

## PLAXTOL PARISH COUNCIL

Minutes of meeting held via Zoom on 6 April 2021 at 8.00pm

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

**Apologies:** Boro Cllrs W Palmer, T Shaw

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

County Cllr Rayner reported that TMBC was now taking a two pronged approach to the Local Plan with the aim of completing in 2½ years. One team would be involved with forward planning and another would continue with the existing Plan, possibly leading to some kind of legal action with the Inspector, which could include judicial review. He advised that the cost of the spur road bypassing Borough Green and forming the initial stage of the plans to develop Borough Green Gardens could now be in the region of £100 million. There was unlikely to be Government funding available for this part of the project. Cllr Rayner also advised that the Borough Green library was due to re-open from 12 April with increased staffing due to Larkfield library being used as a testing centre.

Boro Cllr Taylor reported that the Electoral Commission boundary review could result in a reduction in membership at Borough Green.

The Chairman thanked Cllrs Rayner and Taylor for their input.

### 2. Declarations of interest

None.

### 3. Minutes of last meeting

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

### 4. Matters arising

None.

### 5. Council Matters

(i) Councillor vacancy. The Chairman advised that due to the resignation of Cllr Denham there was now a vacancy for a Councillor. TMBC had been advised and would confirm when the statutory period for an election to be requested had elapsed. Once confirmation had been received, the vacancy could be advertised with a view to co-option. The Chairman would review the responsibilities list in the light of changed membership for consideration at the May Annual Meeting.

(ii) Councillors approved a revised Scheme of Delegation to replace that introduced at the start of the pandemic in 2020. It was agreed that the Scheme of Delegation would stay in place permanently.

**Action:**  
Cllr  
Thomas

## 6. Correspondence

A list of correspondence is at Appendix 1.  
It was agreed that the Vice-Chair and Clerk would respond to the Government consultation on remote meetings.

**Action:**  
**Cllr**  
**Brewin,**  
**Clerk**

## 7. Payments/Finance

(i) The Chairman advised that he had procured the services of a handyman to complete small refurbishment tasks including re-painting the sign post at the junction of The Street and Church Hill, refurbishing the notice boards and easing the door on the red phone box, which is currently inaccessible. A quote of c£250 had been received, which Councillors approved.

(ii) Receipts & payments. A financial statement and bank reconciliation was distributed to members. Councillors noted that since the last meeting £18 bank service charges had been debited and a payment of £100 for consultancy services regarding parking had been authorised by the Chairman and Cllr Carboni.

The following payments were approved:	£
ACRK annual membership 2021-22	80.00
Cllr training: reimbursement Cllr Brewin	38.93
Cllr training: reimbursement Cllr Carboni	38.93
H&E Tree Services: tree maintenance	120.00
R Worrell: highways consultancy re parking	100.00
KALC: annual subscription 2021-22	561.91
J Riches: website hosting 2021-23	130.00
TMBC: car park rates 2021-22	209.58
Communicorp: Clerks & Councils Direct subscription	96.00
CPRE: annual subscription 2021-2022	50.00
Clerk salary & reimbursements March 2021	741.64
ICO data protection fee renewal 2021-22	35.00
Eon energy: street lighting March 2021	58.79

## 8. Planning

### Parish Council decisions

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

#### 12 Bourne Vale TM/21/00458/FL

Single storey rear extension, 2 storey side extension and loft conversion. Councillors agreed that the Parish Council had **no objection** in principle to these extensions but requested that the Planning Officer take into account concerns from the neighbours regarding possible loss of light to their already dark north facing kitchens should this and possible subsequent similar projects go ahead. On the environmental front, the issue of protection of slow worm habitat along the adjoining garden fence had been raised.

#### Chapel House, School Lane TM/21/00584/TNCA

T1 Yew to crown reduce around 50% from 12m to 6m to manage the tree. The Tree Warden had reported that the east facing limbs of the tree were severely lopped some 30 - 40 years ago as they were overhanging the development site of Wheelwrights and that a substantial reduction to the crown was now appropriate in order to manage the

tree appropriately, at the same time allowing considerably more light to the adjacent buildings. **No objection.**

Church Cottage, Church Hill TM/21/00366/FL, TM/21/00367/LB

Retention of fence to the rear of Church Cottage with an associated gate to access the rear patio of the existing dwelling. **Objection.** The Parish Council regards this proposal as a breach of the planning permissions granted in 18/00729/FL and 18/02711/RD and inappropriate in a Conservation Area. In addition, the fence forms a separation between the host dwelling and the new dwelling, the latter no longer appearing as an ancillary outbuilding. It should also be noted that the landscaping and boundary treatment scheme submitted to TMBC made no mention of a fence.

