

TESTON PARISH COUNCIL

These Minutes were approved by the Council at its meeting on 29th January 2019

Minutes of the Meeting on 27th November 2018
at 7.30pm in Teston Village Hall

Cllr Peter Coulling – Chairman
Cllr Christopher Douglass
Cllr Ms Tina Burgon
Cllr Roger Levett

Cllr Robin Owens
Cllr Miss Dawn Page
Mrs Michelle Tatton (Clerk)
4 members of the public

Before the meeting commenced the Chairman drew attention to the Council's policy on photographing, filming and broadcasting of Parish Council meetings. No intention to film, photograph or broadcast was declared.

18/157	Declarations of Disclosable Pecuniary Interests and/or Other Significant Interests: In the interests of transparency, all Parish Councillors declared that they have an interest in (a) Ash Tree Corner, the 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; and d) Cllr Douglass, Cllr Owens, and Cllr Mrs Wheat (not present) have an interest as members of Teston Village Hall Management Committee. Cllr Coulling declared an interest in item 18/171 a) iii) 18/502285/NMAMD The Gables Church Street Teston ME18 5AG and indicated his intention to leave the room should the Parish Council wish to discuss the matter.
18/158	Apologies for absence: were received from Cllr Mrs Wheat and Cllr Mrs Gooch and these were <u>accepted</u>. Cllr Miss Dawn would be arriving slightly late.
MEETING ADJOURNED FOR COMMENTS AND QUESTIONS FROM THE PUBLIC	
- A resident of The Orpines commented on the Abbeyfield development and how it was affecting his property. He was in touch with the developer about this. - Concern was also raised about lorries parking in the wide layby on Tonbridge Road and on the north side of Tonbridge Road blocking the pavement. It was reported that Ardula lorries have been turning up at 5am. There are issues with engines running for long periods. There is no space on site for the lorries to park. Residents have been told that the lorries should be waiting at the layby in Barming. - The kerbstone and the pavement on the corner of The Orpines had been damaged by an Ardula lorry. This occurred at about 3.30pm today and was witnessed by Mrs Berry. This would be reported to Kent Highways. - It was also noted that there was a lot of mud and sludge on the road and while jet washing is taking place it is still slippery. - Mr Berry wished to thank the Clerk for letting him and Mrs Berry know about the litter picking lunch organised by Maidstone Borough Council, which they had attended. - The Chairman thanked Mr and Mrs Berry for helping with delivery of the emergency edition of Tapestry. - It was reported that a tree on the verge opposite Crown City was heavy with ivy and there was concern about its safety. The Clerk had reported an issue with a tree at this location and some work had been done. The Clerk and Cllr Levett would inspect.	
MEETING RECONVENED	
18/159	Minutes of Meetings on 25th September 2018: These were <u>approved</u> as a correct record of the meeting and signed by the Chairman. It was noted that the water at the allotments had been turned off at the beginning of November, not October as stated in the Minutes.
18/160	Ordering of Agenda: It was <u>agreed</u> that item 18/176 Abbeyfield would be dealt with immediately after 18/159 but would be minuted in the order in which it appeared on the Agenda.
<u>Administration and Finance</u>	

