

ADDINGTON PARISH COUNCIL

Minutes of a virtual Parish Council Meeting held on the 7 October 2020 at 20:00hrs

Present: Cllr. Mrs P. Garrett – Chairman, Cllrs. Mrs. A. Adams, Mrs. L, Chalk, Mr S. MacDonald-Gay, Mrs. C. Short
County Councillor Sarah Hohler and Borough Councillor Ann Kemp
1 member of the public

72/20] APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillor Peter Robinson and Borough Councillor Piers Montague.

73/20] DECLARATIONS OF INTEREST/REQUESTS FOR DISPENSATION

Cllr. Macdonald-Gay declared a pecuniary interest in item 79/20 (a) (2) and Cllr. Chalk in items 79/20 (a) (1) and (3)

74/20] MINUTES OF THE LAST MEETING:

It was proposed that the Clerk, on behalf of the Chairman, sign the minutes of the Parish Council meeting held on the 2 September 2020.

75/20] REPORTS

a) County Councillor – County Councillor Sarah Hohler advised Members that she has objected strongly to the fact KCC will not be replacing the flashing sign at the junction of the A20 and Trottiscliffe. County Councillor Sarah Hohler also disagrees that this is not a safety critical issue as the sign was originally installed following a number of deaths at this junction. County Councillor Sarah Hohler explained to Members that she is not willing to fund the replacement sign as she feels this is something KCC should finance. County Councillor Sarah Hohler advised Members that KCC has objected strongly to the proposals in the Planning White Paper stating that the algorithms used to predict the future housing requirements for Kent are incorrect. KCC is also concerned that the current infrastructure cannot support the proposed number of new dwellings. County Councillor Sarah Hohler has noted that some of the residents in The Links have clubbed together to purchase an area of land off the Plowenders lay-by that came up for auction.

20:13hrs County Councillor Sarah Hohler left the meeting

b) Borough Councillor – Borough Councillor Ann Kemp reported that T&MBC is, subject to a Health and Safety assessment, restarting the bulky Saturday freighter service again soon. It seems the first two days of the Hearing for the Local Plan went well. Borough Councillor Ann Kemp advised Members that it is possible to listen into the Hearing virtually. T&MBC has also objected strongly to the proposals in the Planning White Paper for more housing in the Borough. The Leader and Officers have objected and are encouraging all Members to do the same as the proposal for the number of houses in the Borough is much more than in the draft Local Plan. Borough Councillor Ann Kemp is hopeful that the new manager for Urbaser will bring further much needed improvements to the waste collection service and that a decision should be made soon about compensating residents who did not receive their garden waste bins for many weeks.

20:21hrs Borough Councillor Ann Kemp left the meeting

c) Kent Police – There has been no crime in Addington or the surrounding areas during September 2020 but Members noted that there has been an increasing number of thefts from sheds and outbuildings in the West Malling area.

76/20] MATTERS ARISING:

1] Monthly check of the defibrillator and any other update - The Clerk advised Members that both of the defibrillators in the village had been checked this month and an update provided on WebNos. The Clerk reported that the pads on both defibrillators have been replaced and additional signs have been put up on the BT Box by the Jet Garage to make it more visible. The Clerk has requested that the car wash operator does not store their bin next to the defibrillator at the Jet Garage. The Clerk was asked to find out why this bin is not emptied by T&MBC on the bi-weekly collection.

2] Speedwatch – A lack of volunteers means the scheme is unable to continue at the moment

3] T&MBC Local Plan Development – Members noted that the next update will be after the Hearing. The first stage of the Hearing started on the 6 October 2020. Stage two will take place on the 3 and 4 November 2020 with the final stage expected to take place virtually between the 10 and 15 November 2020.

4] Reinstatement of the footbridge over the M20 – Works continue in East Street on reinstating the footbridge. Cllr. Garrett and the Clerk will check that a Notice of Exemption is displayed for the works that are taking place on both the registered common land and village green at East Street. Cllr. Chalk reported that the issue with the hammerhead, contractors parking and the turning point is now resolved.

5] M20 updates – Members discussed and noted that the planned closures of the M20 for the works to do with the reinstatement of the footbridge will cause further disruption to residents living on the A20.

7] Waste Collection – review of new arrangements - The Clerk is waiting for Borough Councillor Piers Montague to advise whether T&MBC is going to financially compensate residents that paid for a brown bin collection but did not receive the bin for several months.

77/20] FINANCE

a) A statement as at 7 October 2020 was circulated:

Balances as at 7 October 2020:

Business Reserve Account	£ 19,852.24
Current Account	£ 12,143.11
National Savings Account:	£ 25,364.38

Receipts: T&MBC Precept Second Instalment - £11,500.00

<u>Supplier</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary - August)	2110	£ 561.30
HMRC	(Tax – August)	2111	£ 140.20
Mrs L S Goldsmith	(Expenses – August)	2112	£ 183.23
Gel Creative	(Website Maintenance)	2113	£ 340.00
Squeak'n'Clean	(Defibrillator box cleaning)	2114	£ 80.00
ICO	(Annual Registration)	2115	£ 40.00
Four Seasons	(Grounds Maintenance)	2116	£ 183.46
Community Heartbeat Trust	(Replacement pads x 4)	2117	£ 213.60
Total			£1,741.79

Transfer from Current Account to Business Review Account: £9,800.00

b) Other matters:

c) Cheques for Signature - Approved

78/20 MEMBERS OF THE PUBLIC:

A member of the public living on the A20 has advised the Clerk that three vehicles have ploughed into her fence in recent months. The Clerk has passed this information on to Sarah Hohler to aid her discussions with KCC about reducing the speed limit on the A20.

79/20] PLANNING**a) Applications:**

Cllr. Chalk declared a pecuniary interest

1] TM/20/01876/OA - West Malling Golf Club, London Road, Addington ME19 5AR

Outline Application – erection of 3 dwellings all matters reserved except access

Resolved: Object. Members do not believe there are any special circumstances to support this proposal being approved. Members believe the proposal represents an overdevelopment of the site which would interrupt the openness of the green belt. East Street is very narrow and Members support the concerns of KCC about the delivery of construction materials to the site and the effect this will have on other residents in East Street. Ecological surveys have relied heavily on desk top research and statistics from 2018. A previous outline planning application for this site was refused on ecological grounds.

Cllr. Chalk re-joined the meeting and Cllr. MacDonald-Gay declared a pecuniary interest

2] TM/20/01942/FL – Cedar House, Trottscliffe Road, Addington, ME19 5AZ

Single storey rear extension. *Resolved: No objection*

Cllr. MacDonald-Gay re-joined the meeting and Cllr. Chalk declared a pecuniary interest

3] TM/20/01842/FL – Londerek, East Street, Addington, ME19 5DE

Single storey rear extension, internal and external alterations and enlargement of rear dormer

Resolved: Object. We object to the bulk and height of the proposed extension and feel this will affect the residential amenity of the neighbouring property. We also feel that the proposed external render treatment is not in keeping with the neighbouring properties and overall street scene.

Cllr. Chalk re-joined the meeting

4] TM/20/01955/NMA – Overlea Cottage, Addington Green, ME19 5BE

Orangery flat roof changed to pitch roof; rear elevation - orangery doors replaced with windows; side elevation – rear windows replaced with bi-folding doors and decking removed. *Noted this is Approved*

5] 32 The Links, Addington. ME19 5RX

Lawful Development Certificate Proposed: Single storey rear extension. New materials to match existing, the eaves height will be under 3m and ridge height below 4m. *Noted*

b) Applications received after distribution of the agenda – There were none to consider

c) Approvals

1] 20/01699/FL – Little Oaks, Sandy Lane, Addington, ME19 5BX

Side garage extension and a replacement single storey extension

2] TM/20/01234/ Mayhill House, London Road, Addington, ME19 5AN

Construction of stable block for private use

d) Refusals None to consider

e) Withdrawn applications

1] 20/01637/FL – Woodgate Farm, Woodgate Road, Addington,

Demolition of two existing storage buildings (Class B8) and the erection of a terrace of three dwelling houses

f) Planning Appeals: None to consider

c) Other Matters

1] 16/00337/USEH - Jet Garage – The Clerk has reported Member's concerns to T&MBC about the fact that there are no toilet facilities for the workers and that they are having to use the adjacent wood. T&MBC has advised that planning has no control over the lack of toilet facilities and that the portaloo, which was previously there, was instructed to be removed as per the requirements of the enforcement notice. Any new facilities, which comprises development, would require the benefit of planning permission. The Clerk has raised this issue with Borough Councillor Piers Montague who is discussing Member's concerns about the welfare of the staff with the Director of Planning. Members noted that Enforcement carried out an inspection of the site last Thursday and observed car washing activities taking place outside the curtilage of the Jet Garage. Enforcement has notified the owner of this breach and will

continue to monitor the site. Enforcement has also advised the owner to move the bin positioned next to the defibrillator.

2] 20/00032/USEH The Vineyard Restaurant, London Road, Addington – The owners exercised their right of appeal and lodged an enforcement notice appeal to the Planning Inspectorate on 21 July 2020.

Enforcement has confirmed that the appeal has now formally started with the key dates as follows.

By 21st September 2020 – The council must notify anyone other than the appellant who was served with the enforcement notice, occupiers of properties near the appeal site and any other persons who, in our opinion, are affected by the breach of planning control, that the appeal has been made.

By 19th October 2020 – comments from neighbours, interested parties and statutory consultees must be submitted to the council before 19th October 2020.

By 19th October 2020 – appeal statements to be submitted by the council and appellants.

By 9th November 2020 – any final comments from appellant and the council to be submitted.

Members noted that a site inspection by the Planning Inspector will be arranged following the submission of the appeal statements and comments. The Planning Inspector will be given all the comments made by the Parish Council. The Clerk was also asked to remind Enforcement that the bank down to Sandy Lane continues to be damaged by water from the car wash which is also filtering through to St Vincents Lane.

3] 20/00030/USEH – Mayhill House, London Road, Addington – alleged unauthorised hardstanding and caravans – Enforcement are meeting with the owners of Mayhill House on Friday afternoon to inspect the site and gather further evidence in regard to the static caravan and chalet type building.

4] 20/00081/USEM – land Teston Road, Offham - regarding alleged unauthorised change of use to motorcycle track – Environmental Health at T&MBC has advised the clerk that they do have an open case on this situation. They have been speaking with the owner about the motorbike noise. They suggested that if any residents are disturbed by this noise then they should contact Environmental Health. Typically residents would be asked to complete a diary to demonstrate that they are adversely affected by the noise (as distinct from simply hearing it). The information is used to initially assess whether the noise complained about is likely to be Statutory Nuisance and, if that is the case, what the next steps should be in terms of monitoring the noise. Where Statutory Nuisance can be confirmed, formal Notice can be served requiring its abatement. Cllr. Adams advised that this situation is unlikely to be severe enough to be considered a Statutory Nuisance as the noise has subsided recently. During Lockdown it was a daily occurrence but does seem to have got better since. It was suggested and agreed that the Parish Council continues to monitor the situation.

5] Planning White Paper – KALC seminar – Cllr. Short attended the virtual seminar held on the 11 September 2020. Cllr. Short reported that it was an interesting seminar and that most Members are concerned about the proposed changes to planning. Of most concern is the perceived reduction in local democracy and the ability of Parish Councils and the Borough Council to influence planning decisions. Concern was also expressed about the algorithms used to calculate the number of new dwellings needed in Kent and in particular Tonbridge and Malling which is much higher than previously estimated. Concern was expressed about the effect this will have on the infrastructure.

6] 26 The Clearway – the Clerk was asked to check whether planning permission was needed for some building works at this property where a garage is being turned into a room.

80/20] HIGHWAYS:

a) Highways & PROW enquiries Outstanding:- (as at 7 October 2020)

1] Enquiry 484292 – verges in St Vincents Lane are being eroded. *Enquiry attended to but more works required. The Clerk will ask to meet with the Highways Steward to discuss the damage to St. Vincents Lane. Cllr. Short will also try and attend this meeting*

2] Enquiry 506566 - Breaking up of the road and trench appearing in vicinity of the Angel Inn and Park Road. *KCC has advised that works are programmed to take place to resurface the area*

3] Enquiry 522610 - A20 – 2 large potholes west of the entrance to Endeavour Park. *The portal suggests the work is complete. The Clerk was asked to re-report the holes*

1] Enquiry 522629 – Drain cover on slip road from A20 to Ford Lane – *the Clerk has reported but works have not yet taken place.*

3] Enquiry 521765 St Vincents Lane – a spring has appeared on St Vincents Lane near to Brookfield House which needs attending to before the icy weather commences. *The portal suggests works are complete. The Clerk will discuss this with the Highways Steward*

- 4] Enquiry 524272 East Street – the Clerk to report that the hedges as you enter East Street are very overgrown and full of brambles. *The enquiry is under investigation*
- 5] East Street - Dead trees near to the golf course need to be removed. *Cllr. Robinson has raised with the golf course owners.*
- 8] Enquiry 522616 - Sign near to Seven Mile Lane roundabout – *KCC has attended and do not see any need to remove the sign.*
- 7] PROW 7145550 – footpath to the church gate, the wooden railing is also now down as well as the sign

b) New requiring attention

Addington Lane – drains and flooding – *The Clerk to report*

Enquiry 528498 Aldon Lane – fallen tree on Aldon Lane protruding on to the A20 – *works now completed*

A20 from the Hernewell farm shop to the Seven Mile Lane roundabout vegetation all over the footpath and a trunk is still across the footpath – *The Clerk to report*

A20 (Hernewell farm area) – *the Clerk to report flooding issues which after heavy rainfall resulted in over 2 feet of water on the road last weekend*

c) Other matters:

1] Big Conversation Update – No update.

2] School bus issues with children crossing the A20 – The Clerk was asked to remind County Councillor Sarah Hohler that children are still in danger crossing the road here and that a meeting still needs to be arranged with the bus company.

3] Warning sign on A20 approaching junction with Trottiscliffe Road - The Clerk reported that the lights on the sign were not working properly and has since been advised that KCC has removed the sign. Due the age of the sign, which was installed in September 2004, a full repair has not been possible as many of the required parts are now obsolete. With limited resources, KCC is only giving priority to safety critical schemes and this asset apparently does not meet the criteria. Any replacement sign will require a speed survey to be undertaken which demonstrates an ongoing safety concern. KCC has advised that this equipment will not be replaced unless this is met and an alternative funding source can be identified. The replacement sign could cost up to £7,500. KCC has suggested that the Parish Council purchases a portable speed indicator device (SID) which would be cheaper and could be used in a variety of locations. However, it can only be used on roads with a speed limit of 30mph or less which does not apply to Addington. Members expressed their disappointment about this decision and object strongly to the removal of the sign which was installed following a number of deaths in the area. County Councillor Sarah Hohler has taken this issue up with KCC and will report back to Members. Members were in agreement that this sign needs to be reinstated, at whatever cost, to prevent any further deaths or accidents.

4] Assessment of the trees on the A20 – The Tree Inspector from the Arboriculture Team has advised that KCC survey trees on minor roads on a 5 yearly cycle and that main roads such as the A20 are on a three year cycle. The trees from the BP garage to the Hernewell Farm Shop were surveyed earlier this year and some works were raised. Some of the trees from the Trottiscliffe Road junction heading towards Borough Green are privately owned and these were also assessed. A letter is due to be sent to West Malling Golf Course to request that they remove some dead branches from trees they own overhanging the A20. KCC also advised that they carry out ad-hoc inspections on trees that have been highlighted under enquiries raised by members of the public or colleagues. The Clerk was asked to find out whether the trees on the south side of the A20 from Shaw Hill House to the Jet Garage have been assessed recently as there are some dead branches hanging over the A20.

5] Redundant highways – The Clerk was asked to find out from KCC who owns and is responsible for the maintenance of Plowenders lay-by and the road from North East Street down to the village green.

6] Broadband – Cllr. Mac-Donald Gay reported his findings on the differences in broadband speeds across the village. There seems to be pockets of poor speeds such as the top of Trottscliffe Road and areas along the A20. Cllr. MacDonald-Gay suggested that the provider Callflow might be able to provide the village with faster speeds of broadband. Cllr. Macdonald-Gay offered to find out more about this and to report back. Government funding may be available to support any expenditure needed on improvements in this infrastructure.

