

**MINUTES OF THE PARISH COUNCIL MEETING  
HELD IN THE VILLAGE HALL, TROTTISCLIFFE  
ON THURSDAY 5 MARCH 2020 at 7.45pm**

**PRESENT:**

Mr. Richard Wallis (RW- Chairman), Sue Byrom (SB), David Gaunt (DG),  
David Goodworth (DGG) Oliver Shaw (OS)

**IN ATTENDANCE:**

County Councillor Sarah Hohler, Borough Councillor Ann Kemp  
Mrs. Louise Goldsmith (Clerk)  
78 members of the public

**134/19 Apologies for absence**

An apology for absence was received from Borough Councillor Piers Montague and Councillor Ian Mills.

**135/19 Declarations of interest:**

There were none.

**136/19 Minutes**

The minutes of the Parish Council Meeting held on the 6 February 2020 were approved and signed as a true record.

**137/19 Reports**

- a) County Councillor - County Councillor Sarah Hohler reported that that pressure will need to be placed on KCC to rectify all the damage done to the road surface of the A20 as a result of the night time closures on the M20. County Councillor Sarah Hohler has been involved in getting a speed reduction from 50mph to 40mph on a section of the A20 between the BP Garage and Roughetts Road to hopefully improve the amenity value in this area.
- b) Borough Councillor - Borough Councillor Ann Kemp advised Members that Council Tax is set to rise by £5.00 for a Band D property. T&MBC are introducing some changes to the process of dealing with planning proposals. Paper copies of applications will no longer be sent to Parish Councils as this will save over £26,000. Planning proposals will need to be determined within 21 days and no extensions will be given to Parish Councils to respond. This may mean that the Parish Council will be forced to hold Extraordinary Meetings to assess planning proposals or set up a Planning Committee which will also need to be a public meeting.
- c) Kent Police - RW reported there was no crime in Trottiscliffe in February 2020. PCSO Amy Sears has joined the division and is being tutored by PCSO Stanley. PCSO Sears will be responsible for Ditton, Trottiscliffe and Addington.
- d) KALC Area Committee - There has been no meeting.
- e) JPCTCG - There has been no meeting.
- f) Parish Partnership Panel - Nobody was able to attend the meeting held on the 6 February 2020. The minutes of the meeting have been circulated. T&MBC has implemented a number of measures to ensure that all residents receive an acceptable level of waste collection service. These include: 1) doubling capacity with twenty additional refuse vehicles and fifty more collection staff; 2) changing to new vehicles which focus on collecting either mixed recycling or food waste, not both; 3) re-planning and reducing the size of some collection rounds to ensure they are

completed; - 4) placing additional inspectors at depots and on collection rounds to monitor performance; 5) reducing the number of agency staff in favour of more permanent staff. Despite the issues with the contract there had been very positive engagement from residents regarding recycling. It was reported that early indications for October/November 2019 showed an improved recycling collection rate of 50% which was extremely encouraging.

- g) Trosley Liaison Group - There has been no meeting.
- h) Village Hall Committee - There has been no meeting.
- i) Tree Warden - A report from the Tree Warden has been circulated and placed on the website.
- j) Courts Committee Meeting - The Clerk is in the process of arranging a meeting to discuss a number of issues.

### 138/19 Matters arising

- a) T&MBC Call for Sites/Development of the Local Plan -Members noted that due to previously arranged work commitments it has become necessary for a different Inspector to be appointed. Inspector Luke Fleming will now complete the Examination of the Local Plan along with Inspector Louise Crosby. The Hearing for the Local Plan will now be held over two stages. Stage 1 will be taking place between the 19 and 21 May 2020 and Stage 2 is planned for the 24-25 June 2020 at the Orchards Events Venue, New Road, East Malling, ME19 6BJ.
- b) Progress with a Community Bid for The Plough Inn - The Trosley Heritage Group has now completed on The Plough Inn. The aim is to open the new restaurant on the 9 May 2020. A committee has been formed to oversee the operation and an option to buy shares into this venture will be available from the 9 March 2020.
- c) Monthly Check of the Defibrillator - The Clerk has carried out the monthly check.
- d) Vacancy on the Parish Council - There is still one space on the Parish Council which is being advertised.
- e) Proposal to create parking spaces at the village hall car park - Members considered a quote of £490.00 from the T&MBC preferred contractor for marking out parking bays. RW suggested an alternative approach to marking out bays. The Clerk will consider this option but it was **resolved** that the Clerk could place an order for either approach in between meetings. A further quote of £5,855.00 was considered to remove roots and debris from the overflow parking area next to the village hall and completely resurface. It was suggested that the Clerk obtains other quotes for this work.