TESTON PARISH COUNCIL

18/161	a) Statement of accounts: A Statement of Accounts had been circulated showing a balance of £28,639.48 from which the following payments were authorised, including a post-dated cheque for the Clerk's salary for December: <table><tr><td>27.11.18</td><td>3084</td><td>Three Counties Contracting</td><td>90.00</td></tr><tr><td>27.11.18</td><td>3085</td><td>Gavin Jones Grounds Maintenance July - October</td><td>680.40</td></tr><tr><td>27.11.18</td><td>3086</td><td>Eon Street lighting charges Invoice 02.11.18</td><td>25.05</td></tr><tr><td>27.11.18</td><td>3087</td><td>The Stone Shop - TOTAL £1164</td><td></td></tr><tr><td></td><td></td><td>i) New Plaque at War Memorial</td><td>348.00</td></tr><tr><td></td><td></td><td>ii) War Memorial Cleaning</td><td>816.00</td></tr><tr><td>27.11.18</td><td>3088</td><td>Unicomp Limited Printing flyers for Armistice Centenary</td><td>12.40</td></tr><tr><td>27.11.18</td><td>3089</td><td>P Coulling i) Tree guards</td><td>31.97</td></tr><tr><td></td><td></td><td>ii) Armistice/Beacon Event costs</td><td>146.48</td></tr><tr><td>27.11.18</td><td>3090</td><td>T Burgon - Exhibition Refreshments</td><td>100.00</td></tr><tr><td></td><td>3091</td><td>M Tatton Clerk's Salary November 2018</td><td>341.97</td></tr><tr><td>28.12.18</td><td>3092</td><td>M Tatton TOTAL £474.47</td><td></td></tr><tr><td></td><td></td><td>i) Salary December 2018</td><td>341.97</td></tr><tr><td></td><td></td><td>ii) Clerk's Office Allowance October - December</td><td>132.50</td></tr><tr><td>27.11.18</td><td>3093</td><td>Teston Village Hall - Hall Hire March - November 2018(7)</td><td>98.00</td></tr><tr><td>27.11.18</td><td>3094</td><td>RBLI - Sign for rear of Hall</td><td>35.40</td></tr><tr><td>27.11.18</td><td>3095</td><td>M Tatton Clerk's Expenses October - November 2018</td><td>72.63</td></tr><tr><td>27.11.18</td><td>3096</td><td>SLCC Subscription</td><td>106.00</td></tr><tr><td>27.11.18</td><td>3097</td><td>ALCC Subscription</td><td>40.00</td></tr><tr><td>27.11.18</td><td>3098</td><td>KALC Chairmanship Conference</td><td>72.00</td></tr><tr><td>27.11.18</td><td>3099</td><td>Fleurs de Filles</td><td>1040.00</td></tr><tr><td></td><td></td><td>TOTAL:</td><td>£4530.77</td></tr></table> b) Budget 2019-20 and Precept: In preparing the budget the payment to Fleur de Filles for installation of the beacon had not been taken into account and therefore the end of year figure to be carried forward was likely to be about £1000 lighter. The Clerk confirmed that reserves in the order of 6 months running costs were generally considered acceptable by the Auditors. The insurance Sink Fund had been left at £2,500 which was felt to be adequate. The proposal for the Precept was £24,750 i.e. an increase of £750 which would be roughly in line with inflation. Cllrs were asked to reflect on the matter ahead of the next meeting when the Precept would be confirmed. It was noted that the Budget included the option for an additional payment to the Village Hall in 2019/20 to take account of the possible need for some building repair work on the southwest corner. The sum of £3000 had been allowed for a barrier on the Village Green. Nothing had been included for play area improvements. It was agreed that the item should be amended to allow for either eventuality. Meanwhile the Clerk would ask Maidstone Borough Council to confirm that there would be another round of grants in 2019/20 for strategic play areas.	27.11.18	3084	Three Counties Contracting	90.00	27.11.18	3085	Gavin Jones Grounds Maintenance July - October	680.40	27.11.18	3086	Eon Street lighting charges Invoice 02.11.18	25.05	27.11.18	3087	The Stone Shop - TOTAL £1164				i) New Plaque at War Memorial	348.00			ii) War Memorial Cleaning	816.00	27.11.18	3088	Unicomp Limited Printing flyers for Armistice Centenary	12.40	27.11.18	3089	P Coulling i) Tree guards	31.97			ii) Armistice/Beacon Event costs	146.48	27.11.18	3090	T Burgon - Exhibition Refreshments	100.00		3091	M Tatton Clerk's Salary November 2018	341.97	28.12.18	3092	M Tatton TOTAL £474.47				i) Salary December 2018	341.97			ii) Clerk's Office Allowance October - December	132.50	27.11.18	3093	Teston Village Hall - Hall Hire March - November 2018(7)	98.00	27.11.18	3094	RBLI - Sign for rear of Hall	35.40	27.11.18	3095	M Tatton Clerk's Expenses October - November 2018	72.63	27.11.18	3096	SLCC Subscription	106.00	27.11.18	3097	ALCC Subscription	40.00	27.11.18	3098	KALC Chairmanship Conference	72.00	27.11.18	3099	Fleurs de Filles	1040.00			TOTAL:	£4530.77
