

ADDINGTON PARISH COUNCIL
Minutes of the Parish Council Meeting held in Addington Village Hall, Park Road
held on Wednesday 6 March 2024 at 19:00hrs

Present: Cllr. Mrs. P. Garrett – Chairman, Cllrs: Mrs. A. Adams, Mrs. L. Chalk, Mr. M. Cole, Mr. P. Robinson, Mrs. C. Short

In Attendance: Louise Goldsmith (Clerk), County Councillor Sarah Hohler and 2 members of the public.

134/23] APOLOGIES FOR ABSENCE:

None received.

135/23] DECLARATIONS OF INTEREST/REQUESTS FOR DISPENSATION:

Cllr. Robinson declared a pecuniary interest in agenda item 140/23 (a) (5).

136/23] MINUTES OF THE LAST MEETING:

It was proposed and **resolved** that the Chairman signs the minutes of the Parish Council meeting held on the 7 February 2024 as a true and accurate record of the meeting.

137/23] OPEN SESSION:

Brian Taylor and Paul Fennell attended the meeting on behalf of the village hall committee and advised Members that at a meeting held on the 15 February 2024 a vote was taken and it was agreed that the committee should become a Charitable Incorporate Organisation, (CIO), as suggested by the Parish Council’s solicitor. Brian Taylor asked if the Parish Council could provide some clarification on the ownership of the village hall. The committee would also like to know if the Parish Council will pay the cost of the conversion of the village hall's charitable status to become a CIO as well as the cost of a new lease.

138/23] REPORTS:

a) County Councillor: County Councillor Sarah Holher reported that KCC has passed its budget plans for 2024-25. The books have been balanced by a range of measures including a review of frontline services and a council tax increase of just under 5%. The growing costs of three "key policy areas", adult social care, children’s services and home to school transport have increased the pressure on the budget along with an increase in inflation. There has been some additional funding from Government to bridge the gap. Additional funding from the Department for Transport (DfT) worth £8.6 million will be spent between March and October this year to repair all the potholes. This financial boost is in addition to about £50 million already pledged in KCC’s own road and footway planned maintenance budget. The Pothole Blitz will be delivered using additional contractors and will focus on medium to large scale resurfacing and making permanent first-time fixes. 96% of pupils moving to secondary schools received an offer from one of their four preferred schools, the highest proportion of the cohort in the last five years. A total of 22,479 parents and carers applied for a place for their child in a Kent school for September 2024. This is 141 fewer than last year. T&MBC has refused the planning application 23/00681/OAEA: Construction of a secure 24 hour truck stop facility for up to 200 HGVs incorporating a fuel station in Wrotham. KCC is working closely with Trading Standards to clamp down on illegal vapes. KCC conducted 736 marriages between April 2023 and January 2024 and the Oakwood Centre continues to be a popular venue. The Kent Film Office was established in 2006 as an economic development initiative by KCC. It generates inward investment into the Kent and Medway economies from the film and broadcast industries. Since its launch, the Kent Film Office has supported many high profile productions and this filming activity generates on average more than £5 million direct spend per year into the Kent & Medway economies. County Councillor Sarah Hohler shares Member’s concerns about the length of time Ford Lane has been shut for emergency water main repairs and the damage caused by lorries from the quarry

Initials:

having to come through the village. A motion was passed at the Joint Transportation Board meeting held on the 4 March 2024 to recommend to Cabinet that a proposal to remove the one hour free parking spaces in West Malling is not carried forward.

7.20pm 2 members of the public left the meeting.

7.27pm County Councillor Sarah Hohler left the meeting.

b) Borough Councillor: There was no report. The Clerk was asked to request that a report is sent before each meeting.

c) Kent Police: There was no reported crime in Addington in February 2024. However, local knowledge informs us that trail bikes were seen riding in the quarry on the 24 February 2024 which was reported to Kent Police.

