

## PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 3 October 2022 at 8pm.

**Present:** Cllrs D Beynon (Chair), M Brewin, M Carboni, M Crane, G French, S Petter, T Rolls, M Wood; Kent County Cllr H Rayner; Boro Cllr W Palmer

**Apologies:** Cllr S Knights; Boro Cllrs T Shaw, M Taylor

A 2-minute silence was observed at the start of the meeting in memory of the late Queen, Elizabeth II.

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

Cllr Palmer advised that many TMBC meetings had been cancelled because of the death of the Queen. However, a recent meeting of the Audit Committee had indicated that the Council's financial situation was challenging. With regard to the Local Plan, the Regulation 18 consultation had now been launched. Cllr Palmer urged as many as people as possible to respond, individuals as well as groups.

Cllr Rayner advised that a recent exhibition on the Local Plan proposals had been held in Wrotham and had been well attended. Cllr Rayner reported that the financial situation at KCC was also very challenging but that there should be no further effects on bus services. He advised that a number of cases of late issue of young people's bus passes had been reported. The timetabling of 221 and 222 services was still under review and regular feedback was being provided by parents.

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

None.

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

The minutes of the meeting of 5 September 2022 were approved and signed by the Chair.

### 4. **Matters arising**

None.

### 5. **Council Matters**

Areas of Responsibility. It was agreed that Cllr Petter would join the Parish Enhancement & Well-being and Planning groups.

### 6. **Correspondence**

A list of correspondence is at Appendix 1.

## 7. Payments/Finance

(i) Councillors approved a quote of £1,550 (ex VAT) from H&E Tree Services for annual tree maintenance.

(ii) Receipts & Payments. A financial statement and bank reconciliation was distributed to members.

The following receipts were noted:

|   |           |
|---|-----------|
|   | £         |
| TMBC: precept 2 <sup>nd</sup> installment | 26,492.50 |
| Eon Energy: credit refund                 | 9.07      |

Approval of the following payments was confirmed:

|  |        |
|--|--------|
|  | £      |
| N Power: street lighting August 2022         | 71.81  |
| Clerk salary & reimbursements September 2022 | 753.64 |

The following payments were approved:

|                                       |          |
|---------------------------------------|----------|
|                                       | £        |
| H&E Tree Services: strimming          | 216.00   |
| Memorial Hall: hall hire Apr-Jun 2022 | 92.50    |
| U-Tech Solutions: IT support          | 72.00    |
| North Frith Farm: fence installation  | 2,568.00 |
| SLCC annual membership                | 144.00   |

## 8. Planning

(i) Stangate West landfill site. Cllr Carboni reported that he had responded to KCC's planning consultation on reprofiling the quarry, which entailed levelling off the soil after maintenance work to gas pipes. The grassland would be reinstated once this work was complete. The Parish Council had no objection to the application.

(ii) Local Plan Regulation 18 update. Cllr Brewin reported that he had compiled a list of sites for review which included sites in Plaxtol Parish and those in nearby parishes which were of interest. He advised that TMBC's Sustainability Report would be used to inform its choice of sites and that this report should be read in conjunction with the proposed local sites. Councillors agreed that the Planning Group should co-ordinate the Council's response and complete the Local Plan Regulation 18 questionnaire. The deadline for responses is 3 November 2022.

(iii) Planning applications. Cllr Brewin advised that TMBC had revised its planning enforcement policy and was restructuring the department accordingly.

### Parish Council decisions

Councillors considered the following applications:

Little Damas, Yopps Green TM/22/02063/RD

Details of conditions 4 (access), 5 (levels) and 6 (tree protection) submitted pursuant to planning permission TM/22/01022/FL (Detached oak framed double garage and new driveway, erection of electric gates and rag stone wall). **No objection.**

The Oast House, The Street TM/22/02061/TNCA

T 1- Holly tree - section fell, leaving stump as low as possible (tree in decline) T 2- Conifer - section fell, leaving stump as low as possible (causing damage to drive way). **No objection.**

### TMBC decisions

Allens House, Allens Lane TM/22/01751/TNCA

T1 Lime tree- re pollard as tree management schedule. T3 and T4 Lime trees- re-pollard and reduce crown back to previous pruning points as part of tree management schedule. **No objection.** Parish Council had not objected to this application.

**Action:  
Planning  
Group**

Allens House, Allens Lane TM/22/01748/TPOC

T2 (Agents reference) Lime Tree- re pollard as tree management schedule. T1 of Tree Preservation Order. **Granted consent.** Parish Council had not objected to this application.

Atcost Barn, East Side Broadfield Complex, Old Soar Road TM/22/01271/FL

Demolition of existing barn and erection of a 3 bedroom dwellinghouse. **Refused.** Parish Council had been unable to comment on this incomplete application. In the interim, the application had been called-in by Borough Councillors and was refused by the Planning Officer.

