

**ADDINGTON PARISH COUNCIL**  
**Minutes of a Parish Council Meeting held in the Pavilion, Park Road**  
**held on Wednesday 5 October 2022 at 19:00hrs**

**Present:** Cllr. Mrs. P. Garrett - Chairman, Cllrs. Mrs. A. Adams, Mrs. L. Chalk,  
Mr. S. Macdonald-Gay, Mr. P. Robinson,

**In Attendance:** Louise Goldsmith (Clerk), 2 members of the public

**79/22] TWO MINUTE SILENCE IN MEMORY OF QUEEN ELIZABETH II**

A two minute silence was observed as a mark of respect and in the memory of Queen Elizabeth II.

**80/22] APOLOGIES FOR ABSENCE:**

An apology for absence was received from Borough Councillor Ann Kemp and Councillor Short and the reasons for absence were accepted.

**81/22] DECLARATIONS OF INTEREST/REQUESTS FOR DISPENSATION:**

Cllr. Chalk declared a pecuniary interest in site 59850 in agenda item 88/22 (3).

**82/22] MINUTES OF THE LAST MEETING:**

It was proposed and **resolved** that the Chairman, sign the minutes of the Parish Council meeting held on the 7 September 2022 as a true and accurate record of the meeting.

**83/22 OPEN SESSION:**

A member of the public spoke against planning proposal 22/01974/FL. A thank you letter from the Village Hall Committee for the Parish Council's contribution to the solar panel project was noted.

**84/22] REPORTS**

a) County Councillor – County Councillor Sarah Hohler was pleased to report that KCC has finally appointed a new Enforcement Officer who will be investigating the alleged breaches of planning at the quarry. County Councillor Sarah Hohler is meeting the Enforcement Officer next week to run through all the alleged breaches and the concerns raised by residents. KCC is delighted that 18,357 children took part in the KCC reading challenge over the summer holidays. Four of Kent County Council's Country Parks have been awarded Gold in the 'South East In Bloom' awards. Trosley County Park has been awarded a gold star and was commended for holding interesting activities for the children over the summer. County Councillor Sarah Hohler has been attending meetings and has been actively involved with the Chalk Downland Project to safeguard habitats in endangered chalk downland. The Officers in the Transport Team at KCC have been working hard to make sure there are school buses in place. The 58 service is back in operation with a different route number. KCC is aware that there has been an excessive number of roadworks recently. The recent hot weather caused a number of burst water pipes which coupled with a large programme of road resurfacing has led to a number of road closures. 'Kent Together' was an initiative adopted by KCC during the pandemic which involved organisations such as the District and Borough Councils, community groups, parishes and agencies working in partnership. A similar approach is being adopted to support initiatives for financial hardship. Haroona Chughati has been appointed as the new Director of Highways and Transportation. County Councillor Sarah Hohler has been nominated as a Rural Champion for Kent, a role which looks to support rural communities in improving their facilities. County Councillor Sarah Hohler offered to find out about how many helicopter landings are permissible at the quarry and also what KCC is doing about the ongoing issue of the unlit bollards on the A20 near to the roundabout with Seven Mile Lane. The question was raised whether the traffic islands are required.

*19.33hrs County Councillor Sarah Hohler left the meeting*

b) Borough Councillor – Borough Councillor Pier Montague advised Members that T&MBC is aware that residents are struggling to access and review the online version of the draft Local Plan consultation documents and that the IT department at T&MBC is trying to create search tools to make navigation easier. Borough Councillor Piers Montague reminded Members that the previous Draft Local Plan failed

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on a Duty to Co-operate and not because of the sites selected so the expectation is that the actual plan will not look that different. Cllr. Robinson suggested that affordable housing sites are much needed in Addington to regenerate the area and provide the next generation of volunteers. Members updated Borough Councillor Piers Montague on the recent removal of trees from the ancient woodland adjacent to the Jet Garage on the A20. Members asked Borough Councillor Piers Montague to establish what protection a Tree Protection Order and designation as an ancient woodland actually gives and what powers Enforcement have to prevent and/or stop a breach.

*19:49hrs County Councillor Sarah Hohler and Borough Councillor Piers Montague left the meeting and a member of the public*

c) Kent Police – PCSO James Robinson has advised the Clerk of one incident that took place during September. On the 5 September 2022 a vehicle was stolen overnight from a drive in The Links.

## **85/22] CLERKS REPORT/PAST MATTER (Information purposes only)**

1] Monthly check of the defibrillator – The Clerk advised Members that both of the defibrillators in the village have been checked this month and an update provided on WebNos. The Clerk reported that unfortunately the BT box at the Jet Garage has been damaged by the works taking place in the adjacent wood. The Clerk has contacted the handyman who has agreed to assess the damage tomorrow and to clean both BT boxes.

2] Saturday Freighter Service – Members were disappointed to hear that T&MBC has removed the Saturday Freighter service completely following a temporary suspension. Alternative opportunities for the disposal of bulky items exist and data collected suggests that there is no correlation between increased fly tipping and the suspension of the service. T&MBC has stated that the service did not promote or incentivise residents to recycle and did not support the Borough Council's Climate Change Strategy.

*19:59hrs a member of the public arrived*

## **86/22] PLANNING**

a) Applications:

1] 22/01915/FL – Development site at Shaw House, Aldon Lane, Addington

Adaption and conversion of an existing building, comprising 1 No. 2 bedroom apartment and 8 No. studio apartments into 4 No. two storey dwelling houses and the conversion of an existing outbuilding to create a detached bungalow to result in a total of 5 No. dwellings, with associated parking, gardens, landscaping and access.

**Resolved: We would like to remind T&MBC that the 1992 Public Enquiry into the Malling Rural Area Local Plan determined that the land west of Aldon Lane should remain as Green Belt with little or no new development to be permitted. We welcome a proposal to remove an unregulated caravan, something we have attempted to do for years. We note that there has been no ecological information submitted. We also cannot see any provision for vehicular access to the proposed conversion of the outbuilding. In principle we have no objections but would like confirmation of the above and in particular that an ecological survey and noise report will be carried out.**

2] 22/01977/FL – Mayhill Barn, London Road, Addington, ME19 5AN

Granny annexe above existing garage.

**Resolved: No objection**

3] 22/01974/FL – 1 Greenways, London Road, Addington, ME19 5A

Single storey side and rear extension with lower ground floor level and attached garage.

**Resolved: Object. We feel that the proposal represents an over development of the site. The proposed additions are disproportionate when compared to the size of the original building and, as a result, represent inappropriate development within the Metropolitan Green Belt. We are also concerned about the residential amenity of the neighbouring properties. We feel that the sheer bulk of the proposed extension would have an adverse impact on the residential amenity of neighbouring properties in terms of light and privacy and overlooking of garden areas and should therefore be refused.**

## Approvals

### 1] 22/00769/FL – Land known as Meadow Crest Farm, London Road, Addington

Part demolition and conversion of part of the existing agricultural building into 4 residential properties and the construction of a detached 2 bedroom dwelling with associated parking facilities and bin storage.

### 2] 22/01285/LB – The Angel Inn, Addington Green, Addington, ME19 5BB

Listed Building Application: External repairs to windows and joinery, localised repairs to render and redecoration of façade.

#### c) Refusals

None to consider.

#### d) Appeals

### 1] TM/22/00628/FL – Westbank, London Road, Addington, ME19 5PL

Two storey side extension, alterations to roof including dormer windows and alterations to porch roof – non determination

### 2] TM/21/02135/FL – Offham Service Station, London Road Addington

Temporary change of use of land to hand car wash and stationing of portacabin to act as staff welfare unit (3 years) – appeal against refusal decision

#### e) Other Planning Issues:

1] 20/00030/USEH – Mayhill House, London Road, Addington – alleged unauthorised hardstanding and caravans – Enforcement has advised that the static unit has now been removed. Enforcement is still waiting for the planning agent to advise when a planning proposal is to be submitted for the chalet building and parcel of land which is being used to store 5/6 trailers

