

Teston Parish Council

23rd March 2022

Teston Parish Councillors are summoned and members of the public and the press are invited to attend the next meeting of Teston Parish Council that will take place on 29th March 2022 starting at 7.30 p.m. at Teston Village Hall.



Michelle Tatton

Clerk

In the interests of transparency, all Parish Councillors declare that that they have an interest in (a) Ash Tree Corner, Courtlands Verge and the Allotments, as the Parish Council owns the land; (b) the Village Green and Village Hall as Custodian Trustees; (c) Teston Land Conservation Trust Matters as they are Trustees; (d) Teston Village Stores CIC as they are Directors of the CIC; d) Cllr Douglass, Cllr Owens, Cllr Miss Page and Cllr Mrs Wheat have an interest as members of Teston Village Hall Management Committee; and e) Cllr Burgon, Cllr Owens, Cllr Miss Page, and Cllr Mrs Wheat have an interest as members of the Parochial Church Council.

Your attention is drawn to the Parish Council's Standing Orders on the Photographing, Recording, Filming or Broadcasting of Teston Parish Council Meetings. The policy will be displayed at each Parish Council meeting. A copy of the policy is also available upon request from the Clerk using the contact details on the final page of the Agenda.

22/021	Declarations of Interest and Dispensations
21/022	To receive and agree apologies for absence
Meeting adjourned to receive comments and questions from members of the public	
Public session: for approximately 15 minutes the Chairman invites comments and questions from members of the public (which do not constitute a formal part of the meeting). Members of the public may not speak at any other time during the meeting, save with the express consent of the Chairman	
22/023	To Agree Minutes of meeting on 25th January 2022
22/024	To Agree any Re-ordering of Items on the Agenda
22/025	Ratification of Decisions: to ratify decisions taken by the Clerk since the last meeting as set out at the end of this Agenda
Administration and Finance	
22/026	a) Statement of Accounts: to consider receipts, approve bills for payment – including ratification of payments made since the last meeting - and to note the general financial position including Parish Services Scheme.
22/027	Clerk's Salary Award for period April 2021-March 2022: to approve increase in line with the new rates issued by the National Joint Council for Local Government Services
22/028	End of Year Audit and Financial Review: to note date for the Internal Audit, and to confirm that Cllr Owens and Cllr Mrs Wheat should carry out a financial review with the Clerk prior to the next meeting
22/029	Bank Signatories: with specific reference to the online form that must be completed, it be resolved that: 1) Cllr Ms Tina Burgon be added as a signatory to each of the Parish Council's bank accounts with Natwest, and that Gillian Berry, Olive Oxley, and Alan Perkins be removed 2) if we add or remove Authorised Signatures in the "Add or remove individuals" section of the form, the Bank will update our mandate accordingly for the accounts we specify in the form's "About your business" section 3) if we change the Signing Rules in the "Account Signing Rules" section of this form, the Bank will update our mandate accordingly for the accounts we specify in the form's "About your

	business" section 4) the Bank can phone the individuals we have identified as "Call Back Contacts" to confirm or correct any instructions or information that we have given the Bank 5) and the current mandate will continue as amended.
	Planning
22/030	<i>i) New/pending decisions</i> a) 20/505234/TPOA Barham Mews Tonbridge Road Teston Kent TPO application: Various tree works – Permitted 03.02.2022 b) 21/00881/OA MOD Land South Of Discovery Drive Kings Hill West Malling Kent Outline Application: Development of up to 65 dwellings (all matters reserved other than access) - Decision awaited c) Barnjet Layby, Tonbridge Road Barming - Street Trading Application – Comments submitted and decision awaited d) 21/506761/FULL Durley Tonbridge Road Teston ME18 5BU Erection of single storey rear extension with light lanterns, to create semi-independent accommodation ancillary to main dwelling: To ratify comments submitted by the Clerk – Withdrawn 01.03.2022 e) 21/506857/TCA Becketts Croft Malling Road Teston ME18 5AR TPO Application for (G1) 11 x Limes - reduce to form 'French pollard' to finished height of 12m and Self seeded Lime on end of group - fell trees (as show on Tree location plan). (T4) - Lime - -reduce to height of previous pollard points (8m finished height) removing 12m of growth and remove all basal growth back to source – No objection 15.02.2022 f) 22/500140/FULL The Cottage East Church Street Teston Erection of potting shed and fence, and retention of summerhouse and small greenhouse (part retrospective) (resubmission of 21/504912/FULL) – Decision awaited g) 22/500838/TCA 1 Woodlands Close Teston ME18 5AL Conservation area notification to remove three Conifers – Decision awaited h) 22/500956/FULL Woodlands Cottage Livesey Street ME18 5AY Erection of a detached games room and garden shed, to replace existing prefabricated large garage and storage shed (Resubmission of 21/506217/FULL) – Decision awaited i) 22/501171/TCA Witches Wood Tonbridge Road Barming (incorrect address noted) Notification of works in a Conservation Area T1 (Red Oak) - Carry out 30% (Approx. 3m Reduction) – Decision awaited j) TMBC 20/02749/OAEA Land South of Barming Station Outline Application: erection of up to 330 dwellings (including 40% affordable homes), together with associated open space, play areas, and landscaping (including details of access) Appeal, Planning Inspectorate reference 3288065 – Decision awaited <i>ii) To consider any newly submitted applications/ratify submissions made</i>
22/031	MBC and TMBC Local Plan Updates: Chairman to report
	Environment
22/032	Teston Bridge Country Park: to receive update from Chairman on a) Environment Agency work b) Play Area work

	c) Potential resurfacing of public footpath west of the Country Park d) Liaison Meetings
22/033	Tree Work a) To note submission of Tree Application for felling of Silver Birch at Teston Village Green b) To note decision of Teston Village Hall in respect of work to the Beech within the Hall grounds
22/034	Church Hedge and Churchyard Maintenance: to consider further contributions towards maintenance on an ongoing basis
	Highways
22/035	Highway Improvement Plan: to receive update from the Chairman, in particular with regarding to the proposed mobile speed indicating device
22/026	Parking of Network Rail Vehicles at Livesey Street Near Junction with Malling Road: to note latest exchanges with the PCSO
	Other
22/037	MBC's Local Plan Review: to receive report from Chairman
22/038	Ward Boundary Consultation: to receive report from Chairman and agree action
22/039	TMBC Active Travel Consultation: to consider a response, noting the potential resurrection of plans to close North Pole Road
22/040	HM The Queen's Platinum Jubilee: to receive update regarding event planning, possible purchase of a commemorative plaque/commemorative mugs, and agree future action, including any budget,
22/041	Community Safety Ward Cluster Meetings: to receive update
22/042	Arrangements for Annual Parish Meeting on 17th May
22/043	Church Commissioners' Pastoral Scheme: to note outcome
22/044	Lorry Movements in the Vicinity of Knole Farm, Malling Road: to note further reports received and to consider any action
22/045	Clerk's Report for Noting Only – See Clerk's Report attached
22/046	Exceptional Delegated Authority: to consider whether EDA should continue until the next meeting
Meeting Adjourned	
Teston Land Conservation Trust matters: With specific reference to the online form that must be completed, it be resolved that: - Tina Burgon, Christopher Douglass and Nina Wheat be added as a signatory to each of Teston Conservation Trust's bank accounts with Natwest and Olive Oxley, Alan Perkins and Robert Wells be removed - if we add or remove Authorised Signatures in the "Add or remove individuals" section of the form, the Bank will update our mandate accordingly for the accounts we specify in the form's "About your business" section - if we change the Signing Rules in the "Account Signing Rules" section of this form, the Bank will update our mandate accordingly for the accounts we specify in the form's "About your business" section - the Bank can phone the individuals we have identified as "Call Back Contacts" to confirm or correct any instructions or information that we have given the Bank - and the current mandate will continue as amended. Any other TLCT matters	

- **Teston Village Stores CIC matters**

With specific reference to the online form that must be completed, it be resolved that:

1. Tina Burgon and Nina Wheat be added as a signatory to each of Teston Village Stores CIC bank accounts with Natwest, and that Rebecca Collins and Alan Perkins be removed
2. if we add or remove Authorised Signatures in the “Add or remove individuals” section of the form, the Bank will update our mandate accordingly for the accounts we specify in the form's “About your business” section
3. if we change the Signing Rules in the “Account Signing Rules” section of this form, the Bank will update our mandate accordingly for the accounts we specify in the form's “About your business” section
4. the Bank can phone the individuals we have identified as “Call Back Contacts” to confirm or correct any instructions or information that we have given the Bank
5. and the current mandate will continue as amended.

Any other CIC matters

	Confidential Items
22/047	To resolve that the press and public to be excluded from the items 22/019 and 22/020 below on the basis that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted
22/048	Allotments: to consider a tenancy issue and to agree further action
22/049	Enforcement issues: to consider any further information received from Maidstone Borough Council and to agree upon any further action to be taken to progress outstanding enforcement issues. The material supplied is considered in confidence as required by Maidstone Borough Council.