139/23] CLERKS REPORT/PAST MATTERS (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] Ford Lane: South East Water have been carrying out emergency works for several weeks. The Clerk has received a number of complaints about the number of Ferns lorries travelling through the village. The Clerk has advised each complainant of the issue. A permit for the works was extended to the 9 March 2024. South East Water has confirmed that they are currently on site with the right part to begin the repair, all works including consequential damage will be completed by Friday.

3] Community Development Grant Scheme: Details of grants up to £5000 are available and the closing date is the 1 May 2024.

140/23] PLANNING

a) Applications:

1] 24/00096/PA: The Spinney, London Road, Wrotham Heath

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

Resolved: Object We can see no justification for the removal of condition 1 of planning proposal TM/21/0020/FL which was imposed for a reason that has not changed.

2] 24/00181/PA: 7 The Links, Addington

Lawful Development Certificate Proposed: Single storey extension.

Resolved: No objection.

3] 24/00253/PA: 7 The Links, Addington

Proposed single storey rear extension (Retrospective).

Resolved: No objection

4] 24/00141/PA: Churchfield, Addington

T1 is used to cover 2 mature silver birches which stand on land owned by Seekers Trust and just within the Conservation Area. They each stand at 19m tall with a lateral spread of 8m. Proposed is the reduction in height only, to 13m which would bring them into line with the remaining trees in that row.

Resolved: No objection but noted that the application has now been determined.

7.52pm Cllr. Robinson declared a pecuniary interest and left the meeting.

5] 24/00099/PA: Addington Recreation Ground, Addington

Prior Notification under Class J Schedule 2, Part 14: Installation of 28 solar panels on the south facing roof of the sports pavilion.

Resolved: Support.

7.55pm Cllr. Robinson returned to the meeting.

b) Approvals: _

23/03364/HH: Regents Court, London Road, Addington

Creation of new vehicular access to dwelling house with associated engineering works and crossover to highway.

c) Refusals: None to consider._

- d) Application Withdrawn: -
23/03394/HH: The Sycamores, London Road, Addington
 Loft conversion, front fenestration amendments, rear double extension, rear flat roof extension with skylights and amendments to roof to include roof lights and PV panels.
- e) Other Planning Issues:
- 1] 20/00030/USEH – Mayhill House, London Road, Addington – alleged unauthorised hardstanding and caravan: Enforcement has advised that they are unable to provide an update due to staffing issues.
 - 2] 22/00222/TPOT - Land to the side of the Jet Garage, London Road: See item 98 (b). The Director of Planning, Housing and Environmental Health has advised that TMBC is still waiting for feedback from the Forestry Commission.
 - 3] 23/00200/USEM Aldon Lane: Enforcement has advised that they are unable to provide an update due to staffing issues.
 - 4] Food van on the A20 KCC served an official Notice to Macie’s Kitchen on the 8 February 2024. The van has to be removed within one month and KCC also instructed that the unauthorised excavation of the verge be reinstated. It was noted that the van is still trading in the layby. The Clerk was asked to report this to KCC and to find out what further action will be taken.
 - 5] COM/24/03603602: Complaint to T&MBC regarding the failure to take enforcement action to ensure that Condition 4 of planning permission reference 10/00938/FL was complied with which led to the approval of a proposal for a Lawful Development Certificate, 23/01270/LDE, to remove the condition.
 Members discussed the response from T&MBC to the Stage 1 complaint and disagreed with various statements made. It was agreed that T&MBC has not addressed the issue that due to the lack of enforcement action by T&MBC the Lawful Development Certificate was approved. It was also noted that T&MBC has apologised for any misunderstanding / miscommunication during the course of the investigations. T&MBC reported at various times that there were no planning breaches and have apologised for this mis-information. It was **resolved** that the Clerk submit a further complaint to Eleanor Hoyle, Director of Planning, Housing and Environmental Health as Stage 2 of the Council’s complaints procedure. The Clerk was also asked to state that a seemingly lack of enforcement action could result in the approval of applications for Lawful Development Certificates for other current enforcement cases in the village which have not been acted on. The Clerk was also asked to advise T&MBC that the Parish Council will be seeking legal advice on the failings of T&MBC.

