

PLATT PARISH COUNCIL
MINUTES OF MEETING HELD
ON 5th DECEMBER 2017

Present: Mrs P Darby (Chair) Mr J Scade Mrs W Palmer
 Mr T Bonser Mr A Mathieson Mr T Woolven
 Mr R Lupton Mr R Tillett Mr A Green
 Mrs J Davies (Clerk)

Apologies:

Borough Cllrs: Mike Taylor

Numbe	Minute/Planning Application/Correspondence	Action
	Members of the Public: County Councillor Harry Rayner	
166/17	<u>DECLARATION OF INTEREST ON ITEMS ON THE AGENDA</u>	
	None.	
167/17	<u>UPDATE TO REGISTER OF INTERESTS</u>	
	None.	
168/17	<u>INVITATION TO MEMBERS OF THE PUBLIC TO ADDRESS THE PC ON MATTERS RELEVANT TO THE COUNCIL</u>	
	There were no members of the public present.	
169/17	<u>APPROVAL OF MINUTES OF 7th NOVEMBER 2017</u>	
	RESOLVED that the minutes of 7 th November 2017 be accepted as a true record.	
170/17	<u>MATTERS ARISING</u>	
	Platt Industrial Estate Access Road All landowners had been contacted to arrange an informal meeting to discuss next steps. Only one response had been received. This application was not on the agenda for the next Area 2 planning meeting. Cllr Raymer advised that he would be asking KCC to support Platt in this application and Cllr Bonser said that he would speak to Cllr Taylor in order for him to call the application in to	

T&MBC.

Car Park Cllr Mathieson was awaiting three answers from Marchants Civil Engineers. He would then be in a position to answer all of KCC's questions. If no further response was received from KCC, Cllr Darby said that she would go via County Councillor Harry Rayner to get the matter resolved.

Allotments Cllr Darby had spoken to an allotment holder who had extended his allotment boundary fence to ask if he would move the fence back to the original boundary. The allotment holder had agreed to do so. The overhanging tree from a property in Greenlands was still a problem. The owner of the tree had written to say that in his opinion the outcome of the site meeting was: That he had the tree cutback as usual and that the allotment holder move the last section of fencing nearest the tree to meet the boundary marker. He thought this to be a simple solution that would resolve the issue of manoeuvring of the mower and also had the benefit of there not being a cost to the council. The second solution was that the tree be completely removed and trees, of approximately 1.8 metres high and of a kind to be agreed, planted to maintain privacy and security. The cost of this to be borne by the council. The Clerk had contacted Mr Such to see when he would be cutting back vegetation at the back of the allotments. He planned to carry out the work in February. Cllr Mathieson said that the allotment boundary fence was in the correct position and that all other allotments should bring their boundary in line with this one. It was suggested that allotment holders be given 2-3 years to amend the boundaries. The Councillors who were at the meeting did not recall any mention of similar trees to be planted if the tree was removed. Cllr Darby said that she was happy to meet with the tree owner but would like to be accompanied by another Councillor. Clerk to ask Mr Such to remove overhanging branches back to the fence line.

PD
JD

Site Meeting 19th November with TreeAbility The meeting was constructive and the date for the work was on Friday 5th January. Mr Whale has agreed to let TreeAbility into the woods in the morning and Mrs Hickmott would lock up after them.

CPRE Cllr Palmer had reported on a historical covenant that had been removed from the field at Ightham Court. The removal of the covenant had become a legal battle and costs of £44,000 had been incurred to date. CPRE had been approached by the residents of Ightham Court for assistance towards payment of these fees. CPRE had advised not to continue with the legal battle against English Heritage. Any planning applications which arose in the future would need to be scrutinized closely.

171/17 LIAISON WITH COUNTY COUNCILLOR AND BOROUGH COUNCILLOR

County Cllr Harry Rayner explained to the Council that recent press reports on bus cuts had been exaggerated. Information on bus usage on subsidized routes was being collated by KCC but no decisions had been made at this stage in the process.

The Director of Highways had become involved in the island by Askew Bridge and said that it was not to be reinstated as it did not comply with current regulations. Cllr Darby said that Southern Water were carrying out investigations due to a smell of sewage in the Askew Bridge area.

The Spinney had been refused consent. Cllr Bonser to look into the details.

TB

Cllr Rayner said that he was gathering requirement information from Social Services before approaching the owner of Harpwood.

A fresh investigation into the junction on the A25/Platt Industrial Estate was being carried out due to questions from organisations on the Industrial Estate asking how the junction could be improved.

