

PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 1 November 2021 at 8.00pm

Present: Cllrs P Thomas (Chair), D Beynon, J Budworth, M Carboni, G French, M Hiddleston, S Knights, T Rolls; L Thomas (Clerk); Boro Cllr W Palmer; Kent County Cllr H Rayner; 1 member of the public

Apologies: Cllr M Brewin; Boro Cllrs T Shaw, M Taylor

1. Matters raised by the public / Borough Councillors

A member of the public was present to comment on planning application TM/21/02553/LDE, land south-west of Claygate House. He advised that there was repeatedly occurring noise from the site due to the tuning and repairing of vehicles, which would then be tested on a makeshift track. These activities were unregulated. In addition, the photographic evidence for the continuous storage of banger racing cars was not conclusive. The site was subject of enforcement notices which the Planning Authority should be pursuing.

The Chair thanked the member of the public for his input.

County Cllr Rayner advised of the possible installation of a solar park at the Stangate landfill site and that the Parish Council's response to this would need to be considered. He also reported that he had been approached by the Cricket Club for financial support for the installation new cricket nets and that he would be willing in principle to support this initiative.

Boro Cllr Palmer reported that the new Leader of the Council had approved the freezing of Councillors' allowances until 2023. Financing for the Tonbridge Christmas lights and for the public conveniences had now been move to the town budget. She also advised that a new constitution for Parish Partnership Panel had been agreed, with a Chair from a parished ward and reduced representation.

The Chair thanked Cllrs Rayner and Palmer for their contributions.

2. Declarations of interest

None.

3. Minutes of last meeting

The minutes of the meeting of 4 October 2021 were approved and signed by the Chair.

4. Matters arising

None.

5. Planning applications

The Chair moved this item up the agenda for the benefit of the member of public present.

Land South West Of Claygate House, Winfield Lane TM/21/02553/LDE

Lawful Development Certificate Existing: Storage of cars for banger racing purposes. **Objection.** Councillors noted the comments of the member of the public and that, aside from some small changes, the application was the same as one made earlier in the year (TM/21/00150/LDE). The applicant had not submitted any further evidence of continuous use and was relying on the same Google Earth photographic evidence as before. This had proved inconclusive in the case of the first application and the situation remained unchanged.

6. Council Matters

The Chair reported that Cllr Budworth had submitted her resignation wef 2 November. The Chair and Councillors thanked Cllr Budworth for her contribution to the work of the Council during her term of office.

(i) Cllr Carboni reported that a recent meeting of TMBC Standards Committee had advised that TMBC's Scrutiny Committee was examining the updated Local Government Association Code of Conduct and that the Kent Code of Conduct, currently adopted by TMBC and by the Parish Council, was also in the process of being updated. The Scrutiny Committee would be ratifying TMBC's choice of Code in due course.

(ii) Cllr Beynon reported that following a survey of current IT usage the general consensus was that there was no need for Council provision of devices, unless a Councillor had no provision themselves. However, a clear process on how to claim for technical support when necessary and a record of the way in which Councillors keep Council business separated from other business on their devices was needed. Equipment to enable an effective way of document sharing during face-to-face meetings was also desirable.

7. Correspondence

A list of correspondence is at Appendix 1.

8. Payments/Finance

(i) Councillors received a request from Plaxtol Cricket Club for assistance with funding cricket nets on new land provided by the Fairlawne Estate. In addition to cricket club use, juniors and seniors, the nets would be available for use by the primary school and by the wider community. Councillors agreed in principle to assist, subject to an indication of the level of support being sought.

(ii) A financial statement and bank reconciliation was distributed to members. Councillors noted that, following a price increase, the actual charge for street lighting energy for September was £65.38 against an estimated £67.56. The figure for October supply was estimated at £67.55.

The following payments were approved:	£
Streetlights: maintenance contract, 2 nd installment	298.93
Commercial Services: grounds maintenance Jul-Sep 2021	547.07
Kenward Trust: donation	100.00
Clerk salary & re-imburements October 2021	713.14
Eon energy: street lighting October 2021	67.55

9. Planning

(i) Councillors considered the notification of an application from Arcus for the installation of a solar park at the Stangate Landfill. It was noted that the site has limited uses due to ongoing methane extraction. It was agreed the Chair would monitor the situation.

Action:
Cllr Thomas

(ii) Planning applications

Parish Council decisions

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

Apple Tree Cottage, Plaxtol Lane TM/21/02191/LDP

Lawful Development Certificate Proposed: stationing of a mobile home in residential garden to provide ancillary accommodation. Councillors noted that the Caravan Act did not preclude the stationing of a mobile home within a Conservation Area, but that the Council's response had advised the Planning Authority of the CA location, which had been missing from the original application.

