

ADDINGTON PARISH COUNCIL
Minutes of the Parish Council Meeting held in Addington Village Hall, Park Road
held on Wednesday 12 July 2023 at 19:00hrs

Present: Cllr. Mrs. P. Garrett – Chairman, Cllrs. Mrs. A. Adams, Mrs. L. Chalk

In Attendance: Louise Goldsmith (Clerk), County Councillor Sarah Hohler, 3 members of the public.

36/23] APOLOGIES FOR ABSENCE

An apology for absence was received Cllrs. Mrs. C. Short and Mr. P. Robinson and the reasons for their absence were accepted.

37/23] DECLARATIONS OF INTEREST/REQUESTS FOR DISPENSATION: None.

38/23] MINUTES OF THE LAST MEETING:

It was proposed and **resolved** that the Chairman signs the minutes of the Annual Parish Council meeting held on the 17 May 2023 as a true and accurate record of the meeting.

39/23] OPEN SESSION:

Three members of the public spoke against planning application 23/01146/FL.
19:17hrs 3 members of the public left the meeting.

40/23] REPORTS:

a) County Councillor: County Councillor Sarah Hohler reported on the following items:

- Gary Cooke became the new Chairman of KCC at the annual meeting.
- Robin Gough, the Leader at KCC, has written to the Director General of the BBC and other senior executives outlining his 'deep concern' at proposals to cut local radio output in Kent. BBC's news strategy to focus on online content will reduce the number of weekday shows broadcast from the Radio Kent studios, stifling the ability of KCC and the Kent Resilience Forum (KRF) to connect with residents effectively, particularly in an emergency.
- Four waste centres in Kent are facing closure. Recycling centres in Dartford, Faversham, Maidstone and at Richborough near Sandwich would all shut permanently under one option. Other plans include shutting three sites and reducing hours at 10 others, as part of £55m worth of savings.

County Councillor Sarah Hohler advised that Andy Watson, Tonbridge and Malling District Manager for KCC Highways, is keen to get involved with the parishes and resolve issues. It was suggested and agreed that the Clerk writes to Andy Watson with a list of all the issues such as the condition of the A20 and a desire to reduce the speed limit. In the meantime, County Councillor Sarah Hohler agreed to lobby the Cabinet Member for Highways at KCC regarding the reinstatement of a vehicle activated sign at the junction of the A20 and Trottiscliffe Road. County Councillor Sarah Hohler also offered to speak to County Councillor Harry Rayner regarding the concerns of the members of public present at this meeting about planning proposal 23/01146/FL.

19:32hrs County Councillor Sarah Hohler left the meeting

b) Borough Councillor: No report.

c) Kent Police: PC Lisa Whitehead and PC Oliver Evans have taken over the role of Beat Officers for the ward and Nick Atkinson is the Beat Sergeant for Tonbridge and Malling Community Safety Unit. The Clerk has invited the Beat Officers to attend a meeting. The Clerk advised that there were no reported crimes in Addington in either May or June.

Initials:

41/23] 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.
- 2] 23/00681/OAEA Land Part of Wrotham Water Farm: A response to the planning proposal has been finalised and the barrister acting on behalf of the Parish Alliance has submitted an objection to the proposal for a 200 HGV truck stop.

42/23] PLANNING

a) Applications:

- 1] 23/01275/FL – Squirrels Keep, Trottscliffe Road, Addington, ME19 5AZ

Demolition of existing pitched roof and the construction of a new first floor accommodation with a pitched roof.

Resolved: No objection subject to the Planning Officer being satisfied that the roof height will not affect the residential amenity of the neighbouring property.

- 2] 23/01270/LDE – Big Motoring World, London Road, Addington, ME19 5PL

Lawful Development Certificate Existing: Continued use of HGV turning facilities re condition 4 of planning permission TM/10/00938/FL.

Resolved: Strongly object. The Parish Council has repeatedly reported the failure of the applicant to install an HGV turning facility since 2010 when permission was granted for this site. We know that Enforcement has visited the site several times on our behalf over the last 13 years and have witnessed the failure of the applicant to ever install the turning circle. The failure to install this turning circle has resulted in HGVs directly offloading cars onto the A20. We have reported our concerns about this to Kent Police and Enforcement on numerous occasions. Vehicles are offloaded directly into the stream of traffic on the A20 which is extremely dangerous and compromises the safety of our residents. The applicant has ignored this condition all these years choosing to use the space for the turning circle on site to store cars for sale. We object strongly to this condition ever been overturned and would welcome its enforcement.