8.30pm Cllr Rayner left the meeting.

172/17 DEVELOPMENT CONTROL

Cllr Bonser ran through the month's planning matters listed below: -.

PLANNING APPLICATIONS

TM/17/03183/FL Platt Mill Close #8. Single Storey Rear Extension

TM/17/03161/TNCA LML Platt, Lambourne House. Tree work. No objections

TM/17/03065/FL Comp Lane, Springfield. Roof alteration & side extension. No objections but concerns re parking & traffic

TM/17/03041/FL Greenlands#23. Single storey front extension. No objections

TM/17/03051/RD Maidstone Road, Wrotham Heath, Marion Cottages #1A.
Landscaping. Objected

PLANNING APPROVALS (Parish Council's comments to T&MBC set out first)

TM/17/02951/FL Basted Lane, Crouch, Winfield House. Alteration to B/Ment & garage conversion. No objections, but concerns re. dormers. **Approved 24/11/17 Ancillary to Main Dwelling and Archaeology watch**

TM/17/02949/FL LML Platt, Stonehouse Farm. Single storage garage. No objections.
Approved 28/11/17

TM/17/02907/FL London Road, Wrotham Heath, Nepicar Lodge Farm. 1st Flr.
Extension. No objection. **Approved 27/11/17**

PLANNING APPEALS

APP/H2265A/12/2183467/NWF Askew Bridge Site Non-determination & enforcement.
Still undecided

173/17 PLATT WOODS REPORT

Volunteer Day 11th November 7 Volunteers attended the morning.

The hole under the seat overlooking Potters Hole was filled in and encroaching rhododendron along Bilberry Way was cut back.

Site Meeting 19th November with TreeAbility The meeting was constructive and the date for the work was on Friday 5th January. Mr Whale has agreed to let TreeAbility into the woods in the morning and Mrs Hickmott would lock up after them.

Request for copy of License and Map Mr Whale had provided the Parish Clerk with copies of his Chainsaw and Brush Cutter License and the Chairman with a map locating the Dormouse Boxes in Platt Woods. The map had been circulated to the Council.

Cllr Darby had spoken to Mr Whale and had voiced concerns about the amount of funds being forecast for path widening. She said that funds should be used for maintenance works. There was a surplus of funds due to monies being carried forward from previous years and donations made. It had been agreed that both Mr Whale and Mr Such should continue to quote for work in the woods for jobs where machinery was not needed. All quotes should be detailed so that the PC could make an informed decision when choosing who to accept. Cllr Darby said Mr Whale should not be present when his quotes were being discussed by the woods committee.

Cllr Woolven said that a management plan update would be submitted at the next woods meeting and should be circulated to the PC before the following Council meeting.

RESOLVED that Mr Whale's last invoice be paid but a request to be made for more timely receipt of invoices.

A first aid box had been purchased. Invoice still to be submitted.

JD

174/17 **FMC REPORT**

SPRT Mrs Burns Bonas and Mrs Langley had confirmed that SPRT had been offered a £50,000 landfill grant. Each of the 5 plans for equipment were to be shown to the public to obtain public opinion. Mr Baker said that the hall had been booked for the 30th January. The original space net was to be retained. The FMC committee agreed that the safety surface under the space net needed replacement. Clerk was awaiting photographs of existing surface from Mr Baker before obtaining a quote for Wetpour.

Defibrillators Monday 15th Jan at the BA and Wed 17th Jan at the Memorial Hall were agreed meeting dates.

BGJFC Mr Hammal said that it would be possible for BGJFC to do all of the pitch marking out for the following season as it had this year. Mr Hammal had asked if the field behind the allotments at SHF might be considered for mini soccer in the future as the club would be struggling to find pitches for the younger children. Cllr Darby said that this area needed to be looked at in greater detail.

Changing Rooms The Clerk had obtained a quote for the repair of two roof tiles and one ridge tile. New fascia board on the hard surface side of the changing rooms and replacement guttering for £964. It was thought that this quote was a little high. Cllr Darby to meet another contractor on site that week to obtain a further quote.

PD

Wooden Bollards. The wooden bollards had now been replaced and Cllr Green had

applied some white paint to the top of the bollards closest to the speed humps.

Moles Mr Baker said that mole activity was present at KGF. Expenditure had previously been approved but not spent as activity appeared to abate. Cllr Darby said for Mr Baker to contact the contractor and get the work carried out.

