

PLATT PARISH COUNCIL
MINUTES OF MEETING HELD
ON 7th NOVEMBER 2017

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

Apologies:

Parish Cllr: Mr R Tillett, Mr T Woolven and Mr A Green
Borough Cllrs: Mr S Perry and Mr T Shaw

Numbe	Minute/Planning Application/Correspondence	Action
	Members of the Public: Borough Cllr Mike Taylor and County Councillor Harry Rayner	
152/17	<u>DECLARATION OF INTEREST ON ITEMS ON THE AGENDA</u> Cllr Adam Green was unable to attend the meeting. However, he had written to the Council advising of a planning application that he had submitted for permission to erect a detached single garage and storeroom adjacent to his property. Cllr Green would not be involved in the consultation process.	
153/17	<u>UPDATE TO REGISTER OF INTERESTS</u> None.	
154/17	<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.	
155/17	<u>APPROVAL OF MINUTES OF 3rd OCTOBER 2017</u> RESOLVED that the minutes of 3rd October 2017 be accepted as a true record.	
156/17	<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. Agreed to wait until the December meeting to see if there were any further replies.	

Fly tipping Fly tipping had been removed from The Showman's site following further calls from Councillors.

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. Cllr Mathieson questioned the ownership of a dry ditch. Cllr Darby said that she would contact a local resident who might know who owned it.

PD

CCTV Clerk to contact Mr Baker to get a set of keys for Cllr Green. It had been agreed that he should have a set of keys to allow easy access to the area where the equipment was installed.

JD

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 offending tree overhanging from a property in Greenlands would be cut back by approximately half a meter by its owner to allow for easier mowing. None of the above had taken place. The Clerk was asked to contact Mr Such to see when he would be cutting back vegetation at the back of the allotments. If the tree owner was not able to carry out the work then Mr Such could be asked to carry out the work.

JD

Parish Charter A document had been circulated from Mr Thomas, Chair of KALC T&M committee. This committee had asked for the insertion of two paragraphs regarding the need for consultation which read as follows:-

"Critical to the success of the Parish Charter arrangement is a culture of mutual trust and openness between the Borough and Local Councils and agreement that the structures and processes for working together are reasonable and effective.

At the time of ratifying this Charter, there is general agreement that, for the most part, the relationship works well.

However, situations and events will inevitably occur in the future which will test this.

It is therefore agreed that if the Borough Council has to contemplate any significant change to existing arrangements, which would materially alter the current relationship, it will formally consult with Local Councils prior to a final decision being taken."

The first paragraph had been found to be acceptable, the wording of the second had been seen as somewhat negative and TMBC would like to amend it. Mr Thomas had requested that an amended version be sent by the 10th November.

Cllr Taylor said that he would be acting chair in Mr Thomas's absence to present KALC's opinion to PPP on the 16th November.

Harpwood Care Home The manager of Harpwood had met with the Council on 12th October regarding expansion of the care home. T&MBC were not accepting of the proposed application as it did not think there was a demand for the expansion.

157/17 LIAISON WITH COUNTY COUNCILLOR AND BOROUGH COUNCILLOR

County Cllr Harry Rayner reported to the Council, details of various meetings that he had

had regarding the removal of the island by Askew Bridge. Mr Rayner had decided to use his Member's Fund to reinstate the island. However, since there had been no consultation prior to the removal, the matter was being investigated and Mr Rayner was hoping for a report later that week.

Mr Rayner asked the Chairman if he could be copied on correspondence relating to lighting issues on the A25 by Platt Primary School.

PD

Cllr Taylor advised that the High Court was allowing both a water and electricity supply to The Spinney.

Cllr Rayner said that he had witnessed a gas pipe being damaged on the highway when work at The Spinney extended onto the highway.

9pm Cllr Rayner and Cllr Taylor left the meeting.

158/17 DEVELOPMENT CONTROL

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

PLANNING APPLICATIONS

TM/17/02951/FL Basted Lane, Crouch, Winfield House. Alteration to B/Ment & garage conversion

TM/17/02949/FL LML Platt, Stonehouse Farm. Single storage garage

TM/17/02534/FL London Road, Land west of Wrotham Heath Place, 3 Caravans for gypsy family

TM/17/02867/FL LML Platt, Hillview. Rear infill. No objection

TM/17/02907/FL London Road, Wrotham Heath, Nepicar Lodge Farm. 1st Flr extension.

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

TM/17/02393/TPOC Basted, 2 Basted Mill. Tree work. No objections. **Approved 17/10/17**

TM/17/02240/LDE Potash Lane, Pigeons Green Cottage. Use of cottage for residential dwelling. Objections defining LDE. **Approved 01/11/17**

TM/17/02388/FL Mill Lane, Basted, Bridge House. Vary condition 5 of 15/03414/FL. No comment offered. Suggested original refusal would stand. **Approved 19/10/17**

TM/17/01896/TNCA LML, Platt, Maddox House. Hawthorn Coppice. Objections. **Approved 07.08.17**

TM/17/01289/FL Platt Common, Dewpond. Detached dwelling. Strong objections.

Approved 02/10/17

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

TM/17/02430/FL London Road, Land west of Wrotham Heath Place, Wrotham Heath.
3 bed bungalow. Strong objections. **Refused 24/10/17 Harmful to MGB**

PLANNING APPEALS

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

159/17 PLATT WOODS REPORT

Volunteer Day – 14th October

Nine volunteers attended the morning and path maintenance was undertaken. Volunteers cut back Rhododendron overhanging the path next to the notice board at Windmill Hill. Their achievement was noted. It was suggested that arisings could be distributed into smaller, more discreet piles. Numerous side paths were cut back and a view of a mature Douglas Fir adjacent to Nevill's Bank was opened up.

Site Meeting

Attended by Mrs Hickmott, Mrs Parkin, Mr Sales, Mr Woolven and Mr Whale. Areas of overgrown Rhododendron along the main rides were identified for future contractor work 18/19. These were, along the Church path (MR298) from the top of the steps to Nevill's Bank and from the junction with Bilberry Way to the seat at Windmill Hill. The Weald Way (MR257) from Windmill Hill down to Heather Valley. The Windmill path (MR296) from the Weald Way junction along The Thicket to McClintock's Coppice.

Cost of Contractor Work 2018/19

One day spot spraying and two days brushcutting £450. The project to widen the main paths where Rhododendron was encroaching £1,450.

Current Work 2017/18

Mrs Darby had agreed to organize a site meeting for Mrs Hickmott and Mr Whale with Treeability before they started work in December. The Woods Committee felt it was wise to leave contingency funds to deal with damage that might be caused by Winter storms, but if necessary would decide on further work at another site meeting in December.

Brushcutting

During brushcutting a number of young Foxgloves that would have flowered the following year had been accidentally destroyed. Last year's more selective work had paid dividends this year, as seen on the front cover of the Sept Village News with Platt School leavers in the Larch Plantation surrounded by Foxgloves.

Site Meeting

The Council was informed that the Chairman would be meeting with Mr Whale, Mrs Hickmott and Treeability at 9am on Sunday 19th November to establish where work to path widening was taking place and where Dormouse boxes were to avoid disturbance. Cllr

Mathieson would also attend. If unable to go, Cllr Palmer would attend in his place.
It was agreed that new procedures must be looked at and Clerk would distribute current Terms of Reference and procedures to the Council. An invoice had been received from Mr Whale for chainsaw work that day.

**PD/AM
WP**

The Council requested a copy of a valid chainsaw certificate and justification for chainsaw work.

JD

The Chairman said that she had given permission for Mr Whale to purchase a First Aid kit. The Clerk had not yet been invoiced for it by Mr Whale.

160/17 CHEQUES AND FINANCIAL MATTERS

RESOLVED the following payments were approved.

SH CC	Fees	£360.00
Nat West	Interest	£0.98
PROFS	Fees	£ 35.00
Total		£ 395.98

The Council approved the following payments:

Payt		Total	Incl VAT
PAYE	Tax/NI Sept 17	78.67	
David Palmer	Frame for byelaws	35.00	
Mrs J Davies	Salary Oct 17	887.80	
Mrs M Beale	Cleaning Oct 17	100.00	
Kent Pension Fund	Pension	262.87	
Kent Cricket Board	Autumn Renovation	1,090.00	
BG Primary School	Pool Contribution	1,000.00	
Treeability	Horse Chestnut SHF	252.00	42.00
J Lawrenson	New posts at SHF	695.00	
Wrotham PC	Maintenance	186.78	2.53
SAES	CCTV – SHF	2,511.50	418.58
PWLB	Loan Repayment	3,931.66	
RBLI	Poppy Wreath	80.00	
Malling Action	JPCTCG	50.00	
Heart of Kent	Donation	100.00	
Total		£ 11,261.28	£463.11

161/17 PRECEPT

The Clerk was asked to contact Platt Church to ascertain if any funding might be available from the Diocese to contribute towards the churchyard mowing.

JD

162/17 CLERKS REPORT AND ADDITIONAL CORRESPONDENCE AND INFORMATION

KALC AGM Cllr Darby and Cllr Palmer offered to attend this event on behalf of Platt Parish Council.

PD/WP

Leybourne Grange Riding Centre For The Disabled Christmas Nativity would be held on Friday 8th December. The Chairman would ask Mr Palmer if he wished to attend.

PD

163/17 REPORTS FROM OTHER COMMITTEES

BMPOS had been attended on 12th October. Cllr Darby said that tree work was progressing. A new information panel had been purchased but the map on it was not acceptable. This matter was ongoing. An inspection carried out by T&M at BMPOS had all gone smoothly.

KALC was attended on 12th October. Cllr Palmer that it had been requested that NALC include J5slips on the national agenda. This request had been refused as Sevenoaks Council was a member of NALC and they opposed the J5slips.
There would be no increase in NALC's fees for the next financial year.

CPRE was attended on 5th October. Cllr Palmer 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.

164/17 MATTERS RAISED BY COUNCILLORS

Training Cllr Palmer and Cllr Green had attended a training day held by KALC. KALC would offer a discounted rate if ten Councillors wished to take part in any training and could provide facilities to enable the training day. Cllr Palmer would recommend that all new councilors attend.

Village Green Letters had been sent to residents bordering Pigeon's Green requesting that cars should not be parked on the green as the verges were being rutted.

Carol Singing The Chairman would liaise with the Blue Anchor to arrange a suitable date. RESOLVED that any proceeds would be donated to The Alzheimer's Society. Clerk to obtain collection boxes.

PD/JD

GDPR to be added to the December agenda.

JD

165/17 DATE OF NEXT MEETING Tuesday December 5th 2017

The meeting was closed at 10.20pm