### 139/19 Finance & Policies

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

National Savings Account:	£ 1,718.56
Nat West TPC TCC Account:	£ 9,897.62
Nat West TPC Reserve Account:	£16,149.41
Nat West TPC Current Account	£ 1,436.67
Less cheque 286	£ 20.00
Less cheque 427	£ 70.00
Less cheque 430	£ 1,300.00
	<u>£ 46.67</u>

**Receipts:** None

<u>Supplier</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
Mrs L S Goldsmith	(Salary 4 weeks) (06/02 – 05/03)	000434	£ 180.56
HMRC	(Clerk's Tax)	000435	£ 120.40
Mrs L S Goldsmith	(Clerks Expenses)	000436	£ 122.53
<b>Total</b>			<b>£ 423.48</b>

**Transfer from TPC Reserve Account to TPC Current Account: £450.00**

**Cheques for signature TPC TCC Account: None**

a) Cheques for signature: The Chairman proposed and it was resolved to sign the above cheques.

*8.01pm County Councillor Sarah Hohler left the meeting. RW proposed and it was resolved to suspend the meeting to allow a number of members of the public speak*

### **140/19 Members of public:**

In summary the members of the public were present to give reasons for and against the planning proposal TM/20/00384/FL. Key points against centred on concerns about the increase in traffic and pollution on rural roads and in particular in the vicinity of the school and the village hall where problems with congestion and parking are already been experienced. General feeling that this area and surrounding lanes including Taylors Lane and Vigo Hill are not suitable for the inevitable increase in traffic at peak times. Number of members of the public expressed their support for the proposal which centred on the fact the building would be restored and it and that the grounds would be ideal for these children. A number of people felt that there is not enough provision for these children and that concern about traffic and pollution should not be a reason to object to this proposal.

*8.32pm the meeting resumed*

### **141/19 Planning**

a) Applications from T&MBC:

1] TM/20/00374/TNCA – Green Court, 3 Taylors Place, Trottiscliffe ME19 5BS

T1 Beech to reduce by 30%, tree is located in the neighbouring garden of Longford, Church Lane. *Resolved: No objection*

2] TM/20/00384/FL – Bramble Park, Church Lane, Trottiscliffe, ME19 5EB

Change of use from residential (Use Class C3) to a school (Use Class D1), restoration works to existing building, external site works including works to site access, driveway and parking, demolition and rebuilding of a section of the boundary wall, demolition and replacement of existing Tractor Shed and associated landscaping works.

*Resolved: Trottiscliffe is a historic village. The site is located in an Area of Natural Outstanding Beauty within Green Belt and the Trottiscliffe Conservation Area. This is a very close knit community demonstrated by the fact the village came together recently to make a successful community bid to reinstate one of the public houses as a business venture. The community also came together to 'save' the Primary School some 6 years ago.*

*The Parish Council completely support the endeavours of Cavendish Education Group to provide a much needed educational service to specialist educational sectors and as such in principle the services they provide should be encouraged. We can also appreciate how the building and grounds will provide the right setting for their educational programme. However the problem with this application is that the property is just not in the right location.*

*We note the pre-application advice provided by T&MBC which is recorded in the Planning Statement*

and would agree with the conclusion that there is significant potential for the site as a school PROVIDED that highway impacts are acceptable.

We have reviewed the Transport Plan and do not feel that this addresses the infrastructure of the village. We question whether the traffic count and statistics provided are accurate, local knowledge would suggest they cannot be correct. We are a rural village that already suffers with heavy traffic during peak hours. Vigo Hill, which is steep with a narrow entry point, is already a cut through and as a result verges in other lanes such as Taylors Lane have been eroded by vehicles trying to pass. Current levels of traffic are already causing chaos and discomfort. As an example the Parish Council are in negotiations with KCC to try and widen the footpath/reduce the width of the road on Taylors Lane and install bollards or a tref kerb to try and stop vehicles passing through the village mounting pavement at a point where it is impossible for 2 cars to pass. The report does not address the inevitable increase in traffic through the lanes that are largely only suitable for single flow traffic.

