

**MINUTES OF THE PARISH COUNCIL MEETING  
HELD IN THE VILLAGE HALL, TROTTISCLIFFE  
ON THURSDAY 7 SEPTEMBER 2017 at 7.45pm**

**PRESENT:**

Mr. Richard Wallis (RW) – Chairman, Jenny Dickson (JD), David Gaunt (DGG),  
David Jones (DJ)

**IN ATTENDANCE:**

Mrs. Louise Goldsmith (Clerk), 2 members of the public

**76/17 Apologies for absence**

Apologies for absence were received from County Councillor Sarah Hohler, Borough Councillor Ann Kemp and Cllrs. David Goodworth and Trevor Ledamun.

**77/17 Declarations of interest:** There were none to report.

**78/17 Minutes**

The minutes of the Parish Council Meeting held on the 13 July 2017 were approved and signed as a true record.

**79/17 Reports**

- a) County Councillor – There was no report.
- b) Borough Councillor – There was no report
- c) Kent Police – The Chairman reported that a diesel storage tank was damaged on the 6 August 2017 in a farm yard in Taylors Lane. On the 15 August 2017 a residential property in Pilgrims Way was broken into and two gold watches were stolen.
- d) KALC Area Committee – Unfortunately nobody was able to attend the meeting held on the 10 August 2017. The minutes of the meeting are to be circulated.
- e) JPCTCG – The next meeting is due to be held on the 27 September 2017.
- f) Parish Partnership Panel – A meeting is due to be held on the 7 September 2017.
- g) Trosley Liaison Group – The next meeting is due to be held on the 10 October 2017.
- h) Village Hall Committee – DJ reported that the committee had met on Monday 4 September 2017. Members were pleased to see that the interior of the village hall has been painted.
- i) Tree Warden – Mr. Moulton will be holding a guided tree-walk for interested residents on Saturday 7 October 2017 at 10am starting in the village hall car park. The Clerk has placed details of the walk in The Pilgrims and will place details on the noticeboards and on the website.

**80/17 Matters arising**

- a) Parish Plan/Emergency Plan – The Clerk has circulated the draft framework of an Emergency Plan for the village.
- b) T&MBC Call for Sites/Development of the Local Plan – Members noted that at the KALC meeting on the 10 August 2017 T&MBC gave a presentation on the development of the Local Plan and Members noted that a copy of the presentation is in circulation. The Planning and Transportation Advisory Board will consider any changes to the proposed strategy at its next meeting, now scheduled for the 5 December 2017. This process will be informed by the responses to the consultation and any relevant new and updated evidence. The draft Local Plan will be subject to a further round of public consultation early in 2018. The responses will then be

submitted along with the draft Local Plan to the Secretary of State who will appoint an independent Inspector to review the documents. The Inspector may decide to hold a Hearing into the main issues, which T&MBC anticipate taking place during 2018.

- c) Smart Motorway Junction 3-5 - In March 2018 Highways England will start work on the M20 between Junctions 3 and 5 to create a Smart Motorway by opening up the hard shoulder along this section of the motorway to help improve traffic flow. Smart Motorways are part of the Government's investment in motorways and major A-roads. The Smart Motorway is being designed to regulate traffic flow by using variable speed limits, new signals and signing. The work will involve the use of technology and the conversion of the hard shoulder into a permanent live lane, known as an All-Lane Running smart motorway'. The programme is scheduled to start in March 2018 and will be completed by January 2020. The M20 will be closed at various times during the construction. During these times, traffic will need to follow the signposted diversion routes. Specific details will be made publicly available before construction starts. Members noted that a leaflet has been delivered to all of the village asking residents for feedback about the proposals and giving the dates for the Public Information Exhibitions. Members also noted that representatives from Highways England are happy to attend the next Parish Council meeting to address any specific issues and concerns. The Clerk was asked to advise Highways England that Members would like more information on how the air quality is to be monitored and what measures will be taken to mitigate the likely increase in noise.
- d) Vacancy on the Parish Council - The Clerk has advised T&MBC of the resignation of John Wickham and has placed the Notice of a Vacancy on the noticeboards as requested. If no election is called within the statutory period the Parish Council are able to co-opt someone. The Clerk will then place an advert in The Pilgrims and on the website to see if anyone would be interested in being co-opted on to the Parish Council.