27.11.18	3084	Three Counties Contracting	90.00																																																																																						
27.11.18	3085	Gavin Jones Grounds Maintenance July - October	680.40																																																																																						
27.11.18	3086	Eon Street lighting charges Invoice 02.11.18	25.05																																																																																						
27.11.18	3087	The Stone Shop - TOTAL £1164																																																																																							
		i) New Plaque at War Memorial	348.00																																																																																						
		ii) War Memorial Cleaning	816.00																																																																																						
27.11.18	3088	Unicomp Limited Printing flyers for Armistice Centenary	12.40																																																																																						
27.11.18	3089	P Coulling i) Tree guards	31.97																																																																																						
		ii) Armistice/Beacon Event costs	146.48																																																																																						
27.11.18	3090	T Burgon - Exhibition Refreshments	100.00																																																																																						
	3091	M Tatton Clerk's Salary November 2018	341.97																																																																																						
28.12.18	3092	M Tatton TOTAL £474.47																																																																																							
		i) Salary December 2018	341.97																																																																																						
		ii) Clerk's Office Allowance October - December	132.50																																																																																						
27.11.18	3093	Teston Village Hall - Hall Hire March - November 2018(7)	98.00																																																																																						
27.11.18	3094	RBLI - Sign for rear of Hall	35.40																																																																																						
27.11.18	3095	M Tatton Clerk's Expenses October - November 2018	72.63																																																																																						
27.11.18	3096	SLCC Subscription	106.00																																																																																						
27.11.18	3097	ALCC Subscription	40.00																																																																																						
27.11.18	3098	KALC Chairmanship Conference	72.00																																																																																						
27.11.18	3099	Fleurs de Filles	1040.00																																																																																						
		TOTAL:	£4530.77																																																																																						
18/162	New Year's Day Event: A budget of £200 for drinks and £50 for nibbles was agreed. Chairman and Cllr Miss Page would organise.																																																																																								
18/163	Quotations for Grounds Maintenance for 2019/20: It was agreed that the press and public be excluded from this item due to the confidential nature of the business to be transacted and commercial sensitivity of the information to be received. This was discussed immediately after item 18/203 but is minuted below. The quotations received were compared and discussed and it was agreed that the following contractors be appointed: Gary's Landscape Village Green Hedge Courtlands hedge These hedges should be cut in late February Three Counties Contracting Three Counties Contracting: Allotments hedge – 3 Counties - £75 per cut Village Hall hedge (Cllr Douglass to contact the contractor directly) Ripton Wood (Cllr Coulling to contact the contractor directly) These hedges should be cut in late March																																																																																								
18/163	Gavin Jones Ltd Grass cutting at Teston Village Green, Courtlands, The Street, Ash Tree Corner and the western verges at Tonbridge Road																																																																																								