The majority of pupils attending Trottiscliffe Primary School travel from outside the village. They are delivered to school and collected at the end of the day by car largely in single occupancy. It is often very difficult to pass the school at drop off and collection times because of the increased traffic flow. There is also a Montessori pre-school at the village hall with similar drop off and pick up times which also adds to the traffic flow at peak times. We are concerned about the impact of the additional traffic in Church Lane created by the arrival of 24 staff members and at least 40 pupils (80 in time) and as stated in the Design and Access Statement pupils visiting from the other schools to use the facilities.

The Parish Council in response to the current pressure of traffic and parking on the road in Church Lane are funding a new 'in' and 'out' entry system to the village hall car park used by parents at the school and looking to mark out bays so that the parking capacity is maximised but this will not solve the problem and Church Lane will still remain in chaos at peak times. Our concern is that even now emergency vehicles and farm vehicles cannot access this road and the increase in traffic will exacerbate this serious problem.

Our parishioners remain very proud of their village and are happy to tolerate visitors who come to visit the very popular George Inn and hope that the soon to be opened Plough will be also well supported. However these two ventures along with the school, nursery school and tennis club already bring significant traffic to the village. We believe this is not the right location for the proposal which we believe would be better suited to being in close proximity to railway stations and bus services and a better road network.

In conclusion we object to the proposal. We applaud what Cavendish Education Group are trying to achieve but remind you of the pre-application advice that the highway impacts need to be acceptable. Our objection is based on the fact that the proposal will have a harmful effect on the residential amenity of the whole village. The proposal will result in an increase in traffic, noise and pollution in the area which will be harmful and will compromise the safety of road users, residents, school children, dog walkers and horse riders.

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

1] TM/19/02982/LDP - Prunelle, Church Lane, Trottiscliffe, ME19 5EB

Lawful Development Certificate Proposed: Construction of porous tarmac hardstanding to front of dwelling. *Certified*

2] TM/19/003005/FL - Robin Hill, Pilgrims Way, Trottiscliffe, ME19 5EW

Erection of timber clad garden studio. *Approved*

c) Other planning matters: Nothing to report

#### **142/19 Highways, Footways and Footpaths**

1] Reported Faults

i) Request for bollard in Taylors Lane - The Clerk is waiting for a response from Ian Grigor, Schemes Project Manager KCC. Mr Grigor on the best way forward. KCC has suggested that

the width of the pavement does not allow bollards to be installed and that either the pavement would need to be widened or that a trief kerb should be considered. The Clerk has requested some estimated costs.

ii) Addington Lane - flooding on road requires major works. The Clerk is waiting to hear the results from the drainage survey recently done and what action KCC will be taking.

iii) Enquiry 412151 Vigo Lane - various drainage works have been arranged and subsequently cancelled for Vigo Hill. The drains and culverts are not coping with the recent wet weather. The Clerk was asked to pursue KCC to get the necessary surveys done and remedial works.

### **143/19 Open Spaces, Recreation Ground and Allotments**

1] Recreation Ground and playground - The Clerk was asked to assess the fencing in the car parking area and arrange for quotes.

2] Allotments - There was no report.

3] Trottiscliffe School Update - There was no report.

4] Community Farm - There was no report.

### **144/19] Correspondence**

#### **a) For Information**

1] Area 2 Planning Committee - 1 April 2020

2] Joint Transportation Board - 9 March 2020

3] Parish Partnership Panel - 11 June 2020

4] Standards Committee - 10 June 2020

5] KALC Area Committee Meeting - 17 April 2020

#### **b) On Circulation**

1] KALC Chief Executive Bulletin - February 2020

2] News from Matthew Scott - Kent's Police and Crime Commissioner

3] Parish Partnership Panel - Minutes of meeting held on the 6 February 2020

4] Agenda for Joint Transportation Meeting due to be held on the 9 March 2020

5] Satswana - Spring report

6] Parish News - February 2020

7] Clerk & Councils Direct - March 2020

8] Kent County Council Services Update

9] Tonbridge & Malling Police Community Safety Newsletter

#### **c) Requiring Attention:**

1] Lord Lieutenants Service 17 March 2020 - The Clerk to book a place for DG to attend this service.

### **145/19 Any Other Business:**

Training events - the Clerk to circulate details of KALC training events for Councillors

### **146/19 Date of the Next Meeting**

Annual Parish Meeting Thursday 2 April 2020 to be followed by a Parish Council meeting

### **147/19 Any Confidential Matters** There were none

There being no other business the meeting closed at 9.22pm

Chairman .....

Date.....