81/20] REPORTS OF MEETINGS:

- a) Village Hall Committee – Cllr. Chalk reported that there has been no meeting
- b) Recreation Ground Committee – There has been no meeting.
- c) Parish Partnership Panel – Cllr. Adams attended the virtual meeting held on the 3 September 2020. Borough Green, Wrotham and Platt have still been having problems with raw sewage seeping into people's gardens particularly after heavy rain. Southern Water do not appear to be taking this seriously, pipes/pumping station have been there since 1927 and need replacing. The Chairman agreed to invite Southern Water to the next meeting. There was a lot of discussion on the Government's new White Paper on planning. T&MBC recognise that the waste collection service is still not operating properly and has been blighted by vehicle breakdowns and staffing issues due to Covid-19. Residents will be compensated for brown bins not being collected. The new recycling area at Allington should improve the service in the long run. They have also employed waste enforcement officers who follow the vans or even go out with them to ensure they are following correct routes. Ten hot spot flytipping sites have been identified and CCTV cameras are to be used to try and catch the culprits. Kent Police reported at the meeting that since lockdown burglaries have dropped although vehicle thefts have increased. In some areas anti-social behaviour has increased and Kent Police is trying to have more regular patrols. The reinstatement of the Addington footbridge will cause more disruption on the M20 and for surrounding areas but Highways England is trying to keep this to a minimum. Many local villages are unhappy with the continued disruption. Fly tipping has become a big problem since the beginning of lockdown. There are a number of people who are going around saying they are waste disposal operatives but have no license. It is the responsibility of householders to ensure that if they use waste disposal services that they have the proper licenses T&MBC has extended the shop front scheme until 31 March 2021 and have a team looking at energy efficiency recovery.
- d) Standards Committee – There has been no meeting. Next meeting on the 12 October 2020.
- e) KALC Area Committee – Cllrs. Garrett and Chalk attended the virtual meeting held on the 1 October 2020. The priority for Kent Police is domestic abuse which has been on the increase since lockdown. There has been an increase in theft from sheds. Travellers are still an issue in Kent particularly in Platt. Platt School has been advised to install CCTV and also to install concrete barriers on its land. It was suggested that if a Parish Council is experiencing issues with speeding to notify the Chair of the KALC Area Committee who will request the police to set up a speed trap. T&MBC is consulting on its Climate Change Strategy. The target is for T&MBC to achieve carbon neutral status by 2030. There is a link on the T&MBC website offering grants to help residents wishing to install solar panels. The incinerator at Allington will eventually be able to power 128,000 homes with electricity. T&MBC is pleased to report that only 0.1% of the total rubbish collected is going to landfill. Given that Parish Councils now need to respond to planning proposals within 21 days it was suggested that an e-mail should be sent the Clerk when a planning proposal for that parish is validated. Members were encouraged to watch the video prepared by CPRE on the implications of the Planning White Paper and to respond to the consultation.

81/20] OPEN SPACES:

1] Addington Green – The Clerk advised that the resident on the green who wanted to install new water pipes under the village green to improve the water pressure has now decided not to go forward with this request. St Margaret’s Church would like to hold an open air ceremony on the green for Remembrance Sunday. Members are happy for this event to take place subject to a risk assessment and suggested that the service also remembers people who have lost their lives in the pandemic and also give thanks to the NHS. The Tommy figure will be placed on the green for the period before and just after Remembrance Sunday.

82/20] CORRESPONDENCE:

a) For information:-

- 1] Area 2 Planning Committee – 4 November 2020
- 2] Joint Transportation Board – 23 November 2020
- 3] Parish Partnership Panel – 12 November 2020
- 4] Standards Committee – 12 October 2020
- 5] KALC Area Meeting – 10 December 2020

b) On circulation (electronically): -

- 1] Parish News – August 2020

c) New requiring attention:

- 1] T&MBC consultation of the draft Economic Recovery Strategy 2020-2023 – The Clerk will ask Cllr. Robinson to respond to the consultation.

84/20] ANY OTHER BUSINESS:

1] Cllr. Garrett suggested that all Members should read the guidance on GDPR from Satswana in their newsletter circulated by the Clerk on the 19 September 2020.

85/20] ITEMS FOR THE NEXT MEETING:

Nothing additional

86/20] DATE OF THE NEXT MEETING:

The next Parish Council meeting will be held on Wednesday 4 November 2020 at 8pm.

87/20] ANY CONFIDENTIAL MATTERS: There was none.

The meeting was closed at 21:25 hrs

SignedChairman Date