Mr Baker said that the boundary chain link fencing was in bad repair. Cllr Darby said that no additional budget requirement would be needed.

175/17 GDPR

The Chairman and Clerk would be attending a training session on Wednesday 24th January. This session would provide information on the General Data Protection Regulation which will apply from May 2018.

JD/PD

176/17 TRIANGLE IN CROUCH

Yellow boarding had been taken down around the perimeter of the triangle. Cllr Scade would like to see a step of around 6-8" high around the perimeter to stop lorries cutting across it. To be discussed further.

177/17 CHEQUES AND FINANCIAL MATTERS

RESOLVED the following payments were approved.

The following payments were received:

Nat West	Interest	£3.76
HM Revenue	VAT reclaim	£1,753.22
Total		£ 1,756.98

The Council approved the following payments:

Payt	Total	Incl VAT
PAYE	Tax/NI Oct 17	82.67
Mrs J Davies	Salary Nov 17	887.80
Mrs M Beale	Cleaning Nov 17	80.00
Kent Pension Fund	Pension	262.87
KALC	Training – Data Protection	72.00
Wrotham PC	Skatepark Maintenance	279.32
Mr B Baker	Groundworks	913.90
		18.31
Total		£ 2,578.56 £18.31

PPCC RESOLVED that £2,111 be paid towards mowing costs at the churchyard.

CGS A quote had been received for drain unblocking at SHF. Unfortunately due to the narrow access CSG wouldn't be able to get a lorry down the road easily, so it would be a job for the maintenance team.

The prices were as follows:

Jetting - £150 + VAT for first hour on site

£75 + VAT per hour / part hour there after

Tanker – £129 for up to 1000 gallons

£194 for up to 2000 gallons

£262 for up to 3000 gallons

£312 for up to 4000 gallons, all inclusive of first hour on site

£35 per half hour or part of there after.

RESOLVED that this quote be accepted.

JD

178/17 PRECEPT

The Clerk had contacted Platt Church to ascertain if any funding might be available from the Diocese to contribute towards the churchyard mowing. There would be no funding available.

RESOLVED to include £1,500 in the precept 2018/19 to contribute towards churchyard mowing. This would be reviewed annually.

Councillors had perused all figures supplied by the Clerk. RESOLVED that the precept for 2018/19 remain at £70,000. Clerk to submit figures to T&MBC.

179/17 CLERKS REPORT AND ADDITIONAL CORRESPONDENCE AND INFORMATION

There was nothing further to raise.

180/17 REPORTS FROM OTHER COMMITTEES

KALC AGM had been attended by both Cllr Palmer and Cllr Darby

PPP Changes to waste services could be implemented in Feb 19 when current contract ended. The collection of plastics and glass might be collected from households. Garden waste might not be collected unless an annual license was purchased.

Local Plan TMBC was not in a position to submit its Local Plan before 31 March 2018, therefore, an increase of 163 dwellings per year on top of the current estimate of 696, making a total of 859 new homes every year had been proposed. The lower figure would be taken into account if T&MBC submitted before 31st March 2018.

Air Quality The Environmental Protection Team Manager had presented an update on air quality matters of relevance to Tonbridge and Malling. There was currently a monitor by the Red Lion site in Borough Green. A monitor had also been installed at Wrotham School but the exact location was not known.

JPCTCG Tonbridge Station junction improvements were being made. A junction warning

sign at Seven Mile Lane/Comp Lane junction was to be installed.

Winter Service Plan The work that contracted farmers had done in recent years had made a big difference in keeping rural areas clear on snow days and this year farmers would have predetermined local routes. They would use their own tractor and KCC ploughs for clearing snow. The ploughs supplied are serviced by KCC each year. Each farmer will have plans detailing the roads that they are responsible for ploughing. When snow reaches a depth of 50mm on roads in their areas the farmers will commence ploughing notifying KCC as agreed in their contract. A list of farmers and their contact details can be found in the local plan (although some personal information will not be available via this report or the website due to Data Protection legislation).

The Clerk confirmed that an order for salt had already been placed.

181/17 MATTERS RAISED BY COUNCILLORS

Wayleaves Cllr Tillet said that he had been offered a wayleave for access to a telegraph pole sited in his garden.

Carol Singing Thursday 21st December at 7pm Blue Anchor. Proceeds raised would be donated to The Alzheimer's Society.

182/17 DATE OF NEXT MEETING Tuesday January 2nd 2018

The meeting was closed at 10pm