Cob Orchard, Tree Lane TM/22/01878/TNCA

Two sweet chestnut trees to remove major dead wood at the front of the property. **Exempt.**

Unit 1 Landway Farm, Basted Lane TM/22/01618/FL

Installation of 3 dormers to the east roof space and 3 roof-lights into the west roof space of the commercial office space. **Granted permission.** Parish Council had not objected to this application.

Mankash, Tree Lane TM/22/01784/TNCA

Birch Tree- reduce by 3m. **No objection.** Parish Council had not objected to this application.

Old Soar Manor, Old Soar Road TM/22/01455/FL, TM/22/01456/LB

Single story extension and internal alterations. These include ground, first and second floors. Replacement vehicular entrance gates. **Withdrawn.**

Plaxtol Cricket Club, School Lane TM/22/01684/RD

Details of Condition 3 (Landscaping and Boundary Treatment) submitted pursuant to planning permission TM/21/03134/FL (Change of use of land and construction of two All Weather Cricket Practice Nets. The facility will comprise an all weather base, metal cage and netting and will not be enclosed by any building). **Approved.** Parish Council had not objected to this application.

Land East Of Rats Castle, Roughway Lane TM/22/01710/FL

Proposed installation of further ground mounted solar panels within the nut orchard. **Granted permission.** Parish Council had not objected to this application.

## 9. Environment

Cllr Crane advised that a date was being finalised for a daytime meeting in the Papermakers Arms. The meeting would take place over four to five hours (allowing for one on one consultations) and was likely to be on 7 or 8 November.

**Action:**  
Cllr Crane

## 10. Recreation Grounds

(i) GML maintenance plan. Councillors approved a quote from H&E Tree Services for £590 for additional maintenance work agreed with Cllr Knights at the Garrett Memorial Orchard.

(ii) Recreation Ground equipment survey. Cllr Beynon reported that there had been a good set of responses to the recent consultation, which had directly canvassed young people. It was agreed that Cllrs Beynon, Petter & Rolls would complete a feasibility study.

(iii) Spoute Recreation Ground fence damage. Cllr Beynon reported that temporary repairs had been effected. Permanent repairs would take place in the near future.

**Action:**  
Cllrs  
Beynon,  
Petter,  
Rolls

**11. Highways & Transport**

(i) Street cleaning update. Cllr Carboni advised that Urbaser had begun the street cleaning exercise but had been unable to complete it because of access issues and staff shortages. A new date would be set in the near future.

Councillors agreed to organise a volunteer parish litter pick, planned for 26 November, followed by refreshments.

**Action: All  
Cllrs**

(ii) Bus services update. This had been covered under Cllr Rayner's report.

(iii) Parking on Plough Hill. Cllr Crane advise that there had been ongoing problems with parking on Plough Hill. The side of the road had corroded and there had been occasions where emergency vehicles had been unable pass. It was agreed that the views of residents regarding potential remedial options, such as signage, should be sought in the first instance.

**Action:  
Cllr Crane**

**12. Any Other Business**

(i) Cllr Petter advised that the BBC Radio 4 programme 'Any Questions' was to be recorded at West Peckham Hall and that she would welcome suggestions for any suitable questions.

(ii) Cllr Wood advised that he had received information from a company called Indra about cars with batteries which could power dwellings, called V2H. He would pursue this further.

(iii) Cllr Beynon reminded the meeting that the funeral of Jon Austin, landlord of the Kentish Rifleman, would take place at St Giles, Shipbourne, on 7 October at 3pm.

**13. Date of Next Meeting:**

Monday 7 November 2022 at 8 pm.

**NB: this meeting will be held in the Parish Church**

The meeting closed at 9.50pm

## Appendix 1

### Correspondence List 3 October 2022

|                              |  |
|------------------------------|--|
| <b>KCC</b>                   |  |
| Engagement Team              | Great Big Green Week, 25 September                       |
| <b>TMBC</b>                  |  |
| Committee meetings papers    | September, October 2022                                  |
| Community Safety Partnership | Newsletter, Autumn 2022                                  |
| <b>Other</b>                 |  |
| Communicorp                  | Clerks & Councils Direct                                 |
| CPRE                         | Campaign updates 9.9, 24.9.22                            |
| KALC                         | CT Border Engagement Team                                |
|                              | Training & events  |
| Kenward Trust                | Newsletter, September 2022                               |
| Kent Downs AONB              | Salt + Earth festival                                    |
| NALC                         | CEO bulletins on national developments: 9.9.22 - 23.9.22 |
|                              | Newsletters: 7.9, 21.9.22                                |
|                              | NALC Events  |
|                              | Star Council awards, 13.10.22                            |
| National Highways            | M20 moveable barrier update                              |
| Queen's Green Canopy         | Extension of planting to March 2023                      |
| E-watch                      | Nos 2006 - 2012  |