### **81/17 Finance & Policies**

#### **Statement of payments to be made and income received**

##### **Balances as at 7 September 2017**

National Savings Account:	£ 1,684.70
Nat West TPC TCC Account:	£22,889.67
Nat West TPC Reserve Account:	£18,332.95
Nat West TPC Current Account	£ 243.76

Receipts: There were none.

Cheques for signature TPC Current Account:

<u>Supplier</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary 4 weeks) (10/08/17 - 07/09/17)	000129	£ 160.74
HMRC	(Clerks Tax)	000130	£ 106.80
Mrs L S Goldsmith	Clerks Expenses	000131	£ 74.84
Four Seasons Gardens Ltd	(Grass cutting July & August)	000133	£ 882.00
South East Water	(Allotment water)	000134	£ 58.75
Trottiscliffe Village Hall	(Hall hire)	000135	£ 70.00
Transfer from TPC Reserve Account to TPC Current Account:			£1,350.00

Cheques for signature TPC TCC Account:

<u>Supplier</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
EDF Customers PLC	Electricity Bill	000007	£220.14

- a) Cheques for signature: The Chairman proposed that the cheques listed above be signed. Agreed

### **82/17 Members of public:**

Two members of public spoke in favour of planning proposal TM/17/01899/FL.

### **83/17 Planning**

#### **a) Applications**

1] TM/17/01899/FL – The Lillies, Taylors Lane, Trottiscliffe, ME19 5ES

Demolition of existing dwelling. New residential development for two new dwellings.

*Resolved: Object. Members consider that the proposal represents an overdevelopment of the site. Members are concerned about the effect of the bulk of two dwellings on the street scene in this section of the lane where neighbouring properties enjoy large plots. Members are also concerned about the proximity of plot 2 to the neighbouring property and the effect this will have on the occupant's light and view. Members would encourage a site visit to consider the sight lines of the access and to assess the likelihood of flooding on the site during periods of heavy rainfall. Carried 3 in favour 1 abstained.*

2] TM/17/02551/FL – Mayfield, Pinesfield Lane, Trottiscliffe, ME19 5EL

Proposed replacement dwelling and garage. *Resolved: No objections. Observation: The number of bedrooms listed as existing and proposed on the application form seem to have been inputted the wrong way round.*

3] TM/17/02198/TNCA – Cheildon, Taylors Lane, Trottiscliffe, ME19 5DR

G1 – 3 x Silver Birch to reduce canopy by 35%, G2 – Conifer screen to reduce by approximately 1/3, including 2 x Holly trees in front of Conifers to be reduced by a 1/3 in height. T1 – Conifer to be reduced in height and trimmed back to tidy. *Resolved: No objection*

4] TM/17/02345/TPOC – 3 Central Lodge, Gravesend Road, Wrotham,

T1 – Hornbeam tree – to fell and remove. Clients are happy to replace with another Hornbeam or other species at a further distance from the house. *Resolved: No comment*

#### **b) Decisions from T&MBC:**

1] TM/17/01672/TNCA – Conservation Area Trottiscliffe Land at the rear of the School

Oak tree – reduce back some overhanging. *Application withdrawn*

2] TM/14/03931/LB – Whitakers, Church Lane, Trottiscliffe, ME19 5EE

Listed Building Application: Replacement timber windows and conversion of roof space with new rooflight to main building and replacement windows to annex building. *Application withdrawn*

#### **c) Other planning matters**

1] Whitaker Cottage – unauthorised use as separate dwelling. Enforcement are carrying out further investigations with respect to planning permissions for the site. The Clerk was asked to report that the tenants are now accessing footpath MR187 through a gate and steps from the garden and that there seems to be a new tenant in the dwelling. The Clerk will ask Borough Councillor Ann Kemp to provide an update on the progress of Enforcement's investigations.