141/23] RESOLUTIONS

1. Policies

- a) Review/addition to the Asset Register
Resolved: To add the outdoor gym equipment to the asset register.
- b) Annual review of Standing Orders.
Resolved: To make no changes to the Standing Orders.
- c) Annual review of Financial Regulations and Internal Control.
Resolved: To make no changes to the Financial Regulations and Internal Control.

2. Financial:

- a) Bank Accounts
 It was noted that Unity Trust has accepted the documentation submitted and has removed Ann Adams and Stephen Macdonald-Gay from the Unity Trust account and has opened up the new savings account. Funds have been transferred to the new account so that interest can be earned.

- b) 58 Bus Service: To agree to fund any shortfall in the next financial year.
 It was noted that Borough Councillor Mike Taylor, on behalf of the Parish Alliance, has applied for funding from KCC and the National Lottery to support the 58 bus service in the next financial year. Unfortunately, a response has not been received and Mike Taylor has suggested that the parishes may need to fund the service themselves for 2024-2025. The one day shopper service costs £5000 a year to run and it is proposed to apportion this cost on population size. This would mean that the Parish Council would need to find funds of approximately £200.00.

Resolved: To advise the Parish Alliance that the Parish Council will fund any shortfall for the 58 bus service up to £200.00.

- c) Insurance:
 It was noted that the Clerk has added the outdoor gym equipment to the insurance policy for an additional cost of £56.00 for the current year.

- d) To approve the Financial Statement for March 2024 and make arrangements for authorisation.

RESOLVED: To approve the Financial Statement for March 2024 and for Cllrs. Short and Chalk to authorise the payments online.

Balances as at 6 March 2024:

Unity Trust Current Account:	£1,856.42
Unity Trust Savings Account:	£23,000.00

Payments in March:

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary)	£724.00
HMRC	(Tax)	£181.00
Mrs L S Goldsmith	(Expenses, printing email account reimburse)	£191.88
Gel Creative	(Monthly website maintenance)	£150.00
Zurich Municipal	(Insurance – extra premium)	£ 56.00
Community Heartbeat	(Emergency phone rental x 2)	£144.00
Total		£1,446.88

142/23] PARISH MATTERS:

1] **Highways:**

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

1] Enquiry 751039: East Street North Trackway: Shrubs/vegetation causing obstruction: Further works required.

2] Enquiry 773888: Flooding, junction with Trottiscliffe Road and the A20. The Clerk has raised concerns about the regular flooding at this junction with Andy Watson, Highway Manager for Tonbridge and Malling and a response is awaited.

b) **New requiring attention:**

St Vincents Lane: Mud and debris on the road causing drainage issues.

Tree down on footpath on the A20 in the vicinity of Aldon Lane.

St Vincents Lane: Number of bollards damaged/fallen over.

2] **Highways Improvement Plan:**

It was noted that works have commenced for the new signage and road markings on the A20.

3] **Renewal of Leases:**

a) Recreation Ground: A decision is awaited from the Land Registry regarding the recently submitted application which needed to be issued before the lease for the recreation ground can be renewed.

Initials:

b) Village Hall: It was agreed that the Clerk should advise the representatives from the village hall committee that the Parish Council will pay for the new lease but not the cost of becoming a CIO. The Clerk was asked to remind the committee that they requested a new lease, not the Parish Council. The Clerk will ask the Parish Council’s solicitor to clarify the meaning of the term ‘exclusive possession’ in respect of ownership of the hall.

4] Outdoor Gym Project

In between meetings it was agreed to hold an official opening ceremony for the outdoor gym on Sunday 14 April 2024 at 11.30pm. Cllr. Robinson will offer a guided tour of the recreation ground and will showcase all the climate change initiatives and improvements in general that have been carried out by volunteers and the Recreation Ground Committee. It was suggested and agreed that the Clerk publicises the event and suggests that attendees bring a picnic and states that the bar in the cricket pavilion will be open for drinks.