Church Cottage, Church Hill TM/21/00534/LB

Listed Building Application: retrospective application for (non-structural) internal alterations to form a study and en-suite. **No objection.**

Plaxtol Vineyard, The Street TM/21/00616/TNCA

Cherry tree T1 to reduce by 2-3m away from the building and thin by 10%. The Tree Warden had advised that the tree in question was a fairly old standalone Cherry but the limbs were in need of a reduction to keep them away from buildings, as well as improving the health and look of the tree. **No objection.**

Wealden House, Church Hill TM/21/00505/TNCA

Deodar Cedar T1- removal of tree. The Tree Warden had reported that the cedar was fairly large tree now, which had grown an extensive root base and had penetrated the piping of the main drainage to the house. The tree required removal, otherwise more damage would be sustained. Temporary unblocking work had been undertaken, but more substantial repairs were required. **No objection.**

Weavers Cottage, Sheet Hill TM/21/00558/FL

Demolition of two outbuildings and replacement with new single storey outbuilding. **No objection.**

Woodruff, Mill Lane TM/21/00467/LDP

Lawful Development Certificate Proposed: Erection of garden building within rear garden. **No objection.**

Councillors considered the following applications:

14 The Street TM/20/02810/FL

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

Rose And Crown Cottage, Sheet Hill TM/21/00623/FL

Conversion and extension of a detached workshop building within the grounds of Rose and Crown Cottage, to form new self contained dwelling, with garden and parking, retaining existing access to Sheet Hill. Whilst accepting the restrictions of CP14, the Parish Council had **no objection** to this application.

The Tractor Shed, Long Mill Lane TM/21/00688/FL

Amendment to previously approved application for the conversion of redundant, detached storage building to a residential dwelling (under reference TM/19/02496/NMA), to include the replacement of rotten timbers, with plan to remain precisely as previously approved in all other respects. **No objection.**

### **TMBC decisions**

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. **Refused.** Parish Council had **objected** to this application.

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. **Refused.** Parish Council had **objected** to this application.

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

Conversion of existing redundant building to a single dwelling. **Refused.** Parish Council had **objected** to this application.

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. **Withdrawn.** Parish Council had not objected to this application.

Orchard House, Plough Hill TM/20/02575/FL

First floor rear extension. **Granted permission.** Parish Council had not objected to this application.

Wealden House, Church Hill TM/21/00505/TNCA

Deodar Cedar T1- removal of tree. **No objection.** Parish Council had not objected to this application.

Land North West Of Winfield Barn, Off Long Mill Lane TM/20/01470/FL

Erection of stables and haybarn. **Refused.** Parish Council had **objected** to this application.

Yew Tree House, The Street TM/21/00097/FL, TM/21/00098/LB

Alteration and refurbishment to Yew Tree House. **Granted permission.** Parish Council had not objected to this application.

## 9. Meeting Feedback

(i) KCC Crowdfunder event, 17.3.21. Cllr Budworth advised that she had been unable to attend this event, but had acquired some information and advice and had ascertained that the suggested community hub would match the criteria for this initiative and for the provision of a disabled swing at one of the recreation grounds. Cllr Budworth will pursue these issues.

**Action:**  
**Cllr**  
**Budworth**

(ii) KALC, 25.3.21. Cllrs Brewin and Thomas had attended this meeting and advised on the following issues:

- Kent police reported on increases in dog theft, thefts from sheds/ outbuildings, and domestic violence. Significant arrests had been made in respect of drug offences;
- outstanding issues in the Local Plan;
- planning issues including the submission of additional application papers after Parish Councils had responded to applications, lack of notification at the point of validation. KALC will compile a list of issues for discussion with TMBC Planning Department;
- overall reduction in fly-tipping within TMBC but some areas still being badly affected.
- the appointment of a parish representative to the TMBC climate strategy group.