2] 22/002222/TPOT - Land to the side of the Jet Garage, London Road – The Clerk had received several reports from concerned residents about activities at the ancient woodland to the side of the Jet garage. Enforcement has advised that the tree contractor working on behalf of the owner contacted them with regard to a number of trees adjacent to the highway which were found to be dangerous with a very real possibility that they could fall onto the public highway. It was agreed that these trees could be removed. Enforcement met with the owner again yesterday and it was agreed that no further removal of the woodland to the west of the site will take place. The owner has concerns about unauthorised occupation of the site. Enforcement has given approval for a small bund, using some of the road stone that has been brought on to site, to be created along the eastern end of the site. New gates will also be erected in this area to prevent unauthorised access. Enforcement will continue to monitor the site and will take formal action if needed. The Clerk was asked to contact The Woodland Trust for their views on this situation and to also advise KCC that signage including the bus stop sign has been enclosed by the fencing. (see item 84/22 (b) for further information). It was agreed that the Clerk should post an update on the situation on Facebook.

## **87/22 RESOLUTIONS**

### 1. **Policies**

**RESOLVED: To adopt a revised a Community Engagement Policy and to add photographs of the Clerk and Councillors and their email addresses to the website.**

### 2. **Financial:**

a) To receive the monthly review of the accounts and budget

Members noted the review of the accounts and budget circulated by the Clerk. No further action required.

b) Information Commissioner Officer – It was noted that the payment for the annual Data protection fee renewal has been paid by direct debit.

c) Increment rise for the Clerk following attaining the CiLCA qualification

**Resolved: The Clerk to receive an increment rise to scale 26.**

d) To approve the Financial Statement and make arrangements for authorisation

**RESOLVED: To make the above payments electronically and to be authorised online by Cllrs. Garrett and Chalk**

- e) Pensions Regulator – re-declaration of compliance – It was noted that the Clerk has completed the re-declaration of compliance for the Parish Council with the Pensions Regulator under the Pensions Act 2008.
- f) Action Plan – to consider a draft Action Plan  
Members considered a further copy draft Action Plan circulated by the Clerk.

**RESOLVED: The Clerk to share the Action Plan with residents via social media.**

**Balances as at 4 October 2022:**

Unity Trust Account: £26,824.90

National Savings Account: £25,549.55

**Receipts:** T&MBC second half of Precept: £11,500.00

**Payments:**

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary – September)	£625.60
HMRC	(Tax – September)	£156.40
Mrs L S Goldsmith	(Expenses –including email account/Zoom)	£210.33
Gel Creative	(Monthly website maintenance)	£100.00
Four Seasons	(Grounds Maintenance)	£185.80
ICO	(DD - Annual Registration Fee)	£ 35.00
Unity Trust	(DD - Quarterly Service Charge)	£ 18.00
Total		£1331.13

**88/22] PARISH MATTERS:**

**1] Highways:**

**a) Highways & PROW enquiries Outstanding:**

1] Enquiry 606806 - Several bollard lights on the A20 located on the islands near to Seven Mile Lane are not working and have been out of action for over 18 months. The Clerk has asked County Councillor Sarah Hohler for assistance in getting this long standing fault resolved. Cllr. Garrett offered to investigate whether the traffic island is essential.

2] Enquiry 624014 – flooding on carriageway near to Hernewell Farm – KCC has attended and works are now programmed.

3] Enquiry 641195 – a hedge blocking the light to a property in East Street has been reported.

4] The Clerk has asked KCC to find out why the A20 was recently closed between Trottiscliffe Road and the Mitsubishi garage when there was no evidence of any works taking place. The closure caused unnecessary local disruption.

5] Dying trees at East Street – The Clerk has reported the dying trees at the end of East Street to National Highways who planted the trees and have previously agreed to keep them watered. A response is awaited.

**b) New requiring attention:**

1] Potholes adjacent to the village green on Trottiscliffe Road

**c) Highways Improvement Plan:**

It was noted that Claire Venner, Scheme Project Manager has left KCC and that there are a number of unfulfilled roles in the Highways department. KCC Highways has sent out information suggesting that enquiries may not be answered for a month. The Community Engagement Officer at KCC has responded to the Clerk and provided the following updates regarding the Highways Improvement Plan for Addington following the site visit earlier in the year.