- 3] 23/01146/FL – Land west of Wrotham Heath, House, London Road

Section 73 application to remove condition 1 of planning permission TM/21/00209/FL.

Resolved: Object. The very ‘special and personal’ circumstances that weighed in favour of the approval of planning proposal 21/00209/FL do not apply to the individuals that are making the application to remove condition 1. The Inspector at the time imposed condition 1 to ensure that the ‘personal permission’ granted was based on the needs of Mr D Dunn and Ms Smith. Indeed condition 2 makes it clear that the damage to the green belt was only tolerable in the expectation that it would only be in place for a limited period of time and that the harm would be undone when the requirements of condition 1 are no longer met. We therefore object to a proposal to remove condition 1.

b) Approvals:

- 1] 23/00684/FL – New Barn, Addington Green, Addington, ME19 5BE

Proposed porch, single storey rear extension with additional first floor and roof extension to main part of the dwelling. Fenestration changes, proposed swimming pool and plant room building. (Revision to TM/22/01624/FL and TM/22/02499/PDVDAS)

- 2] 23/00635/FL – Mayhill Barn, London Road, Addington, ME19 5AN

Conversion of existing garage into 1 bedroom annexe and associated external alterations.

- 3] 23/00356/FL – The Kindlings, London Road, Addington, ME19 5DA

Erection of detached garage and roof alterations to include hip to gable conversion, addition of front and rear dormers and velux windows.

- 4] 23/01035/TPOC – The Cedars, Trottscliffe Road, Addington

T1 Blue Cedar – reduce extremities by 15% to reduce stress and prevent failure of branches.

- 5] 23/00858/FL – The Sun House, East Street, Addington, ME19 5DH

Erection of a detached outbuilding (resubmission from previous application TM/22/02425/FL).

c) Refusals: None to consider.

Initials:

d) Application Withdrawn: None to consider.

e) Appeal in Progress:

1] TM/21/02135/FL/ APP/H2265/W/22/3291685– 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. A decision is still awaited.

2] 22/00628/FL – Westbank, London Road, Addington.

Two storey side extension, alterations to roof including dormer window and alterations to porch roof – failure of T&MBC to give a decision within the appropriate time period. A decision is awaited.

f) Other Planning Issues:

1] 20/00030/USEH – Mayhill House, London Road, Addington – alleged unauthorised hardstanding and caravans: Enforcement have not provided any update.

2] 22/00222/TPOT - Land to the side of the Jet Garage, London Road: Enforcement has advised that their investigations into the removal of the trees is continuing. Enforcement have not provided any update. The Clerk was asked to find out what internal legal proceedings are being taken following the interviews under caution. T&MBC has advised that there are staff shortages in Enforcement but Members agreed that it has been too long since an update was given.

3] 23/00063/COM – Humphries and Parks, London Road: Enforcement is investigating an alleged unauthorised breach of the lighting condition.

4] Aldon Lane: The Clerk has advised Enforcement that the remaining caravan is still being stored on the site and has requested its removal.

43/23] RESOLUTIONS

1. Proposal to go through a formal tender process to obtain quotes for an outdoor gym and external table tennis table.

It was noted that the Clerk has contacted T&MBC and been reassured that planning permission is not required and that the proposal falls within permitted development rights. As the quotes are likely to be over £25,000.00 a formal tender process needs to be adopted in line with the financial regulations.

RESOLVED: The Parish Council to go out to tender to obtain quotes for an outdoor gym and external table tennis table. Tenders to be opened by the Clerk in the presence of two Councillors at midday on Friday 1 September 2023.

2. Venue for future meetings

RESOLVED: To ratify a decision between meetings to hold future meetings in the village hall.

3. Proposal to submit a planning application for the removal of the ancient oak tree on Addington Green

Members considered the tree structural integrity report prepared by Bartletts following a site visit and testing on the 2 May 2023. Bartletts suggested three options and that the Parish Council determines which option best meets an acceptable tolerability of risk and appropriate tree management. Option 1: would be to reduce the crown to approx. 10.0 m final height, with a proportional lateral reduction to maintain a balanced overall canopy. Option 2: would be to remove the entire crown, retaining only the main stem as a 6.0 m landscape feature, Option 3: would be to remove the entire tree to ground level, grind/remove stump. It was noted that only option 3 would remove the risk of the tree or any tree part damaging the neighbouring properties. Councillors were asked to bring suggestions for replacing the tree to the next meeting.