Date of Annual Parish Meeting – 7.30pm on 17th May 2022 at Teston Village Hall

Date of Annual Meeting of the Parish Council – 7.30pm on 31st May 2022 at Teston Village Hall

Decisions Taken by the Clerk Since 25th January Under Agreed Scheme of Delegation

For ratification under Agenda item 22/025

Detail	Decision and background	Date
Planning Application	22/500140/FULL The Cottage East Church Street Teston Erection of potting shed and fence, and retention of summerhouse and small greenhouse (part retrospective) (resubmission of 21/504912/FULL) Comments were sought from all Cllrs, following which the following response was submitted: Teston Parish Council supports approval of this application. Should Officers be minded to recommend refusal, we request they speak to Teston's Clerk explaining why and, if a recommendation to refuse is then logged, we request to speak at Planning Committee.	07.02.2022
Planning Application	22/500838/TCA 1 Woodlands Close Teston ME18 5AL Conservation area notification to remove three Conifers With one proviso, the Parish Council has no objection to the proposed work; that proviso is that a condition is applied to any approval. As the applicant is not the owner of the trees, that condition should state that the work only proceeds with the written approval of the owner of 1 Woodlands Close (the site of the trees), with that approval evidenced to MBC before work proceeds. If such a condition is not to be	08.03.2022

	applied by MBC, the Parish Council requests to be briefed via the Clerk on how MBC would ensure that the work does not proceed without the owner's approval.	
Data Protection Fee	A notification was received regarding payment of the Data Protection Fee to the ICO. By signing up to pay by Direct Debit the Council would have the opportunity to save £5. Cllrs took the view that this should be done. The Clerk and Chairman liaised, the form was completed, and the DD has been set up. Payment will be made in early April each year.	25.02.2022
Village Green hedge works	Following the January Meeting, the Chairman met with the contractor to discuss work to the Village Green hedge. It was subsequently proposed that more extensive work be undertaken than initially anticipated i.e. to reduce the height of the hedge by around 5 feet and cut it back hard. The work was quoted at £1,120 plus £60 per load for removal of the cuttings. The views of Cllrs were sought. It was noted that while the hedge had been given a significant trim in September 2018 it had not had a really heavy cut since 2014. Having received comments the Clerk accepted the quotation. A query was raised about the section of hedge alongside the Church adjacent to the Village Green which it was felt should be reduced to the same height. Following further comments from Cllrs, a quote from the contractor for £340 to reduce the height was accepted	25.02.2022 and 02.03.2022
Tree Application	The Clerk and Cllr Levett met with the tree surgeon to discuss the Silver Birch at Teston Village Green. The tree surgeon felt that removal of the whole of the heavy branch would create too large a wound and would leave the tree vulnerable to failure, but he noted that the heavy branch has an off-shoot part way. He felt that the lower part could be removed and other reduction work could take place which would be satisfactory in terms of maintaining the tree in a health/stable shape. However, he noted that the tree is now quite mature. A quote was subsequently received detailing this possible work and, as an alternative, felling. The tree is of concern to the neighbour and is leaning towards the play frame. Views were sought from Cllrs who indicated a preference for felling the tree and planting a replacement. The Clerk has submitted the necessary tree application to Maidstone Borough Council and has accepted the contractor's quote to fell, subject to outcome of the application.	17.03.2022
Tree Application	22/501171/TCA Witches Wood Tonbridge Road Barming (incorrect address noted) Notification of works in a Conservation Area T1 (Red Oak) - Carry out 30% (Approx. 3m Reduction) Comments were sought from all Cllrs, following which the following response was submitted: We note that the site address is incorrect, as we assume the application relates to the Red Oak in the churchyard of Teston's Church, not Witches Wood. Therefore, the site is in Teston parish and not Barming. Has this misunderstanding resulted in any error in terms of public notice and how will this be corrected? We recall the Red Oak is subject to a TPO. If the application is to cut off overhanging boughs beyond the applicant's boundary wall into the churchyard, we object. If the Tree Officer is of the view that the requested work within the boundaries of the applicant's property is reasonable and would not endanger the tree, we have no objection. If the Tree Officer's view is that the tree would require re-balancing by work within the churchyard, we object to the application until we have had the opportunity to consider the Tree Officer's findings.	16.03.2022

End