- 2] TM/16/01753/FL - The Nursery, Taylors Lane, Trottiscliffe - The Clerk will let Members know when Area 2 Committee will be considering this application again.
- 3] 17/00102/USEH - The Nursery Taylors Lane, Trottiscliffe, regarding alleged unauthorised residential use. Enforcement are carrying out an investigation to determine if a breach of planning control has occurred.
- 4] Community Asset Register - Members noted that the Clerk has submitted an application for both The Plough Inn and The George Public House to be registered as Community Assets. The Clerk is hoping to receive a decision from T&MBC soon.
- 5] Trosley Farm - The Clerk has reported to enforcement the flood lighting around the manege at Trosley Farm and that the alarm is regularly going off but has not received an update from Enforcement. The Clerk will ask Borough Councillor Ann Kemp to provide an update on the progress of Enforcement's investigations.

#### 84/17 Highways, Footways and Footpaths

##### 1] Reported Faults

- i) Licence to have a Christmas Tree opposite The George - the Clerk has now obtained a licence from KCC to run an electric cable over the road between the village green and The George Inn so that the Christmas Tree can be illuminated again this year.
- ii) BT Box in Taylors Lane - The Clerk is still waiting for a response from BT about when they will remove the BT Box in Taylors Lane.
- iii) Potholes on Church Lane - The Clerk to report potholes near to the school
- iv) Street sign Taylors Lane/The Pilgrims - still missing. The Clerk to report again
- v) Overgrown hedges - The Clerk was also asked to report to KCC that hedges belonging to both The George Inn and Gore Cottage also need cutting back.

#### 85/17 Open Spaces, Recreation Ground and Allotments

- 1] Recreation Ground and playground - The Clerk met with Four Seasons and former Councillor John Wickham to discuss the RoSPA report on the play area and to address some of the issues that require. The Clerk will follow up on these items. It was noted that debris left by a contractor cutting back trees and hedges on the recreation ground for Trottiscliffe Primary School has finally been cleared and that the Headteacher has apologised for any inconvenience caused. It was noted that the new Headteacher is keen to work with the Parish Council so JD offered to visit and introduce herself. A request to run a bootcamp on the recreation ground was refused. The Clerk was asked to find out if there are any restrictions on dogs being allowed on the recreation ground given that these facilities are regularly used by the school.
- 2] Allotments - The Clerk had received a request for Dartmoor Ponies to be allowed to graze and reside on the field behind the allotments. Members resolved to not give this permission on the basis that the Parish Council has a duty to protect the allotments. DJ plans to meet with a local tree surgeon who is happy to assist with attending to a few trees on the border of the allotments which are causing concern and need removing.

#### 86/17] Correspondence

##### a) For Information

- 1] Area 2 Planning Committee - 27 September 2017
- 2] Joint Transportation Board - 25 September 2017
- 3] Parish Partnership Panel - 7 September 2017
- 4] Standards Committee - 16 October 2017
- 5] KALC Area Committee Meeting - 12 October 2017 (JD to attend)

b) On Circulation

- 1] Area 2 Planning Committee – Agenda for meeting held on 16 August 2017
- 2] Parish News – August 2017
- 3] Countryside Voice - Summer 2017
- 4] CPRE Fieldwork – Summer 2017
- 5] Clerk & Councils Direct – September 2017
- 6] Parish Partnership Panel – agenda for meeting due to be held 7 September 2017
- 7] Tonbridge and Malling Parish Charter
- 8] KALC – Minutes of Meeting held on 10 August 2017
- 9] Tonbridge and Malling Community Safety Partnership – September/October 2017

c) Requiring Attention: Nothing to consider

87/17 Any Other Business:

- 1] Christmas Tree – The Clerk to find out if DG can source a tree.
- 2] The Clerk’s appraisal to be held on Thursday 5 October 2017 at 7.15pm just before the Parish Council meeting.

88/17 Date of the Next Meeting

The date of the next Parish Council Meeting is Thursday 5 October 2017 at 7.45pm in the village hall.

89/17 Any Confidential Matters

There were none

There being no other business the meeting closed at 9.02pm

Chairman .....

Date.....