

PLAXTOL PARISH COUNCIL

Minutes of meeting held via Zoom on 4 January 2021 at 8.00pm

Present: Cllrs P Thomas (Chairman), D Beynon, M Brewin, M Carboni, J Denham, G French, M Hiddleston, S Knights; L Thomas (Clerk); Boro Cllr W Palmer; Kent County Cllr H Rayner; 2 members of the public

Apologies: Cllr J Budworth; Boro Cllrs T Shaw, M Taylor

1. Matters raised by the public / Borough Councillors

Two members of the public were present to comment on planning application TM/20/02778/FL, Church Cottage. The following objections were noted:

- the inappropriateness of a modern building in a historic setting within a Conservation Area and AONB, and in the context of the adjacent Grade II listed buildings;
- the contravention of the Parish Plan and Design Statement with regard to backland development;
- the visibility and scale of the building, which is disproportionate to the size of the garden and to its stated use;
- the design of the building which does not reflect the local vernacular;
- the description of the building as ‘temporary’;
- the construction of a fence without planning permission;
- over development of the site.

The Chairman thanked the members of the public for their contribution. He invited the Boro Cllr and County Cllr present to make a report if they wished to do so.

Boro Cllr Palmer confirmed that the Government had announced a national lockdown with school closures until at least the February school half term. She reported that local hospitals were under huge strain. Summer school exams had been cancelled.

Kent County Cllr Rayner confirmed that the HGV issues experienced before Christmas by the County had improved. The spread of Covid had increased in the west side of the Borough and the ambulance service in Kent was stretched with support being provided from neighbouring Councils in Surrey and Sussex. He confirmed that the Parish Council’s request for funding to assist with expenses in hiring a highways consultant had been successful.

2. Declarations of interest

In the interests of transparency, Cllr Hiddleston declared an interest in planning application TM/20/02778/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 7 December 2020 were approved and signed by the Chairman, with the following amendment: item 14 amended to read ‘Cllr

Denham advised that she had received a suggestion to locate a bench on Dux Lane ...'

4. Matters arising

Item 14 (i): Cllr Denham advised that she had investigated the issue of locating a bench on Dux Lane, but that no suitable location had been identified and she would not be pursuing the matter further.

5. Planning

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

(i) Planning training update. The Chairman advised that KALC had resumed the provision of planning training so the provision of training sessions from an independent source would not now be pursued. A KALC session was due to take place in January and Cllrs Brewin and Carboni had enrolled.

(ii) Planning applications.

Parish council decisions

Church Cottage, Church Hill TM/20/02778/FL

Erection of a detached outbuilding in the garden to be used as a home office.

Cllr Hiddleston withdrew for this item.

Cllr Carboni advised that four letters of objection had been received. The Planning Group's recommendation was to object to the application on the grounds of over development, the size of the building, its inappropriateness located in a Conservation Area and AONB, contravention of the Design Statement, the use of materials out of keeping with the surrounding Grade II listed buildings, detrimental impact to the Green Belt contrary to the NPPF, contravention of TMBC's Core Strategy policies. Subject to the approval of the Parish Council, a request had been made to call the application in to Area 2 Planning Committee in the event that the Planning Officer was minded to approve it. Councillors agreed to accept the Planning Group's proposal to **object** to the planning application on the grounds outlined and to approve the request for the application to be called in.

It was agreed that the Parish Council would pursue the issue of the erection of the fence without prior planning permission and its link to the previous planning decision regarding the erection of the new dwelling.

Cllr Hiddleston rejoined the meeting.

Claygate House, Winfield Lane TM/20/02806/FL

Conversion of part of the existing barn into living accommodation at first floor level, and insertion of windows at ground floor level to existing music room and workshop.

This will be used as an annexe to the host house. **No objection.**

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

Installation of external flue for domestic wood burner. **No objection.**

TMBC decisions

Bartons Farm, Yopps Green TM/20/01707/FL, TM/20/01708/LB

Create a separate unit of residential accommodation. Removal of modern link and swimming pool. Construction of link/extension, associated landscaping works (revisions to scheme approved under TM/19/01077/FL). **Granted permission/consent.** Parish Council had not objected to this application.