TESTON PARISH COUNCIL

18/164	Review of Standing Orders, Policies and Procedures: Nothing to report.
18/165	Parish Charter: Nothing to report. It was agreed that his could be removed from the Agenda for now.
18/166	Annual Parish Council 14th May 2019: The Clerk confirmed that Mr Boorman had accepted the invitation to speak at the meeting. There had been no response from Helen Grant MP as yet. As Mr Boorman had indicated he would attend it was agreed that the Clerk should not chase Ms Grant but if she wished to attend this would be acceptable, or a separate meeting could be arranged.
18/167	Teston Village Hall: Cllr Douglass, as Chairman of the Village Hall, would provide the Clerk with details pertaining to the £750 grounds maintenance grant. However, there would be no additional grant this year although £1000 had been factored into the Budget for next yet.
18/168	General Data Protection Regulations and ICO Payment: This would hopefully be finalised soon.
18/169	Managing Future Parish Council Vacancies and Generating Interest: An item would be placed in Tapestry in the New Year.
18/170	Tapestry: The Chairman had circulated a final draft of the 'interim' version for December/January. It was agreed this should go to print. This would not contain any advertisements. Any advertisers would have another free month. The Chairman was hopeful that Tapestry would return to its usual format in February.
	<u>Planning</u>
18/171	a) New/pending decisions i) TM/17/01595/OAEA and 17/503416/ADJ Land East Of Hermitage Lane And South Of London Road Maidstone Kent Adjoining Authority: Outline application for the erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access – Decision awaited ii) 17/506268/SUB Gunwalloe 59 Tonbridge Road Teston Kent ME18 5BT Submission of Details to Discharge Condition 2 of Appeal Decision (Privacy Screen Fence) Subject to 17/500888/FULL (Appeal Ref: APP/U2235/D/17/3183100) Maidstone Borough Council has requested further information from the applicant. No further news. iii) 18/502285/NMAMD The Gables Church Street Teston ME18 5AG Non Material Amendment Being Amendment of Condition 4 to Substitute Hedera Helix with Native or Near Native Plants Appropriate to the Street Scene Subject to 17/502779/FULL – Refused 22.10.18 iv) TM/18/01877/FL Land Opposite Ketridge Lane at Teston Road Erection of a building to provide covered sand school for animal training – Refused 15.10.18 v) 18/505499/LBC The Cottage West Church Street Teston Maidstone Kent Listed Building Consent for proposed internal alterations to include removal of internal stud wall and opening up the fireplace in the kitchen, widening the doorway into the kitchen, renovating the bathroom along with installation of extractor fan and raising the ceiling height of the loft room – Cllrs ratified the response submitted by the Clerk – that there be no objection subject to views of the Conservation Officer. Decision awaited. b) To consider any newly submitted applications/ratify submissions made None The Clerk was asked to clarify the situation regarding 7 Tonbridge Road.
18/172	Maidstone Local Plan Issues: The Chairman provided an update on current discussions between Maidstone Borough Council and the KALC Co-ordinating Team.
18/173	Air Quality Diffusion Tubes: These should be installed early in the New Year.
18/174	Tonbridge & Malling Local Plan: A response had been submitted to TMBC's Regulation 19 Consultation, challenging the housing numbers and making observations about infrastructure etc. The intention of Liberty Trust to develop further land at Heath Farm on Watlingbury Road was noted. It was expect that Teston, Watlingbury and East Malling were aligned in terms of traffic issues and eastwards access from Kings Hill.
18/175	Assets of Community Value: Nothing to report.