- A20/Junction with Trottiscliffe Road - A traffic count was carried out and found the average speed in the vicinity of the junction with Trottiscliffe Road was below the speed limit. A signage review was carried out on site and the following suggested improvements were discussed:
  - Signs on Church Roadside to be adjusted in height;

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- Directional signs in advance of junction too close - look to move depending on cost;
- Re-arrangement of directional signs at junction (combine Tourism & location if possible);
- Removal of unsuitable for HGV at junction of Church Road as plenty of warning in advance of junction;
- New junction warning sign to west of junction with 'slow marking' before bend;

KCC has advised that they might be able to allocate £1600.00 towards improving the signage but that this sum does not cover the cost of all of the above options. Members agreed that the Clerk should obtain a quote for the cost of carrying out all of the above improvements with a view to the Parish Council contributing to any shortfall.

- A20, Defibrillator at the Jet Garage – KCC is willing to investigate installing double yellow lines on the roadway adjacent to the defibrillator to stop cars parking and blocking the BT Box but have advised that they cannot provide any funding. It was agreed for the Clerk to approach County Councillor Sarah Hohler to see if she is able and willing to help with the funding.

#### **KCC Highways Autumn Parish Seminar:**

It was noted that Cllr. Garrett and the Clerk will attend the seminar due to be held virtually on the 13 October 2022.

#### **2] Renewal Recreation Ground Lease:**

The Clerk has sent Mariam Baraki from Wellers Law Group a copy of the transfer documents needed to assist with ensuring that the pockets of land in question have all been registered. Wellers Law are now appealing the registration with the Land Registry. If these documents are accepted an amended lease and plan will be issued.

#### **3] Local Plan Regulation 18:**

T&MBC new Local Plan will shape the community until 2040 and the requirement from Government is for T&MBC to plan for 15,941 homes for the Borough. No sites have yet been committed and T&MBC is consulting residents on where these new homes should be located. Members considered each of the sites which have been nominated in Addington in the 'call for sites' stage. Concern was expressed in general that the requirement for more homes will urbanise areas and will have a negative impact on air quality, the environment and the infrastructure. However, Members would be keen to have more affordable housing in the village to re-energise the community and hopefully provide the next tranche of volunteers. Members considered all of the sites nominated for Addington in the recent 'call for sites' exercise and agreed for the Clerk to respond to the consultation using the comments listed below for each site.

**Site 59610 Residential: Park Road Addington** – The Parish Council would have no objection to the development of this site subject to an air quality report. The Parish Council has supported previous planning proposals for additional homes on this site.

**Site 59628 Residential: Millhouse Lane Addington** – The Parish Council do not support the inclusion of this site as we feel it would represent overdevelopment in a conservation area.

**Site 59725 Residential: Ford Lane** – The Parish Council support the inclusion of this site. Although we would be concerned about the loss of this site as a leisure facility and the tourism it brings to the area we feel it would be a good site for affordable homes given its proximity to the road network and bus service. There is an ancient woodland to the north of the site which would need to be protected.

*Cllr. Chalk declared a pecuniary interest in the next site and did not participate in the discussion*

**Site 59850 Mixed Use: East of Addington Village** – The Parish Council do not support the inclusion of this site. We would not welcome the loss of this well-maintained grassland. We feel that any further development in this area would destroy the openness which would be harmful to the residential amenity of the neighbouring properties. The proposed entrance to the site is also very narrow and steep and in our opinion not suitable for vehicles.

**Site 59812 Mixed Use: A20 Clearways Addington** – The Parish Council support the inclusion of this site and feel it could work as a mixed-use site. We would welcome affordable housing on this site.

- **Site 59830 Mixed Use: Borough Green Garden City, Borough Green, Wrotham & Platt** – The Parish Council is concerned about the fact that Borough Green will lose its identity and be swamped by this development. We are concerned about the effect on the infrastructure and the impact this will have

on our village. The proposal would undoubtedly result in an unwelcome increase in traffic and pollution in Addington. We recognise that this site could provide some housing but feel it should be on a smaller scale.

4] **CF-2214 Grant Application Land Communities Fund for an outside Gym**

It was noted that the Clerk has sent some additional information to the FCC Communities Foundation.