Brookfields, Long Mill Lane TM/20/02402/TPOC

Cut back branches from Oak tree to boundary approx 3-4 meters. **Granted consent.** Parish Council had not objected to this application.

Claygate House, Winfield Lane TM/20/02470/FL

Conversion of part of the existing barn into living accommodation at first floor level, and insertion of windows at ground floor level to existing music room and workshop. **Withdrawn.** Parish Council had not objected to this application.

Manderley, The Street TM/20/02519/FL

Part demolition and extension of detached barn outbuilding within the curtilage of a grade II listed building. **Granted permission**, with conditions. Parish Council had **objected** to this application but noted that the imposed conditions had resolved the issues raised.

St Michaels Cottage, The Street TM/20/02436/FL

Single storey rear extension with covered terrace area conversion, alteration and extension of garage, new front entrance and open porch, alterations to door/window openings and revised site entrance and new gates. **Granted permission.** Parish Council had not objected to this application.

6. Council Matters

(i) The Chairman confirmed that Cllr Dan Beynon was now formally co-opted to the Parish Council and welcomed him to his first meeting.

(ii) Councillor responsibilities were updated to include: Cllr Hiddleston as a representative on Joint Parish Councils Transport Consultative Group (JPCTCG); Cllr Beynon to assist with Highways & Transport issues and with Police Liaison. Councillors were reminded that updates to their website profiles were required.

(iii) Cllr Carboni advised that the LGA Code of Conduct had been updated. It was likely that an update to the Kent Code, which the Parish Council had adopted, would follow. TMBC were currently reviewing the updated LGA Code and would be advising on further action in due course.

7. Correspondence

A list of correspondence is at Appendix 1.

8. Payments/Finance

(i) Budget 2021-2022. Councillors had received a draft budget for consideration. For the coming year increases in General Administration, possible changes to Clerk salary and provision for IT had been factored in. Sums had also been set aside for highways work in relation to the parking issues currently being considered and for completion of the street light replacement. A 0% increase in precept was being recommended for 2021-22. Councillors were advised that referendum principles would not be applied to Parish Councils in the forthcoming year. It was noted, however, that there had been a slight decrease in the tax base figure and consequently a 0% increase would result in a real terms 0.3% increase, giving an annual increase of £0.18 for a Band A property, £0.21 for a Band B property and £0.26 for a Band D property. Cllr Knights proposed adoption of a budget of £53,042, with a 0% increase in precept, resulting in projected income of £50,582 with a deficit of expenditure over income of £2,460. This was seconded by Cllr Hiddleston and unanimously agreed.

(ii) Receipts & Payments. A financial statement and bank reconciliation was distributed to members. Councillors noted that the actual December payment to Eon Energy had been £56.89 as opposed to an estimated £61.

The following receipts were noted:	£
Interest	0.14
UKPN: refund on street light road closure	1,221.60
The following payments were approved:	£
Commercial Services: grounds maintenance Oct-Nov	475.39
Highways consultancy fee re parking	160.00
Jim Riches: web re-design & update	750.00
KALC: Councillor training	120.00
Streetlights: street light replacement 2020	13,020.00
Plaxtol Parochial Church Council: Herald donation	1,250.00
TSW Counselling Centre: donation	100.00
Kent, Surrey, Sussex Air Ambulance: donation	600.00
Victim Support: donation	200.00
Clerk salary & reimbursements December 2020	741.64
Eon energy: street lighting December 2020	58.79

9. Emergency Plan

Cllr French advised that almost all permissions for the publication of contact details in the Emergency Plan had been received and that she was aiming for a March publication date.

Action:
Cllr
French

10. Meeting Feedback

KALC, 10.12.20. Cllr Thomas had attended this meeting which had presented updates on TMBC's climate and waste disposal strategies. The public search function on TMBC's planning website remained an issue, as did fly tipping in the Borough which had increased in volume, proving difficult to resolve.