TESTON PARISH COUNCIL

18/176	Abbeyfield Development: In light of the matters raised during the public session it was <u>agreed</u> that the Clerk speak with the PCSO to alert her to the issues, and would check whether Building Control is under TMBC. The Chairman would seek to establish whether the lorries were being taken home by drivers, bearing in mind that they were turning up on site very early.
	<u>Highways and PROW</u>
18/177	Highways Spreadsheet: A spreadsheet of current issues had been circulated. It was also noted that a meeting had been arranged with Highways in early December to discuss possible work on the corner of the B2163. Regarding the spreadsheet, the following items were noted: 1) The channel below Court Lodge Farm was now invisible. This would be discussed at the meeting with Highways along with premature cutting of the daffodils, the dead tree at The Street, and the ivy-clad tree opposite Crown City. 2) The channel at the Farm Shop had been cleared but the channel itself was not adequate. This would be raised with Highways; 3) Hedges on Tonbridge Road had been trimmed; 4) The camera that had appeared near Barham Court had been removed. The Clerk had not been able to establish why this had been erected. Kent Highways had no knowledge of it. 5) It was noted that the gully outside the Crown City in The Street was blocked. This would be reported.
18/178	Meeting with Kent Highways: It was noted that: i) Traffic Island on Tonbridge Road in the Vicinity of Ash Tree Corner: A substantive response was still awaited from Highways. The Clerk would continue to press. ii) Footway Extension at Malling Road: The Parish Council would not pursue at this stage. iii) Tactile Paving by the Village Hall: The Highways Officer had indicated that these should be marked up shortly.
18/179	Purchase of Solar Powered, Moveable Speed Monitoring Equipment: Nothing to report.
18/180	Faulty Street Light: The Clerk had approached Kent Highways for a quote for repair but was having difficulty getting a response. The Chairman recommended a letter to Paul Carter and Officer indicating that the Parish Council would consider removing the column unless KCC were prepared to adopt it. This was <u>agreed</u>.
18/181	Speed Watch: An article was placed in Tapestry by the resident willing to resurrect Speedwatch but, as yet, he had not had any meaningful response. Meanwhile, Mr Holland would like to hand back the equipment. The Clerk would ask him to contact the Chairman.
18/182	Medway Bridges and Meeting with Network Rail: The Chairman had met with local Chairmen but there was no real progress to report.
18/183	Wateringbury Crossroads Exhibition 12th December 4-8pm & 19th December 4-7pm Wateringbury Village Hall: The exhibition had been <u>postponed</u>.
	<u>Environment</u>
	Allotments: a) Report from Allotments Meeting: Cllr Douglass reported on the meeting. Notes had been circulated. Cllr Douglass had since spoken with Mr Whillock regarding renewal of the posts. It was <u>agreed</u> that polytunnels were not acceptable but clothes to a height not exceeding 2 feet would be permitted. A plastic greenhouse measuring about 5 feet in height has appeared on a plot. It was <u>agreed</u> that the tenant be advised that this is only acceptable if it has open netting. Rubbish has been deposited in the wrong place and this will need to be moved. Cllr Douglass suggested this be dealt with next year. b) Regular Inspection Report from Cllr Douglass: There were no other issues to report. However, the Clerk was asked to confirm to Cllr Douglass which plots are subject to a deposit. c) Fencing and Hedges: Rabbits are a continual problem. The southern boundary had been sorted out. d) Allotment Tenancy Renewals: Most rent has now been received. The Clerk will chase

