

## PLAXTOL PARISH COUNCIL

Minutes of meeting held in Plaxtol Memorial Hall on 2 October 2023 at 8pm.

**Present:** Cllrs D Beynon (Chair), B Catt, M Crane, G French, S Petter, T Rolls, M Wood; L Thomas (Clerk); Boro Cllrs S Crisp, J Lark; County Cllr H Rayner

**Apologies:** Cllrs M Brewin, M Carboni

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

Boro Cllr Steve Crisp introduced himself to Councillors and advised that he would attend meetings of the Parish Council when possible, although there were clashes with the meeting schedules of some Borough Council committees of which he was a member. Cllr Crisp advised that he would be endeavouring to make an impact on the green agendas of the Borough and County Councils. Boro Cllr Lark confirmed the decision of Area 2 Planning Committee to refuse the application at Dux Farm building. The decision had now been published. Cllr Lark reported that he was investigating with Boro Cllr Palmer the drainage issues at Bourne Vale which had been created by problems with the drainage infrastructure. These problems would be exacerbated by the addition of a new dwelling, an application for which was currently paused in the planning system due to a technical issue regarding land ownership. A full drain camera survey of the drains was required.

In response to an enquiry from a parishioner, Cllr Lark confirmed that UKPN had authority to upgrade the network as required.

Cllr Lark also advised that a 20mph speed limit was under consideration for Carpenters Lane in Hadlow, along with the easing of cycle routes between Hadlow & Tonbridge.

County Cllr Rayner advised that parishioners should contact him for assistance regarding any ongoing operator issues on the buses. Roadworks were currently an issue for the timely delivery of services. The subsidy for saver tickets was likely to continue to next July, but not likely to continue beyond that date without further funding.

Cllr Rayner also pointed to the financial pressures being faced by many authorities across the country. KCC's budget was also under significant pressure, resulting in probable substantial reductions in personnel, contracts and services. Parish Councils should bear this in mind when considering their budgets for 2023-24.

The Chair thanked all Councillors for their contributions.

### 2. Apologies for absence

Received as above and approved.

**3. Declarations of interest**

In the interests of transparency, Cllr Petter declared an interest in planning application TM/23/01760/RD, Old Allens, a neighbouring property. There is no DPI or Other Significant Interest in this case.

**4. Minutes of last meeting**

The minutes of the meeting of 11 September 2023 were approved and signed by the Chair.

**5. Matters arising**

Item 13. Cllr Beynon reported that further advice had been obtained on the installation of a MUGA and that the group was considering a number of options for the community shelter. More complete proposals for both items would be presented at the November meeting.

**Action:**  
Cllrs  
Beynon,  
Catt,  
Petter

**6. Environment**

This item was moved up the agenda.

Cllr Wood confirmed that he had attended the Shipbourne climate meeting on 26 August. Shipbourne parish is in the process of acquiring SENE information, which could be combined with information already obtained by Plaxtol on the theoretical roof potential for solar. Cllr Wood is arranging a follow up session with SENE to ascertain next steps.

Cllr Wood advised that a virtual open meeting was being arranged for November for parishioners to register their areas of interest in carbon reduction and to share experience and good practice.

**Action:**  
Cllrs  
Petter,  
Wood

**7. Council Matters**

(i) Ward social event. The Chair advised Plaxtol Parish Council would host the event at the Memorial Hall on 9 November at 6.30pm. Refreshments would be provided.

(ii) Meeting dates 2024. Councillors approved meeting dates for 2024. It was noted that meetings in January, April and May would take place on the second Monday in the month due to bank holiday dates.

(iii) Financial Regulations. Councillors approved updates to financial regulations, which were amended in respect of authorisation for expenditure between meetings.

**Action:**  
Cllrs  
Beynon,  
Carboni

**8. Correspondence**

A list of correspondence is at Appendix 1.

**9. Payments/Finance**

(i) Annual Return 2022-23. It was reported that the annual limited assurance review had been satisfactorily completed and that no significant issues had been raised by the external auditors. Two minor 'scope for improvement' issues had been identified, which would be dealt with by the Clerk/RFO.

(ii) Memorial Hall EV chargers. Councillors received an update with regard to the proposal to install 2 EV chargers in the Memorial Hall car park, for which

funding support in 2024-25 was being requested. Councillors agreed minimum support of £2,000 and to consider the matter further during the budget setting process.

(iii) Councillors approved quotes for minor maintenance works of £208 and remedial works to street lights of £520.

(iv) A financial statement and bank reconciliation was distributed to members. Councillors noted that Cllrs Beynon and Carboni had given interim authority for urgent repair works at the Winnie Bowes Recreation Ground, £40. Councillors noted that the Parish Council was not eligible for membership of the Plunkett Foundation (as approved at the August meeting), and it had therefore become necessary for membership to pass to the newly formed Community Benefit Society (CBS), of which Cllr Carboni was a member, at a cost of £240. The preparation of the proposed community bid reported at the September meeting had also required a formal valuation, cost £2,000. Councillors confirmed approval of both these payments, to be processed by Cllr Carboni on behalf of the CBS.