It was suggested that issues with planning applications could be pursued via PPP. It was noted that issues related to fly-tipping were exacerbated by lack of resources at TMBC and it was suggested that TMBC could also do more to work more closely with KCC which has resources available to assist (eg surveillance of fly-tipping hotspots). This issue would be pursued with County Cllr Rayner.

**Action:**  
**Chairman**

**10. Community Affairs**

The Chairman advised that agreement had been reached with Community Heartbeat Trust for the provision and installation of a defibrillator inside the Spoute telephone box. On completion of the project, ownership of the phone box would pass to the Parish Council. The phone box was in need of cleaning and repainting. Paint would be provided under the terms of the project and it was agreed that the Council would look for a team of volunteers to complete the painting and restoration. The first step, however, was to clean the box so that installation could take place. The Chairman also advised that he had received an expression of interest from a parishioner in running a small book swap library in the kiosk should space allow.

**11. Basted Mill Public Open Space**

The Chairman confirmed that the notice period given by the parishes to terminate their agreement with TMBC had now expired. Management of the Basted Mill space had consequently passed entirely to TMBC which would be responsible for its upkeep and maintenance. A notice would be placed in the Herald to this effect.

**Action:  
Chairman**

**12. Highways & Transport**

(i) The Chairman confirmed that the proposal to install posts below the Papermakers Arms had been finalised with the addition of plans having been produced by a graphic designer. The bus companies had been consulted with a positive result from one; a response from the other was awaited. Initial enquiries of KCC Highways as to the feasibility of the scheme had also been positive. The scheme would be pursued further with KCC and in consultation with nearby residents.

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

(ii) The Chairman advised that the local farmer currently contracted to clear secondary routes in the Parish would be willing to undertake gritting at the same time as snow clearance. A gritter could be attached to the snow plough and stored by the farmer. Routes would be subject to negotiation. This issue will be pursued over the coming months.

**Action:  
Cllr  
Thomas**

**13. Any Other Business**

Cllr French reported that there were no issues of concern at the Winnie Bowes recreation ground. Cllr Budworth undertook to complete the inspection at the Spoute.

**14. Dates of Next Meetings:**

Annual Parish Meeting, Monday 19 April 2021

Annual Meeting, **Tuesday** 4 May 2021 at 8pm

Parish Council Meeting, **Tuesday** 4 May 2021 at 8.30 pm

The meeting closed at 21.15.

## Appendix 1

### Correspondence List 6 April 2021

#### KCC

KCC Public Protection Business Voucher Scam

#### TMBC

Community Safety Partnership Neighbourhood Engagement Meeting, 27.4.21  
Prevent venue hire guidance  
Housing Services SWEP alerts  
Joint Transportation Board Meeting papers 8.3.21  
Policy, Scrutiny & Communities KCC Crowdfund Kent launch 17.3.21

#### Other

ACRK Community Led Housing in Rural Areas  
Neighbourhood Planning workshop, 30.4.21  
Communicorp Clerks & Councils Direct, March 2021  
CPRE Campaign update  
FCC Communities Foundation Grant funding availability  
Gatwick Airport Newsletter, edition 2  
KALC LG Bulletins: 1.3.21 - 30.3.21  
KALC News, February 2021  
KRF: Suspension of haulier services at Manston  
Training events  
TMBC Climate Strategy representative  
KCC member environment briefing  
Govt Cabinet Office update  
Crisis communications webinar  
CEO bulletin, March 2021  
Kent & Medway CCG: Long covid survey  
MCHLG: Welcome back fund  
Remote meetings update  
Planning conference, 12.5.21  
KALC News, March 2021  
Kent Downs AONB Newsletter: 11.3.21  
Kent Police Rural Task Force Report, February 2021  
Rural Matters, Winter 2021  
Kent Resilience Forum Kent Prepared newsletter, Issue 3  
Kent Wildlife Trust Newsletters: 5.3, 2.4.21  
NALC NALC bulletins on national developments: 28.2.21 – 1.4.21  
Online Events  
Coronavirus update  
Good Councillor's guide to cyber security  
Online events calendar  
Local Council Review  
E-watch Nos 1847 - 1857

**Consultations**  
MHCLG Local authority remote meetings: call for evidence

