

PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on Monday 5 September 2022 at 8pm.

Present: Cllrs D Beynon (Chair), M Brewin, M Carboni, M Crane, G French, S Knights, S Petter, M Wood; L Thomas (Clerk); Boro Cllr W Palmer; Kent County Cllr H Rayner

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

1. Matters raised by the public / Borough Councillors

The Chair welcomed Cllr Petter to her first meeting.

County Cllr Rayner advised that the new school bus services had just begun at the start of the new term and would be kept under review. Members of the public would be gathering real time data on provision stop by stop, so the quality of reporting would be high. Cllr Rayner would feedback results to Cllr Beynon, who would liaise with Autocar. Cllr Rayner advised that he was pressing for voluntary tracking devices on Autocar vehicles but that this was a lengthy process.

County Cllr Rayner also reported that KCC finances were not robust, with high inflation and limited Government funding. The Council had no large reserves, but had debts to service. Services to children and education were likely to be impacted. In response to a question, he advised that the County's finances did not compare well with other authorities.

Boro Cllr Palmer advised that the Local Plan had been the main topic at the recent Parish Partnership Panel with the launch of the Regulation 18 consultation imminent. She confirmed that the sites under consideration were not necessarily the same as those in the previous Local Plan and that computer algorithms had also been used to generate possible sites for consideration. The consultation would be open to members of the public, who would be free to comment on any site.

The Chair thanked Cllrs Palmer and Rayner for their contributions.

2. Declarations of interest

In the interests of transparency, Cllr Knights declared an interest in planning application TM/22/01785/FL, a near neighbour. There is no DPI or Other Significant Interest in this case.

In the interests of transparency, Cllr Petter declared an interest in planning application TM/22/01858/FL, a near neighbour. There is no DPI or Other Significant Interest in this case.

3. Minutes of last meeting

The minutes of the meeting of 1 August 2022 were approved and signed by the Chair.

4. Matters arising

item 5: street trading consultation. Cllr Crane confirmed that he had responded to this consultation and that he had requested that TMBC add the annual Duck Race to TMBC's list of exempted events.

5. Correspondence

A list of correspondence is at Appendix 1.

6. Payments/Finance

(i) Annual Return 2021-22. It was reported that the annual limited assurance review had been satisfactorily completed and that no issues had been raised by the external auditors.

(ii) Councillors were advised that the next 5-year appointing period for external auditors would run from 2022-2027 and that the Council had the option to opt out of the central procurement and appointment scheme (SAAA arrangements). Councillors agreed unanimously to remain opted into the scheme.

(iii) Receipts & Payments. Councillors approved the purchase of the 13th edition of Local Council Administration; a request to have the river bank strimmed for the annual Duck Race; the cancellation of the Zoom subscription. A financial statement and bank reconciliation was distributed to members.

Approval of the following payments was confirmed: £

Npower: street lighting July 2022	71.37
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Clerk salary & reimbursements, August 2022	747.63
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The following payments were approved: £

PKF Littlejohn: external audit fee	360.00
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Fairlawne Estate: annual rent Winnie Bowes rec	1.00
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L Thomas: reimbursement Dropbox fee	95.88
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Bank Service Charges	18.00
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7. Planning

(i) Local Plan. The Chair reported that the Local Plan Regulation 18 document on how to meet the Government's development targets for the Borough had been forwarded by TMBC. The document was to be considered at the meeting of the Housing and Planning Scrutiny Select Committee on 6 September, with a view to opening the statutory Regulation 18 consultation on 15 September. The consultation would run for 6 weeks. Councillors had also received details of the sites put forward for consideration for development as a result of the call for sites exercise. It was agreed that the Planning Group would co-ordinate the Council's response.

(ii) Area 2 Planning Committee. Cllrs Brewin and Carboni had attended this meeting to speak to the Committee regarding planning application TM/21/01865/FL, land south-west of Claygate House, which had been called in at the Parish Council's request. The Committee had approved the application, subject to a number of imposed conditions. It had also been confirmed that the site of the application had now been cleared of vehicles, planning permission for their storage on site having been refused. Formal confirmation of the decision was awaited.

(iii) Planning applications.

Parish Council decisions

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

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.**

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

T2 (Agents reference) Lime Tree- re pollard as tree management schedule. T1 of Tree Preservation Order. **No objection.**

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. **No objection.**

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). **No objection.**

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

Proposed installation of further ground mounted solar panels within the nut orchard. **No objection.**

Councillors considered the following applications:

24 St Hildas, Plaxtol TM/22/01785/FL

Two storey front and single storey side extensions. **No objection.**

Former Agricultural Building East Of Cage House, Long Mill Lane TM/22/01820/FL

Demolition of the existing agricultural buildings and erection of a detached 3 bed dwelling. **No objection.**

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

Two sweet chestnut trees to remove major dead wood at the front of the property. Councillors agreed to abide by the Tree Warden's recommendation when received.

The Grange, Grange Hill TM/22/01746/FL, TM/22/01747/LB

Minor alterations to two rooms to the 19th Century stables to include an addition of a sympathetic stepped portico entrance doorway to the Gun room east elevation, with utilitarian fitted joinery and new conservation rooflight. New ancillary kitchen to the ground floor of the two-storey cottage with change to an existing door swing. Replacement of softwood parquet flooring with hardwood parquet flooring. **No objection.**

Mankash, Tree Lane TM/22/01784/TNCA

Birch Tree- reduce by 3m. **No objection.**

Salmons Farm, Long Mill Lane TM/22/01860/FL

Erection of a traditional style greenhouse. **No objection.**

Stable House, Allens Lane TM/22/01858/FL

Erection of double garage. **No objection.**

TMBC decisions

Pennyhaugh Cottage, The Street TM/22/01538/TNCA

Beech tree on the boundary between Pennyhaugh Cottage and Rosebank: reduce height by 2 to 2.5 metres and sides by 1 to 1.5 metres. **No objection.** Parish Council had not objected to this application.

