weather & updates

#### Other

ACRK                                      Inside Track, Issue 265  
CPRE                                      Newsletters/campaign updates: 6.2.21, 13.2.21  
Gatwick Airport                      North terminal vehicle charges, March 2021  
KALC                                      Local Government Bulletins: 1.2.21 - 26.2.21  
Flood Warden training, 24.2.21  
KCC Fly tipping Duty of Care campaign  
National CSSC alerts & bulletins: 8.2.21  
Kent Police domestic abuse posters  
KCC Road Safety Strategy workshops  
Letter to Kent MPs re extension of C-19 regulations & support package  
Strategic meeting with Police & Crime Commissioner  
KFRS volunteer recruitment  
Annual Planning Conference, March 2021  
Training Events February-March  
CEO Bulletin, February 2021  
Kent Police & CC Newsletter, Winter 2020/21  
KCC briefing Covid-19 roadmap  
TMBC notice of adoption of Innovation Park Medway LDO  
ACRK Village Halls Doomsday Book  
Kent Wildlife Trust                      Newsletters: 30.1.21 - 18.2.21  
Wilder Kent, Spring 2021  
NALC                                      NALC bulletins on national developments: 29.1.21 - 19.2.21  
Training events: Representation on local councils; building back  
Coronavirus updates  
Star Council Awards 2021  
National Allotment Society              Allotment & Leisure Gardener, Issue 1 2021  
Newsletter, 16.2.21  
ONS                                      Census information  
E-watch                                      Nos 1840-1846  
**Consultations**  
KALC                                      TMBC Air Quality survey  
MCHLG: Model Design Codes