Bartons Farm, Yopps Green TM/21/02538/TNCA

Ash Tree (T1) to fell to ground and replant with native tree. The Tree Warden had reported that the tree had shed a number of branches onto the adjacent well-used bridleway/footpath, was old and slowly dying. **No objection.**

Club Cottage, Plaxtol Lane TM/21/02381/TNCA

Remove 3 dead Conifer trees which provide shielding for oil tank. Replace with 3 Conifer trees. The Tree Warden had confirmed that the trees had died and required removal. **No objection.**

Little Mount, The Street TM/21/02432/TNCA

Goat willow front boundary next to gate - pollard to reduce height and spread for tree health and in keeping with surroundings. The Tree Warden had confirmed that the goat willow was overgrown and overhanging the boundary fence, as well as touching the building. Consequently it needed to be reduced. **No objection.**

The White Cottage, Roughway Lane TM/21/02307/FL

Demolition of existing annex and garage with subsequent construction of replacement double garage and annex building with landscaping and external pool. **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. It was noted that an appeal had been lodged against the refusal of this application (APP/H2265/W/21/3277002). Councillors noted that highways and emergency access issues had not been addressed and it was agreed that the Parish Council would respond to the Inspectorate supporting the original objection to this application.

TMBC decisions

Apple Tree Cottage, Plaxtol Lane TM/21/02191/LDP

Lawful Development Certificate Proposed: stationing of a mobile home in residential garden to provide ancillary accommodation. **Certified.**

Bartons Farm, Yopps Green TM/21/02008/RD

Details of condition 3 (watching brief) pursuant to planning permission TM/20/01707/FL (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)). **Approved.** Parish Council had not objected to this application.

Bartons Farm, Yopps Green TM/21/02009/LRD

Details of condition 3 (roof details) and 5 (materials) pursuant to planning permission TM/20/01708/LB (Listed Building Application: Create a separate unit of residential accommodation. Removal of modern link and swimming pool. Construction of link/extension, associated landscaping works (revisions to approved scheme under TM/19/01077/FL)). **Approved.** Parish Council had not objected to this application.

Club Cottage, Plaxtol Lane TM/21/02381/TNCA

Remove 3 dead Conifer trees which provide shielding for oil tank. Replace with 3 Conifer trees. **No objection.** Parish Council had not objected to this application.

The Former Rectory, The Street TM/21/02060/FL

Erection of a garden shed and green house. **Granted permission.** Parish Council had not objected to this application.

Land East Of Little Allens, Allens Lane TM/21/02074/FL

Erection of dwelling, resubmission of approved planning permission TM/20/02929/FL. **Granted permission.** Parish Council had not objected to this application.

Little Mount, The Street TM/21/02432/TNCA

Goat willow front boundary next to gate - pollard to reduce height and spread for tree health and in keeping with surroundings. **No objection.** Parish Council had not objected to this application.

Summer Court, School Lane TM/21/01609/TNCA

Works to section fell a Lawson Cypress tree. **No objection.** Parish Council had not objected to this application.

The White Cottage, Roughway Lane TM/21/02307/FL

Demolition of existing annex and garage with subsequent construction of replacement double garage and annex building with landscaping and external pool. **Granted permission.** Parish Council had not objected to this application.

10. Meeting Feedback

KALC, 21.10.21. Cllr Thomas had attended this meeting and reported on the following issues:

- report from Police of increase in high end vehicle thefts;
- changes to the Parish Partnership Panel constitution with parish representation reduced to one per parish;
- review of the Parish Charter;
- consideration of the reversal of the 20mph Tonbridge pilot;
- Local Government Boundary Review draft proposal removing Plaxtol and Shipbourne from Borough Green & Long Mill to link both parishes with Hadlow.

11. Young People

Cllr Rolls advised that he had devised a survey seeking feedback regarding preferences for extra provision at the Spoute Recreation Ground. A second aspect of the survey covered additional youth facilities, such as youth clubs, possibly in conjunction with external bodies. The survey would be distributed as widely as possible.

Action:
Cllr Rolls

12. Communications

Councillors considered a report from the Chair regarding the provision of a Parish Council Facebook page which would be restricted to Parish Council business and would complement the parish page. Councillors agreed a trial period.