TESTON PARISH COUNCIL

18/184	outstanding payments. d) Water: If time permitted the Chairman and Clerk would look again at the Southeast Water bill with a view to challenging it.
18/185	Ambulance Sirens: The Chairman had contacted Helen Grant MP and had received a reply which would be circulated.
18/186	Teston's Trees and Hedges: i) Removal of access gate on the A26 east of The Street: It was noted that a second gate was now visible. It was <u>agreed</u> that the Clerk and Cllr Levett would investigate and then give resident(s) an opportunity to remove the gates. ii) Dead tree at The Street: The Clerk and Cllr Levett would inspect. iii) Proposal for replacement of dead tree on the Village Green: It was <u>agreed</u> that a tree would be ordered from Palmstead and Cllr Levett would arrange collection or delivery. iv) Proposal to plant a Copper Beech at the corner of the A26/B2163 and carry out landscaping: Cllr Levett suggested this be a Scarlet Oak instead. See item v) below v) Tree Inspections: It was felt that the Parish Council should consider an inspection of its trees. Information was currently awaited from QualiTree. The Clerk was asked to seek clarification from Highways as to how often they inspect trees on their land. Consideration would be given to putting an article in Tapestry reminding householders of their responsibilities with regard to trees on their land. vi) Yew Hedge at War Memorial: It was felt that the Yew Tree is out of balance. The Clerk would contact the adjacent householders seeking permission for the Parish Council to trim the Yew at the Parish Council's expense. iv) KMOTT Trees in the Village Competition: The Parish Council had been awarded a prize tree. It was <u>agreed</u> that a Scarlet Oak would be requested.
18/187	Malling Road Trees and Conservation Area Considerations: No further news.
18/188	Teston Bridge Country Park: This would not be pursued at this stage and would be removed from future agenda.
18/189	Future Use of Beacon: Cllrs were asked to give the matter some thought and discuss further at the next meeting. It was suggested that a mid-summer event might be arranged – possibly on or around 28th June, tying in with 100 year anniversary of the signing of the Treaty of Versailles.
18/190	Litter and Fly-tipping: Mr & Mrs Berry were thanked for their efforts. It was noted that the fly-tipping on private land had not yet been removed. The Clerk had written to the landowner.
18/191	Village Green/Village Hall Boundary: The Chairman and Vice-Chairman (as Chairman of TVHMC) had met and would be producing a plan.
18/192	Marking Teston's Northern Boundary: It was <u>agreed</u> that the Clerk should arrange a site meeting in April time and put back on the Agenda in May.
18/193	Caution Sign at Rear of Village Hall: The Clerk's action to order the sign was <u>ratified</u>.
18/194	Play Area Matters, including: i) Play Area Improvements: The quote for wet pouring under the chain trail was noted. The Clerk would chase for a second quote to pour over the existing tiles. Clerk to check the MBC grant scheme. ii) Inspection Rota: November – Cllr Ms Burgon; December - Cllr Levett; January –Cllr Mrs Wheat
	<u>Other</u>
18/195	Sorting and Storage of Historic Parish Council Papers: Cllr Douglass, as Chairman of the Village Hall, confirmed that Teston Village Hall would be able to offer the Parish Council a cabinet for storage. The Clerk would liaise with Cllr Douglass to take a look. Cllr Douglass would consider the appropriate charge to be applied to storage in the Village Hall.
	<u>Consultations – to consider responses</u>
18/196	i) Lower Thames Crossing – closing 20th December 2018 https://highwaysengland.citizenspace.com/ltc/consultation/ There would be no Parish Council response but Cllrs could respond personally. ii) Libraries, Registration and Archives Draft Strategy 2019-2022 https://consultations.kent.gov.uk/consult.ti/LRAStrategy/consultationHome

TESTON PARISH COUNCIL

18/196	iii) Landscapes Review: Call for Evidence https://consult.defra.gov.uk/land-use/landscapes-review-call-for-evidence/
18/197	<u>ANY LATEST REPORT UPDATES FOR NOTING ONLY</u>
Cllr Coulling raised the possible need for fencing on the Village Green and asked that this be considered ahead of the next meeting.	
MEETING ADJOURNED TO RECEIVE THE FOLLOWING REPORTS	
	i) Teston Village Stores CIC Matters: - The accounts for 2017/18 were being internally audited and a meeting would take place in due course; - A price review had been concluded and applied. ii) Teston Land Conservation Trust Matters - The complaint received had been answered; - The Young Farmers would be taking over the area previously covered by the cropping licence at Ripton Farm; - The Environment Agency had been given permission to access to River from Boathouse Meadow.
MEETING RECONVENED	
18/198	<u>Confidential Items</u> It was resolved that the press and public be excluded from the items 18/199 – 18/203 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
MEETING ADJOURNED AND RECONVENED IN PRIVATE	
18/199	Enforcement issues: There was no update regarding Malling Road.
18/200	Land Registration and Trees in Need of Protection: Nothing to report.
18/201	Preserving gap between Teston and Barming: Nothing to report.
18/202	Local Plan Review: The Chairman provided an update.
18/203	Assets of Community Value: A matter was discussed and it was agreed that if needed the Parish Council would send a letter.

There being no further business, the meeting closed at 10.35pm

Date of next regular meeting of the Council – 7.30pm 29th January 2019 at Teston Village Hall

(Available at meeting: Agenda, Clerk's Report, Correspondence List, Financial Statement, and Highways Sheet)

Clerk: Mrs Michelle Tatton 10 Clare Wood Drive, East Malling, Kent ME19 6PA Telephone: (01732) 521889 E-mail: testonparish@aol.com