RESOLVED: To submit a planning application for the removal of the ancient oak tree on Addington Green. The Clerk to advise the Addington Green Management Association.

4. **To consider quotes for the renewal of the village hall lease**
Members considered three quotes obtained by the Clerk, in line with financial regulations, for the renewal of the village hall lease.
RESOLVED: To appoint Whitehead Monckton to prepare a new lease for the village hall at a cost of £1,750.00 (excluding VAT).
5. **To ratify a decision between meetings to make a contribution of £500.00 to the Parish Alliance to pay for external reports to object to planning application 23/00681/OAEA.**
RESOLVED: To make a contribution of £500.00 to the Parish Alliance towards the cost of preparing the reports to object to planning application 23/00681/OAEA.
Policies
6. **To review and adopt a Health & Safety Policy**
RESOLVED: To adopt the Health and Safety Policy.
7. **Financial:**
 - a) It was **resolved** to ratify a decision between meetings to make a donation of £1,000.00 to St Margaret's Parochial Church for the upkeep of their burial ground.
 - b) Members considered a request from Leybourne Parish Council for a contribution towards the purchase of Leybourne Woods.
RESOLVED: That the Parish Council has not budgeted for a donation and is unable to assist financially.
 - c) To approve the Financial Statement and make arrangements for authorisation.
RESOLVED: To approve the Financial Statement for June and July and for Cllrs. Chalk and Garrett to authorise the payments online.

Balances as at 12 July 2023:

Unity Trust Account: £4,838.97
National Savings Account: £25,573.33

Receipts: None.

Payments June:

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary)	£684.00
HMRC	(Tax)	£171.00
Mrs L S Goldsmith	(Expenses)	£209.20
Gel Creative	(Monthly website maintenance)	£150.00
Parish Alliance	(Legal expenses)	£500.00
Parochial Church Council	(Donation)	£1,000.00
Four Seasons Gardens	(Grounds Maintenance)	£ 282.84
Bartletts	(Tree Survey)	£ 780.00
Total		£3777.04

Payments July:

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
HMRC	(Tax)	£171.00
Mrs L S Goldsmith	(Expenses & email account reimbursement x 2 months)	£311.72
Gel Creative	(Monthly website maintenance)	£150.00
Four Seasons Gardens	(Grounds Maintenance)	£ 94.28
Viking	(Stationery)	£ 60.35
KALC	(Training Course)	£ 42.00
Mrs L S Goldsmith	(Salary post-dated)	£684.00

Initials:

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
HMRC	(Tax post-dated)	£171.00
Unity	(DD quarterly service charge)	£ 18.00
Total		£2,386.35

44/23] PARISH MATTERS:

1] Highways:

a) Highways & PROW enquiries Outstanding:

- 1] MR177: the leaning post has now been repaired.
- 2] Enquiry: Junction A20 with Trottiscliffe Road, blocked drains, road continually flooding. Drainage cleansing has taken place but the Clerk was asked to report that the area continues to flood and was badly flooded this evening following a downpour.
- 3] Enquiry 699656: St Vincents Lane – damaged road surface at entrance to Westfields. Works have now taken place.
- 4] Enquiry 732858: East Street – the Clerk has reported that the surface is breaking up.
- 5] Enquiry SNP000049: Ford Lane street name sign. Reported as damaged to T&MBC
- 6] Enquiry 720896: Bus stop layby junction of Trottiscliffe Road/A20. Reported to KCC the poor quality of the road surface in the layby and works are now programmed.
- 7] Enquiry 712450: Road sign in Sandy Lane knocked over by car: Replacement sign now installed.

b) New requiring attention:

- 1] Bus Layby – overhanging vegetation blocking the access to the postbox.
- 2] East Street – the newly planted trees have not been watered. The Clerk to report that the trees are dying to National Highways.