Rats Castle, Roughway Lane TM/22/00782/PDV14J

Prior Notification: Ground mount solar array, approx 12meters by 10 meters. **Application returned.** The Parish Council did not comment on this application.

Stable House, Allens Lane TM/22/01282/FL

Variation of Condition 3: (removal of restrictions on the use) pursuant to planning application TM/21/02074/FL (Erection of dwelling, resubmission of approved planning permission TM/20/02929/FL). **Refused.** Parish Council had objected to this application.

Woodruff, Mill Lane TM/22/01353/FL

Erection of single storey side extension with glazing and bi fold doors. **Refused.** Parish Council had not objected to this application.

8. Meeting Feedback

Parish Partnership Panel, 1.9.22. Cllrs Beynon and Carboni had attended this meeting, which had focussed mainly on the upcoming Regulation 18 consultation. Other issues considered were:

- Police & Crime Commissioner to attend the next meeting of PPP;
- fly tipping, reported to be the lowest in Kent. No decisions had been taken on how to deal further with the issue;
- the Shared Prosperity Fund proposal, which was awaiting approval.
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9. Environment

(i) Cllr Knights advised that SENE (South East New Energy) was a project to assist communities in identifying barriers to achieving decarbonisation. First steps were a geospatial survey and economic analysis aimed at both residences and businesses to identify energy projects. These would need a high community uptake to succeed, but there was no cost to the community until a plan was agreed. Councillors agreed to invite a representative of SENE to address the next meeting of Council.

Cllr Wood advised that he had had no satisfactory responses to his enquiries of Octopus.

(ii) Cllr Knights advised that the energy advice sessions offered by Citizens Advice were being rapidly booked up. Councillors agreed to arrange a drop-in session in Plaxtol village for parishioners. Cllrs Crane and Knights will arrange a suitable date and venue.

**Action:
Cllrs
Crane,
Knights**

(iii) It was reported that there is still some difficulty in arranging for small 'handyman' type jobs to be undertaken in the Parish. It was agreed that the list of outstanding jobs would be circulated to Councillors for suggestions as to how to resolve the issue.

**Action:
Clerk**

10. Highways & Transport

(i) Transport for the South East Strategic Investment Plan. Cllr Carboni advised that Boro Cllr Shaw had confirmed that J5 slips had been included in the long term plan. Cllr Carboni has responded to the consultation on behalf of the Parish Council.

(ii) Bus services. The Chair reported that c100 residents attended the meeting arranged with MP Tom Tugendhat, who was ready to support parishioners with any issues arising from the new bus services. The question of capacity would be addressed immediately the new school service was in operation. With the

support of County Cllr Rayner, Cllr Rolls had arranged for overhanging trees to be cut back on bus routes to enable double decker bus access. The new bus service would continue to be monitored.

(iii) It was reported that there were overgrown hedges at St Hildas which were restricting visibility at the junction with The Street. The Chair will arrange for the householders to be contacted to rectify the situation.

Action:
Cllr
Beynon

11. Memorial Hall

Cllr French advised that the August meeting had reported stable finances, the renewed tenancy at the cottage, and the introduction of an energy surcharge on hiring to help offset increased energy costs. There was no decision yet on the application to install an electric vehicle charge point.

12. Any Other Business

(i) Cllr Carboni advised that the street cleaning dates had yet to be determined, but that residents would be requested to move their vehicles when the dates had been arranged.

(ii) Cllr Wood advised that a number of public footpaths were overgrown. Cllr French will pursue this issue.

(iii) Cllr Beynon reminded Councillors that he would be making arrangements for a stall at the Duck Race to canvass opinion on new playground provision and on environmental and energy initiatives.

13. Date of Next Meeting:

Monday 3 October 2022 at 8 pm

The meeting closed at 10.00pm

Appendix 1

Correspondence List 5 September 2022

KCC

Highways & Transportation Rail summit 18.10.22

TMBC

Committee meetings papers July, August, September
Housing Services SWEP alerts: 11.8, 15.8.22

Other

ACRK Kent Community Housing Hub: networking event 8.9.22

CPRE Campaigns update: 6.8.22

Countryside Voices, Summer 2022

KALC KALC News, July 2022

Kent P&CC newsletter, Summer 2022

Local Government Bulletins: 9.8.22

KCC: Kent's Plan B Newsletter, July 2022

KALC events, September 2022

KALC News, August 2022

Kent Downs AONB Newsletter, 26.8.22

Kent Pilgrims Festival 20-25 September

Kent Resilience Forum Kent Prepared newsletter, Summer, Issue 7

Kent Wildlife Trust Newsletters: 5.8, 17.8.22

NALC CEO bulletins on national developments: 5.8.22 - 2.9.22

Newsletters: 3.8.22 - 24.8.22

NALC Events

National Highways M20 moveable barrier update

E-watch Nos 1996 - 2005

Consultations

TMBC: Economic Regeneration UK Shared Prosperity Fund survey