11. Recreation Grounds

Cllr Denham advised that a resident had requested some reduction in height to large silver birches in the Spoute Recreation Ground which overshadowed her garden. It was agreed that H&E Tree Services should be asked to advise on the issue. Cllr Denham also reported that an informal access to the recreation ground had been made in the hedge bordering the neighbouring field admitting dogs and dog walkers. Councillors agreed to obtain costings for a replacement fence.

Action:
Clerk

The Chairman reported that he had spoken to the householder regarding the gate in their rear fence giving direct access to the recreation ground. He had been advised that the fence had always had a gate, but that in having replaced the fence, the gate had now become more apparent. KALC had advised that the Parish Council had a responsibility to maintain the integrity of its land and therefore to retain control of access. Councillors agreed that the gate presented issues regarding precedence and the Parish Council's ability to secure the ground. The Chairman and Cllr Denham will pursue this issue.

Action:
Cllrs
Denham,
Thomas

12. Highways & Transport

(i) TMBC parking policy meeting, 17.12.20. Cllr Carboni had attended this meeting which had covered the following issues:

- the procedures for work to the highways;
- that there were 11 parking enforcement only for the entire borough;
- that the lead time for work to be undertaken by KCC was approximately 2½ years.

(ii) Parking issues. Cllr Carboni advised that the procedure for introducing changes to the highway at the pinch point below the Papermakers Arms would be to submit a formal proposal to KCC, with the support of the County Member. The highways consultant had provided further images of the relevant part of the highway showing the effect of extending verges/hedges to reduce the width of the carriageway. It was noted that a financial contribution from the Parish Council for any agreed works would be expected. A contribution could also be sought from the County Member. It was agreed that the issue needed further investigation and that Cllrs Beynon, Carboni and Thomas would formulate a proposal to resolve the issue for presentation at the March meeting.

Action:
Cllrs
Beynon,
Carboni,
Thomas

13. Any Other Business

Cllr French reported that the Memorial Hall remained closed other than for the operation of the nursery school. A Covid-19 grant had been secured to help offset income losses.

14. Date of Next Meeting:

Monday 1 February 2021 at 8 pm

The meeting closed at 9.55pm

Appendix 1

Correspondence List 4 January 2021

TMBC

Emergency Planning Support Officer	Community impact assessments
Housing	SWEP activation alerts
Joint Standards Committee	Code of Conduct training 12.1.20
Policy, Scrutiny & Communities	Covid winter grant scheme
Waste & Recycling	Bring bank/recycling site removal

Other

ACRK	Community Land Trusts
CPRE	Campaign update: 12.12.20
Highways England	M20 moveable barrier live test
	M20 Operation Brock
	M20 works update
KALC	KALC News: November, December 2020
	KRF: Operation Fennel stakeholder briefings
	Meeting papers, 10.12.20
	TMBC parking meeting, 17.12.20
	KCC: cold weather warning
	NALC Good Councillor Guide to Community Business
	KCC media release: Covid asymptomatic testing sites
	Training events, January 2020
	KALC letter to MHCLG re Covid support packages for Local Councils
	CEO Bulletin, December 2020
	Govt coronavirus update on playgrounds
	KRF statistics on cross Channel disruption
	MCHLG Local Government Bulletin, 30.12.20
	Kent Police Rural Task Force Report, December 2020
Kent Downs AONB	Newsletter, 11.12.20
Kent & Essex Police	Cyber Crime Prevention Team: malware advice
Kent Men of the Trees	Virtual tour of Stourhead, Wiltshire
Kent Resilience Forum	Kent Prepared newsletter, Issue 2, December 2020
Kent Wildlife Trust	Newsletter, 11.12.20
	Wilder Kent, Winter 2020
	Impact report 2019/20
NALC	NALC bulletin on national developments: 4-18.12.20
	Coronavirus update: 15.12.20
Porchlight	Letter of thanks for donation
West Kent Mediation	Letter of thanks for donation
E-watch	Nos 1824 - 1831
Consultations	
KALC	Climate adaptation survey for Kent & Medway