5] Annual Parish Meeting

The Annual Parish Meeting will be held on the 3 April 2024. The Clerk will invite all the local organisations, County Councillor Sarah Hohler and the Borough Councillors to attend and provide a report.

6] Vacancy on the Parish Council

The Clerk reported that a parishioner has requested to become a Parish Councillor. The Clerk has sent the applicant a copy of the co-option policy. Cllrs. Garrett, Short and the Clerk will be meeting virtually with the applicant next week to discuss the role.

7] D-Day Celebrations 6 June 2024

Cllr. Garrett reported that representatives from the church would like to organise a D-Day celebration on the 6 June 2024 in the village hall. Cllr. Garrett offered to contact the representatives to find out more information but it is thought that as before there will be songs, speeches and memorabilia on display in the hall to be followed by the lighting of the beacon. It was noted that Cllr. Robinson has ordered the materials for the lighting of the beacon and the Clerk will complete a risk assessment.

8] Open Spaces

National Highways have advised that the watering programme for the recently planted trees at East Street will commence this month.

143/23] REPRESENTATION AT MEETINGS:

- a) **Village Hall Committee:** Cllr. Chalk advised that a meeting was held on the 15 February 2024. The committee has a new secretary. Cllr. Chalk confirmed that as part of the discussion about a new lease a decision was taken to become a CIO. Remedial works to the toilets are underway and the curtain for the stage has been rehung. The hall floor is going to be sanded and revarnished by a group of volunteers. An ongoing issue with the water supply is being addressed with the recreation ground committee. The village hall committee is not happy with a new hedge that has been planted outside the village hall and would like this removed. A Fire Officer recently visited and some useful recommendations are being acted on. The broken solar panel on the roof has been replaced free of charge by the supplier though there are still some technical issues with the supply which is being addressed. The financial position of the hall continues to be good and the end of year accounts are being prepared for the auditor. The Annual General Meeting is due to take place on the 30 May 2024.
- b) **Recreation Ground Committee:** Cllr, Robinson attended a Local Nature Recovery Strategy Seminar, (LNRS), on the 20 February 2024 at the National Institute of Agricultural Botany Conference Centre in East Malling and reported that the seminar was a networking and alignment opportunity on priorities/ concerns on the LNRS initiative in Kent & Medway on Making Spaces for Nature. The discussion focussed on areas where a strategy is most needed and on how the greatest benefit might be achieved for our natural environment. Cllr. Robinson is obtaining further quotes for the solar panel project and has been advised that from the 1 February 2024 energy saving projects undertaken by charities will be exempt from VAT. Cllr. Robinson has submitted a planning application to T&MBC for proposal to install 28 solar panels on the

Initials:

pavilion roof. Discussions continue with a nursery school who are considering using the pavilion for sessions. An Ofsted inspection will need to be undertaken to find out what needs to be done to ensure that the building complies with the regulations.

- c) **Parish Partnership Panel**: Cllr. Short attended the presentation on Agile held virtually on the 8 February 2024. Cllr. Short advised that there has been a number of teething issues but that the planning portal is now up and running. The Clerk is now receiving a weekly spreadsheet with updates.
- d) **Standards Committee**: There has been no meeting.
- e) **KALC Area Committee**: There has been no meeting.

144/23] CORRESPONDENCE/CONSULTATIONS

- a) For information:
 - 1] Area 2 Planning Committee: 3 April 2024
 - 2] Joint Transportation Board: 17 June 2024
 - 3] Parish Partnership Panel: 30 May 2024
 - 4] Standards Committee: 5 June 2024
 - 5] KALC Area Meeting: 18 April 2024
- b) **New requiring attention**: Nothing to consider.

145/23] ITEMS FOR THE NEXT MEETING:

Community Development Grant.

146/23] DATE OF THE NEXT MEETING:

The next Parish Council Meeting will be held after the Annual Parish Meeting due to be held on Wednesday 3 April 2024 at 19:00hrs in the village hall.

147/23] ANY CONFIDENTIAL MATTERS:

There were none to consider.

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

Signed _____ Chairman Date _____

Initials: