

## ADDINGTON PARISH COUNCIL

### Minutes of the Parish Council Meeting held on the 8 January 2014 at 20:00hrs in the Pavilion, Park Road.

**Present:** Cllr. P. Garrett - Chairman Cllrs. Mrs. M-F. Bailey, Mrs. M. Castle  
Mrs. A. Holmes, Mr. A. Newby, Mr. S. MacDonald-Gay and Mr. P. Robinson  
PCSO Laura Bullen and 4 members of public

**134/13 APOLOGIES FOR ABSENCE:** None

**135/13] DECLARATION OF INTERESTS:**

Cllr. Garrett expressed a disclosable pecuniary interest in item 141/13 (c) (1).

**136/13 MINUTES OF THE LAST MEETING:**

It was proposed that the Chairman sign the minutes of the meeting held on the 4 December 2013 as a correct record. Agreed.

**137/13 REPORTS:**

a) County Councillor – There was no report.

b) Borough Councillor – There was no report.

c) Kent Police – PCSO Laura Bullen reported that a camera and camera equipment were taken from a car parked on the drive of a property in London Road on the 17 December 2013. A number of sheds were broken into in the Greenways and Plowenders Close area at the start of the year. All residents affected have been given shed alarms and crime prevention advice. Some fingerprints have been taken and will be analysed. Power tools were taken from a vehicle parked in Taylors Lane, Trottiscliffe on the 16 December 2013 and a bag containing cash and driving licence were taken from another vehicle parked in the same road. Electrical goods and Christmas presents were taken from a property in Masters Lane, Birling. Cllr. Bailey reported that an old tent and bags of rubbish containing empty alcohol bottles had been dumped at East Street North near to the five bar gate at the entrance to the area. PCSO Laura Bullen agreed to investigate. It was noted that 3-4 tyres had been dumped in both Trottiscliffe Road and St. Vincents Lane over the Christmas period. This has been reported to KCC.

*20:07 PCSO Laura Bullen left the meeting*

**138/13 MATTERS ARISING:**

1] A proposal to purchase a defibrillator for the village – Members discussed possible locations for installing 2-3 defibrillators so that all the areas of the village have access to this potentially lifesaving equipment. BT have suggested that it would be possible to adopt the BT Box by the Jet Garage and also the one in Trottiscliffe Road although BT need to check that there is an electricity supply to the latter. Any adoption would be subject to a 90-day consultation with T&MBC and BT would arrange this consultation. It was noted that the Parish Council would need to adopt the BT Box at a cost of £1.00. Members **resolved** to start the process of adopting both BT boxes provided the one in Trottiscliffe Road has an electricity supply. Members considered the specification and costs of purchasing a defibrillator from St. John's Ambulance but agreed that if the defibrillators are to be installed in a BT Box that it would be advantageous to purchase them from Community Heartbeat Trust as BT would then pay the first 7 years of the required electricity supply. Members **resolved** to purchase a defibrillator this financial year using funds available in the budget for Community Projects for 2013/14. County Councillor Sarah Hohler had suggested at the last meeting that she would be willing to assist with the necessary funding. It was **resolved** that the Clerk should contact County Councillor Sarah Hohler and ask if funding could be available to purchase a second defibrillator in the next financial year. It was proposed that this defibrillator could be installed in the BT Box in Trottiscliffe Road or on an external wall at the sports

pavilion. Members discussed and agreed that the Parish Council would look to fund and purchase a third defibrillator in 2014/15.

2) Proposals for deregistration of the trackway round the village green

It was noted that the Clerk, the Chairman and Vice-Chairman and possibly Cllr. Robinson will attend the site inspection by the Planning Inspectorate which will be taking place on Wednesday 22 January 2014. It was suggested that the Clerk asks KCC and/or the RGA to clear the roadway down to East Street North before this date.

3) Speedwatch scheme

The Clerk reported that speedwatch sessions will resume shortly.

4) Seven Mile Lane.

There was no update on the favoured option of a roundabout option at the junction of Seven Mile Lane and the A20. Cllr. Castle reported that a number of residents in this area were disappointed that the new scheme would mean a loss of verges on this stretch of the road.

5) Road safety improvements for Trottscliffe Road

KCC have considered the request to change the proposed wording on the village gateway signs from 'Welcome to Addington' to 'Addington, A Heritage Community'. The KCC document 'Signs and Road Markings Technical Directive' states that "historical facts which can be challenged shall not be included" on signs. KCC have therefore offered to provide the standard sign with the wording 'Welcome to Addington' and a separate, non-standard, smaller road sign beneath with the wording 'Addington a Heritage Community'. The main sign will be maintained by KCC whereas the non-standard sign would not. If anyone was to successfully challenge the validity of the heritage community message it would need to be removed. Members **resolved** to accept KCC's proposal to have two separate signs with the suggested wording described above.

6) Emergency Plan

In light of the recent weather conditions and difficulties experienced by some villages in Kent, Cllr. MacDonald-Gay suggested that the document contains plans specific to certain emergency situations. It was suggested that a meeting should be held to discuss possible responses to a series of local situations such as loss of power, a major incident on the A20, a major incident on the M20. Telephone trees for each situation should be drawn up so that key people could be contacted quickly. It was suggested and agreed that the Clerk places a further plea in the March edition of The Pilgrim for parishioners to come forward and offer any skills or equipment such as generators that they have which could be included in the plan.

7) Community Wardens

There was no report.

8) The Third Wrotham (Addington) Quarry Local Community Stakeholder Meeting

There was no update.

**139/13 FINANCE**

a) A statement as at 8 January 2014 was circulated:

**Balances as at 8 January 2014:**

Business Reserve Account	£ 29,782.80
Current Account	£ 1,101.15
Consuls Account	£ 100.00
National Savings Account:	£ 24,168.36

**Receipts**

There were none.

b) Other matters:

1) Clerk's Salary – An increase of 1 point from SPC23 to SPC24 to commence on 1 April 2014 was unanimously agreed. This represents a less than 3% increase. Members thanked the Clerk for all her hard work last year.

2) The cutting of the village greens for the year 2014/15 – The Clerk had now obtained three quotes for the maintenance of the village greens for the year 2014/15. It was **resolved** to postpone a decision until the next meeting as a further quote is expected.

3] Budget 2014/15 - The Chairman, Vice-Chairman and the Clerk had prepared a budget document for circulation. It was noted that the total allocation for S136 funding for 2014/15 is £3,234.00. This includes an allocation of £909.00 for the maintenance of the churchyard. A total estimated expenditure of £19,350.00 which includes £2000.00 for community projects was agreed. It was noted that the remaining balance of the DEFRA grant awarded for the production of the Parish Plan could be used to fund any expenditure on preparing the Emergency Plan. After due consideration of the estimated budget and the Council Tax Base it was **resolved** that the precept upon T&MBC for the financial year 2013/14 should be £19,208.81 including the Council Tax Support Grant of £613.14. Cllr. Garrett thanked the Clerk for her work on preparing the budget for 2014/15.

c) Cheques for signature:

<u>Supplier</u>	<u>Description</u>	<u>Cheque</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary)	1619	£ 520.35
HMRC	(Clerk's Tax)	1620	£ 9.80
Mrs L S Goldsmith	(Expenses)	1621	£ 95.77
<b>Total</b>			<b>£ 625.92</b>

Transfer from Reserve Account to Current Account: £700.00

The Chairman proposed that the cheques listed above be signed. Agreed.

**140/13 MEMBERS OF THE PUBLIC:**

A member of the public expressed concern that more motor caravans seem to be appearing at East Street North. A request was made that if the Parish Council were mindful to not object to planning application TM/13/03555/FL that Members consider requesting a condition that the proposed buildings can never be converted into residential dwellings.

**141/13 PLANNING:**

**a) Applications:**

1] TM/13/02842/FL – Land between M20 and M26 east of Ford Lane, Wrotham Heath

Use of land as Gypsy/Traveller accommodation for one family comprising mobile home, 2 touring caravans and day room

**Resolved:** Addington Parish Council has considered the above application and **object** to the proposals for the following reasons:

- 1) The site lies within the designated Green Belt where there is a strong presumption against permitting inappropriate development as defined in paragraphs 89-91 of the National Planning Policy Framework and paragraph 14 of the Planning Policy for Travellers Sites 2012. We note that KCC are the owner of this land and believe this land is also within the Kemsing Vale AONB. The planning statement reminds us that an 'inappropriate' form of development can only be considered acceptable in such an area where 'special circumstances' can be demonstrated. The Parish Council refute the reasons given in this planning proposal for suggesting that a compelling case of special circumstances exists and believe that these proposals will cause harm to the openness of the Green Belt.
- 2) The development, by virtue of its nature, (mobile home and touring caravans) and scale, detracts from the openness of the Green Belt and the character of this rural and historic locality and is therefore contrary to the NPPF and paragraph 23 of the Planning Policy for Traveller sites 2012.
- 3) The use of land to station residential caravans is a material change in use of the land.
- 4) The suitability of the air quality on this site must also be considered given the proximity to the motorway.
- 5) To include the development would be against Policies CP14 and CP20 of T&MBC's Local Development Framework Core Strategy (2007) and T&MBC believe that the likely need for additional gypsy pitches within the Borough will be met by the expansion of an existing gypsy site in the Borough.

In the absence of any special circumstances and all of the other reasons give above we believe that this family can be accommodated comfortably at the Coldharbour Lane site.

2] TM/13/03745/OA – Part of Sandy Wood, Ford Lane, Addington

Outline application for the erection of one dwelling with all matters reserved except for access.

**Resolved:** Addington Parish Council has considered the above application and are irritated to be faced again with a proposal for an outline application for a dwelling with limited details. We **object** to this outline application for the following reasons:

- 1) The site lies within the designated Green Belt where there is a strong presumption against permitting inappropriate development as defined in paragraphs 89-91 of the National Planning Policy Framework. In accordance with the NPPF an ‘inappropriate’ form of development can only be considered acceptable in such an area where ‘special circumstances’ can be demonstrated. The Parish Council refute the reasons given in this planning proposal for suggesting that a compelling case of special circumstances exists and believe that these proposals will cause harm to the openness of the Green Belt.
- 2) The development, by virtue of its nature and scale detracts from the openness of the Green Belt and the character of this rural and historic locality and is therefore contrary to the NPPF.
- 3) We also have grave concerns about a development which would involve the loss of valuable trees and a coppice in such an historic wood.
- 4) The suitability of the air quality on this site must also be considered given the proximity to the motorway
- 5) We also feel that the access from Ford Lane would be hazardous as this is a road which is soon to see an increase in the number of HGVs travelling along with the proposed extension to Addington Quarry.

3] TM/13/03555/FL – Woodgate Farm, Woodgate Road, Addington, ME19 5LH

Demolition of 2 storage buildings (174m sq) and replacement with 1 B8 storage building split into 2 units (152m sq) with parking and drainage.

**Resolved:** We do not have any objections to the above proposal but would like a condition set that the buildings can never be converted into residential dwellings.

**b) Decisions:**

1] TM/13/03199/RD – 2 Heatherwood, East Street, Addington, ME19 5DE

Details of external material samples and acoustic protection scheme submitted pursuant to conditions 2 and 11 of planning permission TM/13/00215/FL. *Approved.*

2] TM/13/03554/DEN – Blackmans, Trottiscliffe Road, Addington, ME19 5AZ

Prior notification of demolition of Blackmans house down to ground level along with associated out buildings. *Prior Approval is not required.*

**c) Other Matters:**

*20:48 Cllr. Garrett expressed a disclosable pecuniary interest and left the meeting. Cllr. MacDonald Gay took over as chairman.*

1) Big Motoring World, London Road, Addington

T&MBC have visited the site to ascertain what work has been undertaken. T&MBC have advised that work to implement the required drainage has taken place. The owner is intending to carry out the required landscaping in February and T&MBC will be monitoring the site to ensure that this has taken place. The Clerk was asked to find out if T&MBC have taken any further action on the lighting since issuing a Planning Contravention Notice. Members agreed to monitor the number of transporters unloading directly on to the A20. Members noted that the owner has recently opened a new branch at Snodland. At a meeting that had taken place in August 2013 the owner had indicated that the problem of transporters offloading directly on to the A20 would stop when the new branch is open as a lot of the activities based on this site would move to Snodland. The Clerk was asked to write to the owner to confirm that this is still the plan. The Clerk will also enquire about what is going to be done about the water that flows off the site on to the pavement running adjacent to the A20.

20:52 Cllr. Garrett returned to the meeting and took over as Chairman.

2] The Caravan, East Street, Addington – T&MBC have had a site meeting with the owner of the caravan site in East Street. The owner claims that all the vehicles on the site are owned by him. Planning Enforcement will be discussing this case with their Legal Team to determine the most appropriate course of action.

3] 13/00038/WORKM - Windsor car breakers, London Road, Addington – regarding alleged unauthorised engineering works. Cllr. Bailey expressed concern that Windsor yard is filled up to capacity with heavy plants. Members remain concerned that the noise level and vibration created by these heavy plants is well beyond a level permitted in a mixed neighbourhood. There is evidence that high toxic wastes are being stored at the site which is close to a stream in the flood area. Members were also disappointed to learn that permitted working hours do not seem to be adhered to. It was **resolved** that the Clerk should write again to Planning Enforcement about these concerns and include some photographic evidence.

4] 13/00212/WORKM – Mayhill Farm - alleged works not built in accordance with planning permission TM/07/04297/FL. The Clerk had not received a response from Planning Enforcement about Member's concerns that a 5 bedroom property has been built rather than a 3 bedroom dwelling.

5] 13/00224 /USEM– Stubblesdown, London Road, Addington – regarding alleged change of use from residential to mixed residential/commercial use. T&MBC have served a Planning Contravention Notice on the owner of Stubblesdown with regard to the alleged change of use. A response has been received and Planning Enforcement is assessing what, if any, further action is required.

6] TM/12/03635/OA – Sycamore Place, Trottiscliffe Road, Addington, ME19 5AZ – it was noted that the appeal for outline planning permission for a single 'Lodge' style dwelling house is still in progress.

#### **142/13 HIGHWAYS:**

a) Outstanding:- (as at 4 December 2013)

1] Condition of footpath from East Street to A20 – has been reported to KCC.

b) New requiring attention

1] Flooding on the A20 near to Woodlands.

2] Streetlight not working on the A20 opposite Miline.

c) Other matters:

1] The Clerk was asked to request that KCC road sweep and assess the condition of the footpath of the stretch on the A20 from the Jet garage to Seven Mile Lane.

#### **143/13 REPORTS OF MEETINGS:**

a) Village Hall – there has been no meeting. It was noted that the Caravan Club had recently used the facilities.

b) Recreation Ground – there has been no meeting. Cllr. Robinson reported that he had recently met with Ecolution to discuss the feasibility of installing solar panels. Cllr. Robinson also reported that the golf club will be sowing wild flower seeds in early Spring at the new entrance, on the access road and also at the new proposed golf hole.

c) Parish Partnership Panel – there has been no meeting.

d) Standards Committee meeting – there has been no meeting.

#### **144/13 OPEN SPACES:**

a) Addington Village Green

Members discussed how the Parish Council could control activities taking place on the green. The Parish Council's insurers recommend that any party wishing to hold an activity/event on the green should take out their own insurance and provide evidence of a risk assessment. Members **resolved** to advise the representatives of the RGA and the Angel Inn of these requirements. It was also **resolved** to place this information, for all parishioners to see, in the March edition of

The Pilgrim and also on the website. It was noted that Judy Grimes is continuing with trying to control the problem with moles on the green.

b) Planting of the Royal Oak saplings

Members thanked Cllr. Bailey and her husband for planting the saplings at East Street North. Members also asked the Clerk to thank Patricia Richardson for donating some tree guards.

**145/13 CORRESPONDENCE:**

a) For information:-

- 1] Area 2 Planning Committee – 22 January 2014
- 2] Joint Transportation Board – 17 March 2014
- 3] Parish Partnership Panel – 20 February 2014
- 4] JPCTCG – 28 January 2014
- 5] Joint Standards Committee – 20 January 2014

b) On circulation: -

- 1] ACRK – Annual Summary 2012-2013
- 2] Oast to Coast – Winter 2013
- 3] KALC Parish News – November/December 2013
- 4] Tonbridge & Malling Parish Partnership Panel – minutes of meeting held on 14 November
- 5] The Clerk magazine – November 2013

c) New requiring attention:-

- 1] The Department for Transport (DfT) consultation on Local Authority parking strategies - Members discussed and approved the proposed strategies.
- 2] Update on proposed Lower Thames crossing – Members noted that the Secretary of State for Transport has announced that Option B has been discarded. Feedback on the consultation showed that Option B received limited support and would frustrate plans for development in the area. The Chairman stated that Option C would have the most impact and implications for Tonbridge & Malling.

**146/13 ANY OTHER BUSINESS:**

- 1] PROW has closed a section of the MR168 just north of the village centre which has been eroded by water. The bank has collapsed leaving a drop of about 3m into the adjoining ditch. PROW will be investigating what can be done to repair the footpath.
- 2] Caravans at East Street North

**147/13 ITEMS FOR THE NEXT MEETING:**

Nothing additional to above.

**148/13 DATE OF THE NEXT MEETING:**

The next Parish Council Meeting will be held on the 5 February 2014 in the Pavilion at 20:00hrs.

**149/13 ANY CONFIDENTIAL ITEMS**

There were none.

The meeting was closed at 21:19hrs.

Signed .....Chairman Date .....