Approval of the following payments was confirmed:	£
Clerk salary & reimbursements September 2023	1,183.15
Bank Service Charges	18.00
The following payments were approved:	£
Communicorp: additional subscription	9.33
I Mitchell: fence repair WB Recreation Ground	40.00
I Mitchell: noticeboard repairs	384.00
Plaxtol CBS c/o M Carboni: Plunkett membership fee	240.00
Citizens Advice North & West Kent: donation	250.00
Winnie Bowes Recreation Ground: annual rent	1.00
Streetlights: repair, Long Mill Lane	49.50
SLCC membership 2023-24	177.00
Plaxtol CBS c/o M Carboni: Plunkett valuation fee	2,000.40

## 10. Planning

(i) It was noted that Area 2 Planning Committee scheduled for 20 September had been cancelled due to a technical issue involving land ownership. The Bourne Vale planning application, TM/23/00550/FL, would be heard at a future meeting.

(ii) Bourne Vale drainage issues. It was reported that Cllr Carboni had made enquiries of TMBC about the possible existence of an archived drainage map, and had had no further response from the land agent. He would be pursuing this angle with the Hyders estate direct.

**Action:**  
**Cllr**  
**Carboni**

(iii) Planning applications

### **Parish Council decisions**

Land East Of Old Allens, Allens Lane TM/23/01760/RD

Details of condition 5 (paddock fencing) submitted pursuant to planning permission TM/23/01063/FL (Realignment of access track and associated works). **No objection.**

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

Claygate House, Winfield Lane TM/23/01852/LB

Listed Building Application: conversion of part of the existing barn to 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 annex to the host house. **No objection.**

Councillors considered the following applications:

Land East Of Old Allens, Allens Lane TM/23/01760/RD

Details of condition 5 (paddock fencing) submitted pursuant to planning permission TM/23/01063/FL (Realignment of access track and associated works). **No objection.**

#### **TMBC decisions**

Church House, Church Hill TM/23/01586/TNCA

1 x Ash, 1 x Cherry and 2 x Maple (applicants ref. T1, T2, T4 and remaining tree) - Reduce by 25%, 1 x Maple (left hand tree) Remove. **No objection.** Parish Council had not objected to this application.

The Hollies, Dux Lane TM/23/01575/FL

Replace previously demolished garage with oak framed garage. **Refused.** Parish Council had not objected to this application.

### **11. Parish Plan**

(i) Councillors received a report from Cllr Carboni outlining progress on the preparation of a community bid for the purchase of the Papermakers Arms. It was noted that the Community Benefit Society (CBS) was now a member of the Plunkett Foundation and as such had been able to access a preferential rate for the valuation of the business. The valuation had taken place and a report was expected in mid-October. If agreement was then reached with the current owner, a community meeting would be organised with a view to applying for funding from the next, and final, round of bidding from the Community Ownership Fund.

(ii) It was reported that the building housing the shop, Potterarti, had now been marketed for sale. TMBC had been consulted regarding the status of the shop, which is an Asset of Community Value. A response was awaited.

### **12. Recreation Grounds**

(i) Councillors approved a request from a parishioner to use the Spoute Recreation Ground to run a junior football club on Saturday mornings, subject to the provision of the necessary documentation, including insurance and safeguarding certification.

(ii) The Chair advised Councillors of a proposal for the replacement of the perimeter fence at the Winnie Bowes Recreation Ground with the co-operation of the Cricket Club and some possible financial support from the Fairlawne Estate. It was noted that the current shared fence with the Cricket Club was in need of major repair/replacement. Councillors approved the proposal, subject to the satisfactory renewal of the lease and confirmation of the detail and costings.

**13. Any Other Business**

Cllr Wood advised that he would be investigating the possibility of provision of a WiFi hub for emergency use in the Spoute Island phone box. The first instruction on the defibrillator housed in the box is to call the emergency services, but there is no mobile signal at that location.

**14. Date of Next Meeting:**

Monday 6 November 2023 at 8 pm

The meeting closed at 10.00pm

## Appendix 1

### Correspondence List 2 October 2023

#### TMBC

Area 2 Planning Committee Meeting 20.9.23  
 Committee meetings papers September

#### Other

CPRE Newsletters/Campaigns updates: 16.9.23, 20.9.23  
 KALC Training & Events  
 Kent Downs AONB Newsletter: 26.9.23  
 Kent Wildlife Trust Newsletter: 21.9.23  
 NALC CEO bulletins on national developments: 14.9.23 - 28.9.23  
 Newsletters: 13.9.23 - 27.9.23  
 Training & Events  
 NAS Newsletter: 12.9.23  
 Royal British Legion Industries Tommy's Autumn Trail 2023  
 E-watch Nos 2112-2117

#### Consultations

TMBC Economic Development Strategy 2023-2027