5] **Addington Quarry** – The Principal Planning Officer at KCC has advised the Clerk that there was a major water leak at the site entrance on Ford Lane on the 30 August 2022 which meant that the quarry had to direct HGVs along Trottiscliffe Road, despite this being contrary to the planning permission. However, the Officer agrees that it does not explain why HGVs have been seen using Trottiscliffe Road on Bank Holidays and Sundays when the site should have been closed. The Officer has also confirmed that there are a number of planning issues associated with the site that are already being investigated, including days / hours of use, but that an investigation has been delayed due to the departure of the Enforcement Officer. However, the Officer has confirmed that KCC is keen to ensure that these breaches are fully investigated now that a new Enforcement Officer is in post.

6] **Open Spaces:**

- a) To receive an update on the height restriction barrier – Cllr. Robinson explained that he is in negotiations with Plexus, the legal representative for Tesco, about the damage caused when a Tesco delivery van hit the barrier. Cllr. Robinson will send some further photographs to the solicitor to demonstrate the damage done and the works required.
- b) Planting of wildflower meadows – It was agreed that the Clerk should obtain a quote to re-seed the wildflower border on Addington green and to extend the planting to the verge and to also include the triangle adjacent to the green. The Clerk will also find out if East Street North would benefit from any more spring bulb planting.
- c) East Street North – The Clerk has requested a quote from the grounds maintenance contractor to remove some of the branches on the tree overhanging the wrought iron bench.
- d) Annual Inspection of Trees – Cllrs. Garrett, Robinson, the Clerk and the Tree Warden will carry out the annual inspection of trees on public land on the 12 October 2022.

**89/22] REPRESENTATION AT MEETINGS:**

- a) **Village Hall Committee** – Cllr. Chalk advised a further barn dance organised by Village Hall took place on Saturday 1 October 2022.
- b) **Recreation Ground Committee** – Cllr. Robinson advised that the fire extinguishers in the pavilion have been re-certified by KCC Fire Extinguisher Services. Cllr. Robinson has shared with KCC details of the Addington community green agenda to embrace climate change as part of the ‘Great Big Green Week in Kent’ initiative. Cllr. Robinson advised Members that even with the recent government price cap the cost of the electricity for the pavilion is set to rise from 14.5p/ Kwh to 110p/ Kwh which is simply not affordable. Cllr. Robinson is looking at alternative suppliers and ways to reduce the amount of energy used. In the long term it may be possible for the pavilion to benefit from the solar panels which are to be installed at the village hall. The concern is that hire charges for the pavilion will need to be substantially increased. Members discussed the fact that the village now has two athletes playing for England who both started their sporting life at Addington Recreation Ground. It was suggested and agreed that the Clerk should contact Rosie Galligan who plays rugby for England and Ryana Macdonald-Gay who plays cricket for England and ask them to provide an article on their achievements for the next edition of the newsletter.
- c) **Parish Partnership Panel** – There has been no meeting.
- d) **Standards Committee** – There has been no meeting.
- e) **KALC Area Committee** – There has been no meeting.

**90/22] CORRESPONDENCE/CONSULTATIONS**

a) For information:

- 1] Area 2 Planning Committee – 2 November 2022
- 2] Joint Transportation Board – 10 October 2022
- 3] Parish Partnership Panel – 3 November 2022
- 4] Standards Committee – 23 January 2023
- 5] KALC Area Meeting – 13 October 2022

b) New requiring attention:

- 1] KCC Great Big Green Week and Climate Change - Cllr. Robinson responded to the consultation.

**91/22] ITEMS FOR THE NEXT MEETING:**

Parish Council meetings in the pavilion.  
Next edition of the newsletter.

**92/22] DATE OF THE NEXT MEETING:**

The next Parish Council Meeting will be held on the 2 November 2022 at 7pm in the Sports Pavilion Park Road, Addington.

**93/22] ANY CONFIDENTIAL MATTERS:**

There were none to consider

With no further business to transact the meeting was closed at 21:33hrs

Signed \_\_\_\_\_ Chairman    Date \_\_\_\_\_

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