Action:
Cllrs
Beynon,
Thomas

13. Community Affairs

(i) LGBCE review. It was agreed that the Chair would draft a response to the Boundary Commission with the emphasis on Plaxtol and Shipbourne's historical and current community links to Borough Green and Platt. A final response to the Commission would be made following the December meeting.

Action:
Cllr Thomas

(ii) It was agreed to defer an invitation to CAB to deliver energy advice sessions till the spring, due to the ongoing pandemic and the provision of a safe venue. Cllr Knights will advise CAB.

Action:
Cllr Knights

(iii) Cllr Carboni advised that the applications to re-list the Assets of Community Value (Village Stores, Papermakers Arms, Potterarti) had been formally accepted. The Chair thanked Cllr Carboni for processing the applications.

14. Environment

Cllr Knights advised that she had attended a NALC event on environmental and biodiversity issues. Several initiatives with which Parish Councils could be involved were outlined, including the advantages of declaring a climate emergency, which could influence planning, tree work, etc., and community involvement with initiatives such as EV chargers and reduction of individual carbon footprints. It was agreed that Cllr Knights would consider a way forward with these initiatives.

Action:
Cllr Knights

15. Recreation Grounds

(i) Access gates. Cllr Knights confirmed that 4/5 gates onto the Spoute Recreation Ground had now been identified. It was agreed that residents should have parity of treatment. This issue will be discussed further at the December meeting.

Action:
Cllr Knights

(ii) It was confirmed that two quotes for the replacement fence at the Spoute Recreation Ground had now been received, but noted that it was likely that the installation would have to be deferred to the spring as the ground is now very wet. Attempts will be made to acquire a third quote.

16. Highways & Transport

(i) Cllr Carboni confirmed that the new parking signs for The Street were now on order and would be installed within the next few weeks.

(ii) The Chair confirmed that the acquisition of a gritter to attach to the tractor used to snow plough local roads was in hand. The farmer would store the gritter on site.

(iii) Cllr Knights advised that she had now received a quotation of £1,070 for the refurbishment of the directional signs at Spoute Island, the junction of Church Hill and The Street, and the junction of Church Hill and Tree Lane. Councillors approved this expenditure.

17. Any Other Business

None.

18. Date of Next Meeting:

Monday 6 December 2021 at 8 pm

The meeting closed at 10.15pm

Appendix 1

Correspondence List 1 November 2021

KCC

Programme Support Office Cultural Sector Build Back Stronger Grant Fund
 Transportation Kent Rail Summit, 30.10.21

TMBC

Audit Committee Minutes, 27.9.21
 Economic Regeneration Advisory Board Meeting papers, 2.11.21
 General Purposes Committee Minutes, 5.10.21
 Parish Partnership Panel Agenda, 4.11.21
 Street Scene, Leisure & Tech Services Waste weekly update briefings: 8.10.21, 22.10.21

Other

ACRK Community sports funding
 Arcus Consultancy Services Stangate solar park proposal
 CPRE Campaign update & events: 9.10.21, 21.10.21
 Gatwick Airport Gatwick in Touch newsletter, October 2021
 KALC LG Bulletins: 4.10.21 - 27.10.21
 Pageantmaster's Platinum Jubilee guide
 AGM papers, 13.11.21
 Kent's Plan Bee newsletter, September 2021
 Health & Wellbeing case studies
 KALC News, September 2021
 Area Meeting papers, 21.10.21
 Finance Conference, 20.10.21
 Prevent Venue Hire guidance
 Kent & Medway Prevent newsletter, October 2021
 CEO bulletin, October 2021
 Health & Wellbeing conference, 23.11.21
 Training Events
 Request for climate change case studies
 Public Engagement Meeting, 28.10.21
 Kent Prepared newsletter, Issue 5 October 2021
 Kent Police Newsletter, 25.10.21
 Kent Resilience Forum Newsletter, 13.10.21
 Kent Wildlife Trust CEO bulletins on national developments: 8.10.21 - 22.10.21
 Kenward Trust Newsletters: 6.10, 13.10, 20.10, 27.10.21
 NALC Events survey
 NALC events
 Website Accessibility & Publishing Guide
 Climate Change publication
 National Allotment Society Newsletter, 13.10.21
 Plaxtol Primary School Letter of thanks for donation
 Recoup Plastic recycling survey; plastic recycling information
 E-watch Nos 1910 - 1917
Consultations
 TMBC What matters to you? Priorities consultation
 LGBCE Draft recommendations for ward boundaries TMBC

TMBC Licensing Services
KALC

Air Quality for Taxis & Hire Vehicles
KCC Community Warden Service review