

Teston Parish Council

21st September 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 Tuesday 27th September 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 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.

22/110	Declarations of Interest
22/111	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	
22/112	To agree the Minutes of previous meetings: 19 th July 2022
22/113	Ratification of Decisions: to ratify decisions taken by the Clerk since the last meeting as set out at the end of this Agenda
22/114	Ordering of Agenda: requests for items to be taken earlier in the meeting
22/115	Marking the passing of HM Queen Elizabeth II
	<u>Administration and Finance</u>
22/116	Statement of Accounts: to consider receipts (including for Platinum Jubilee mug sales), approve bills for payment including ratification of payments made since the last meeting, and claims for refund of expenses
22/117	Review of Standing Orders, Policies and Procedures and Risk Assessment: to receive any update
22/118	Annual Return for the Year ending 31st March 2022: to note conclusion of audit with no 'except for' matters
22/119	Appointment of Internal Auditor for 2022/23: to receive update from Clerk and consider next steps
22/120	Possible Grant to St Peter and St Paul Church for Assistance with Churchyard Maintenance – deferred from previous meeting
22/121	Risk Register: to note update
	Planning

22/122	a) New Decisions (to be reported via the Clerk's Report) b) Pending Decisions/New Applications
22/123	MBC and TMBC Local Plan Updates: Chairman to report
22/124	Meeting with Golding Homes and Revised Details for Planning Applications 22/501777/FULL and 22/501778/LBC: Chairman to Report
	Environment
22/125	Teston Bridge Country Park: to receive any update
22/126	Tree and Hedge Work: a) To confirm present position regarding the Silver Birch on Teston Village Green b) To note current position regarding a schedule of maintenance d) To receive update on quotation for work to the Lime Tree at Courtlands and Catalpa on the Village Green d) To note current position regarding ordering of the 2 Pandora Cherries for the Village Green
22/127	Allotments Report: Cllr Douglass to report on any issues
22/128	Play Area: i) Annual Inspection: to note the outcome of the Annual Play Inspection and to consider any work/future refurbishment ii) MBC Play Inspections: to note that MBC will no longer be inspecting the play equipment on the Village Green
	Highways
22/129	Highway Improvement Plan and Highway Spreadsheet of Routine Items: to i) receive update in particular with regard to a possible mobile speed indicating device ii) review regular items and agree any further action
22/130	Parking of Network Rail Vehicles at Livesey Street Near Junction with Malling Road: to note the latest position
	Other
22/131	Screen and Projector for Teston Village Hall: to receive update upon provision of an electrically operated screen and ceiling / beam mounted projector
22/132	Extension of the 'Queen's Green Canopy' in memory of HM The Queen: to consider options for planting
22/133	Community Safety Ward Cluster Meetings: to receive update
22/134	Book of Condolence: to consider purchase of a spare copy
22/135	Clerk's Report – See Clerk's Report attached
22/136	Exceptional Delegated Authority: to consider whether EDA should continue until the next meeting
Meeting Adjourned	
Teston Land Conservation Trust matters: Network Rail, Environment Agency Teston Village Stores CIC matters: freezer (KCF grant), finances; staff matters	
	Confidential Items

22/137	To resolve that the press and public to be excluded from the item 22/137 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
22/138	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.

Decisions Taken by Clerk Since 19th July Under Scheme of Delegation

For ratification under Agenda item 22/113

Detail	Decision and background	Date Taken
Planning Application	22/01570/OA Land North East And South Of 161 Watringbury Road East Malling - Outline Application: All matters reserved except for access for the erection of up to 52 residential dwellings, including affordable housing, open space and landscaping, roads, parking, drainage and earthworks. New access to be formed from Watringbury Road The Clerk circulated details of this application to Cllrs for consideration but made no contribution towards the Parish Council's determination in view of the potential conflict of interest due to the Clerk being a member of TMBC's Area 3 Planning Committee which might, in due course, determine the matter. All further processs were handled by the Chairman who, following consultation with Cllrs, submitted a response objecting to the application on the grounds of traffic impact, sustainability issues and lack of need for this site for housing. Ratification of the Chairman's action is requested.	17.08.2022
External Auditor Appointment	Notice was received from the Smaller Authorities Appointments Authority on 16th August advising of the option to opt out from the SAAA sector led audit regime for the next 5 years. Views were sought from Cllrs who felt that the Parish Council should remain within the sector led scheme. On the basis that remaining in the scheme required no response from the SAAA the Clerk noted the issue as resolved.	18.08.2022
Planning Application	22/503438/FULL The Stables Little Court Lodge Farm Tonbridge Road - Erection of a detached garage/home office and a front glass canopy extension, including alterations to dwelling and change of use of land to residential garden Details were circulated to Cllrs and comments sought, following which a response was submitted by the Clerk raising no objection subject to a number of conditions. Subsequently these have been revised but the need for the conditions to deal with the following has been maintained: - permitted development rights are removed from the site - the garage is required to remain as a garage - the garage/home office building and the expanded garden area remain ancillary to the existing building.	23.08.2022
Planning Application	KCC/MA/0141/2022 Teston Bridge Country Park Car Park - Retrospective planning permission for engineering works related to the resurfacing of the overflow car park Details were circulated to Cllrs on receipt for consideration. It was the view that the application should be opposed in line with previous expressions of concern and on the basis of visual	26.08.2022

	impact within an Area of Local Landscape Value, issues related to the flood plain – whilst also observing that this was a retrospective application. The Clerk submitted the Parish Council's response on this basis.	
Planning Application	22/504044/FULL 23 Courtlands Teston - Removal of existing rear conservatory and erection of single storey rear extension Details were circulated to Cllrs who had no comments to make. The Clerk submitted a response on this basis.	05.09.2022
Traffic Surveys	Following a previous decision of the Council the Parish Clerk arranged for 3 traffic surveys to take place commencing on 21st September. Cllrs considered whether a fourth survey would be appropriate on Malling Road near the village centre. The additional cost was advised to be £195 plus vat. Having received views from Cllrs the Clerk determined that the further survey should take place and instructed the contractor accordingly.	16.09.2022
Allotments Water Contract	Notice of renewal was received and details circulated to Cllrs. It was felt that it would be financially beneficial for the Council to renew on the basis of a 1 year tracker, and that arrangements should be made for on-line access to the account so that invoices could be viewed in a timely way. The Clerk has actioned renewal and has created an on-line account, details of which have been shared with the Chairman.	20.09.2022
Planning Application	22/504204/TPOA Barham Mews Tonbridge Road Teston Kent - Tree Preservation Order application: G1 - Group of 2 Lime trees with dieback present in tops of both trees. Both approximately 20 meters in height with an 8 metre spread. Work requested is to remove major deadwood and reduce height by approximately 4M Details were circulated to Cllrs who felt that on this occasion they should be guided by the Tree Officer and the Clerk submitted a response on this basis.	21.09.2022
Planning Application	22/504261/LBC The Cottage East Church Street Teston ME19 5AJ - Application for Listed Building Consent for internal alterations to alter a brick arch in a kitchen alcove to accommodate cooking range Details were circulated for comment. It was felt that unless there were strong reasons for the Conservation Officer to object the application should be supported and the Clerk submitted a response on this basis.	21.09.2022

Date of next Parish Council meeting – 7.30pm on 29th November 2022 at Teston Village Hall

End