2] Highways Improvement Plan:

The Community Engagement Officer has advised that the Planning & Advice team at KCC feel the current speed limit on the A20 through Addington is appropriate, and that KCC has concerns about reducing the speed limit at this location. Members noted that the speed limit has recently been reduced to 40mph on a section of Seven Mile Lane with a junction that is not busy as the junction of Trottiscliffe Road and the A20. The Clerk was asked to write to Alan Watson to ask that KCC reconsiders a proposal to reduce the speed on the A20 throughout Addington to 40mph. County Councillor Sarah Hohler has also agreed to continue to lobby KCC for a speed reduction. The Design & Delivery team at KCC has conducted a site visit and advised that the height of the signs at the junction of Church Road and the A20 had been agreed with Offham Parish Council and were set lower than normal at their request. KCC therefore do not want to make the signs higher. The Clerk was asked to remind the Community Engagement Officer that it was KCC that suggested increasing the height of the signs following a walkabout and not the Parish Council. The Parish Council is happy for the signs to stay at the current height and that safety at these crossroads remains a priority.

3] Community Bus Service:

Cllr. Garrett reported that there 100 users of the 58 shopper bus service in April of which 87 were concession passenger and £36.80 of revenue was generated. There were 132 users in May of which 109 were concession passengers and £74.00 revenue was generated. In June there were 173 users of which 153 were concession passengers and £44.50 revenue was generated. Members were pleased to hear that the number of users has been increasing each month and that the service is benefitting residents.

4] Recreation Ground Leases:

Members considered the submission documents prepared by Wellers Hedleys for the land registry application which needs to be submitted before the lease for the recreation ground can be renewed. The Clerk was asked to arrange for some amendments to the wording to state that the maintenance of the land has been carried out by the recreation ground committee on behalf of the Council as per the wording of the existing Lease and Trust Deed.

5] Climate Change Action Plan

Members considered a draft questionnaire prepared by the Clerk to consult residents on their views about Climate Change and what the village can do to address Climate Change which will inform an Environmental/Climate Change policy. It was **resolved** that the Clerk should post a copy of the survey on the website and Facebook and provide the online link in the next newsletter. It was agreed that hard copies of the survey and newsletter will be made available on request and not be hand delivered.

6] Open Spaces

Nothing additional to discuss.

7] Co-option:

The Clerk will advertise the vacancies on the Parish Council on the website and newsletter.

45/23] REPRESENTATION AT MEETINGS:

- a) **Village Hall Committee:** There has been no meeting.
- b) **Recreation Ground Committee:** The recreation ground committee's application for a Green Business Grant Scheme to install solar panels has unfortunately not been successful but other grants are being explored along with setting up a Crowdfunding campaign to access other third-party funding (Sport England etc) and their own Member voluntary contributions. The cricket club have made a formal application to HMRC to become a Community Amateur Sports Club (CASC). This then brings opportunities for Gift Aid donations and tax recovery. The cricket club is also considering Community Interest Company (CIC) status. This brings with it reduced individual Member risk liability.
- c) **Parish Partnership Panel:** Nobody was able to attend the meeting held on the 15 June 2023. The minutes of this meeting will be circulated.
- d) **Standards Committee:** It was noted that Cllr. Short is attending the meeting being held this evening.
- e) **KALC Area Committee:** It was noted that Cllrs. Short and Garrett will attend the virtual meeting being held tomorrow evening.

46/23] CORRESPONDENCE/CONSULTATIONS

- a) For information:
 - 1] Area 2 Planning Committee: 9 August 2023
 - 2] Joint Transportation Board: 18 September 2023
 - 3] Parish Partnership Panel: 31 August 2023
 - 4] Standards Committee: 12 July 2023
 - 5] KALC Area Meeting: 13 July 2022
- b) **New requiring attention:**
 - 1] Emerging Local Transport Plan Consultation: Cllr. Robinson to respond.
 - 2] Draft Minerals and Waste Local Plan 2023-39 and Draft Kent Mineral Sites Plan Regulation 18 Public Consultation: Cllr. Robinson to respond.

47/23] ITEMS FOR THE NEXT MEETING:

Nothing additional.

48/23] DATE OF THE NEXT MEETING:

The next Parish Council Meeting will be held on Wednesday 6 September 2023 at 7pm in the village hall.

49/23] ANY CONFIDENTIAL MATTERS: There were none to consider.

With no further business to transact the meeting was closed at 20:57hrs

Signed _____ Chairman Date _____

Initials: