

Teston Parish Council

These Minutes were approved at the meeting on 29th March 2022

Minutes of Meeting on 25th January 2022
7.30pm Teston Village Hall

Cllr Coulling (Chairman)
Cllr Douglass (Vice-Chairman)
Cllr Ms Burgon
Cllr Levett
Cllr Miss Page
Cllr Mrs Wheat

Mrs Michelle Tatton (Clerk)

Members of the public - 0

The Chairman drew attention to the Parish Council's Standing Orders on the Photographing, Recording, Filming or Broadcasting of Teston Parish Council Meetings. No intention to record the meeting was declared.

22/001	Declarations of Interest and Dispensations: In the interests of transparency, all Parish Councillors declared 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 declared an interest as members of Teston Village Hall Management Committee; and e) Cllr Burgon, Cllr Miss Page, and Cllr Mrs Wheat declared an interest as members of the Parochial Church Council.			
21/002	Apologies for Absence: Received from Cllr Owens and <u>agreed</u> . Cllr Mrs Gooch had also sent apologies.			
Meeting adjourned to receive comments and questions from members of the public				
Public session: There were no members of the public present.				
22/003	Minutes of meeting on 30th November 2021: These were <u>approved</u> as a correct record of the meeting and signed by the Chairman.			
22/004	Re-ordering of Items on the Agenda: No changes were proposed.			
22/005	Ratification of Decisions: The decisions taken by the Clerk since the last meeting, as set out at the end of these Minutes, and in line with the delegation of authority, were noted and <u>ratified</u> .			
Administration and Finance				
22/006	a) Statement of Accounts: A Financial Statement showing a balance of £26,797.05 had been circulated prior to the meeting. The following payments were <u>authorised</u> :			
	25.01.2022	3308	Peter Coulling - Chairman's Allowance 2021-22	200.00
	25.01.2022	3309	M Tatton a) Clerk's Salary January 2022	362.79
			b) Clerk's Expenses (Total cheque £389.88)	27.09
	28.02.2022	3310	M Tatton Clerk's Salary February 2022	362.79
	25.01.2022	3311	Return of allotment deposit	25.00
			TOTAL	£977.67
	It was noted that expenditure was exceeding income for the allotments. It was hoped the situation would stabilise over the next year.			
The projected year end figure for Tapestry was £3548.72. The Chairman would be sending out requests for payment to advertisers within the next few weeks. In line with previous discussions, it				

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	was agreed that fees should increase by 10%. It was asked whether printing costs could be reduced but it was felt that current printing arrangements worked well and the quality was very good and so there was reluctance to change supplier. b) Budget 2022-23 and Precept: It was proposed in November to set the Precept at £27,300, that is a 3% increase which would be an increase of 1.5p per week for a Band D property. Officers at Maidstone Borough Council had highlighted that their external consultants had indicated that inflation could, in fact, be as high as 6-7%. A 5% increase on the 2020/21 Precept would result in a 2.5p per week increase per Band D property. The matter was discussed at length, and while noting the difficult economic climate it was felt that if a 5% increase should be applied, resulting in a Precept of £27825 and this was agreed. It was agreed that the Parish Council comparison table, to be compiled by the Chairman, be published in Tapestry.
22/007	Service of Meeting Papers and Cllr Expenses: It was noted that the vast majority of papers from Maidstone Borough Council were being received electronically, and the Clerk was also circulating meeting papers by email since the start of the pandemic. Cllrs did not object to receiving papers by email but it was agreed that each Cllr be provided with a ream of paper every 6 months.
	Planning
22/008	i) New/pending decisions a) 20/505234/TPOA Barham Mews Tonbridge Road Teston Kent TPO application: Various tree works - Decision awaited 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) 21/505650/FULL Orchard Close The Street Teston Maidstone Kent ME18 5AQ Demolition of the existing conservatory. Erection of a single storey rear extension. Conversion of the garage to a habitable space – Permitted 16.12.2021 e) 21/505765/FULL Crown City Chinese Restaurant Tonbridge Road Teston Maidstone Kent ME18 5BU Creation of an additional 6 no. car parking spaces and resurfacing existing drive and existing car parking spaces (Retrospective) – Permitted 24.12.2021 It was noted that lights on the verge had been removed. ii) Newly submitted applications/ratify submissions made a) 21/506217/FULL and 218/LBC Woodlands Cottage, Livesey Street Demolition of existing garage and storage building and erection of a summerhouse and shed Details were circulated to all Cllrs: To ratify comments submitted by Clerk (no objections or concerns were raised) – LBC application permitted, Full application refused – 13.01.2022 b) 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: The comments submitted by the Clerk were ratified – Decision awaited c) 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

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	It was agreed the Parish Council would write in support of the application. Cllr Levett noted that Lime trees if heavily pollarded will send out a huge amount of shoots at ground level and hoped the applicant had been made aware of this.
22/009	MBC and TMBC Local Plan Updates: The Chairman provided a verbal update. The Regulation 19 consultation had generated a large volume of comments. Details of main modifications would come forward at the March 8 th meeting of MBC's Strategic Planning & Infrastructure Committee. A separate Development Planning Document would be prepared and consulted on by MBC to address assessed Gypsy, Traveller & Showpeople needs It was noted that TMBC's had issued a fresh Call for Sites.
	Environment
22/010	Work at Teston Country Park: The Chairman and Clerk had met with the Environment Agency to discuss the work taking place at the Country Park, and subsequently had met with Cllr Simon Webb, Cabinet Member Cllr Hill, and KCC officers. It had now been confirmed that any application from EA will be determined by Maidstone Borough Council. It was agreed the Parish Council should continue to seek total removal of the crane pad and road, and would also challenge the car park works.
22/011	Tree Work a) Tree work at Teston Village Green: This had been discussed at the previous meeting but had not been actioned as yet. It was agreed the Clerk should meet with Cllr Levett to understand exactly what is required. It was noted that the Silver Birch had a heavy misshapen 6-7 metre long bough leaning towards the neighbour's garden. It was felt the tree would become unstable if the bough was removed. The Clerk was requested to ask Qualitree to inspect and provide a quote. If the recommendation was that the tree should be removed the Parish Council would accept that finding, with some reluctance. When the scope of work was known the Clerk would proceed with an application for Conservation Area consent. Cllr Levett recommended that an Acer Platanoides Drummondii would make a suitable replacement. b) Proposal by Teston Village Hall for possible removal of the Beech within the Hall grounds: Cllr Douglass, as Chairman of the Village Hall Management Committee, reported that the Beech tree was considered to be a health and safety issue, particularly given the use of the grounds by young children, and that it was an inappropriate size for its location. It was agreed that the Clerk should arrange for Qualitree to inspect the tree at the same time as the Silver Birch, asking that they give particular consideration to the health of the tree and the maximum degree to which the tree could be reduced.
	Highways
22/012	Highway Improvement Plan: This would be discussed at a future meeting.
22/013	Parking of Network Rail Vehicles at Livesey Street Near Junction with Malling Road: It was noted that vehicles were still being parked at this location. The Clerk would continue to liaise with the PCSO and would report back to the next meeting.
	Other
22/014	Church Commissioners' Pastoral Scheme: No further news.
22/015	HM The Queen's Platinum Jubilee: The Chairman had emailed The Stone Shop about a possible plaque and would follow this up. The working group had met to discuss details of the celebrations and would meet again soon. Meanwhile, the Clerk would circulate details of commemorative items.

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22/016	Clerk's Report for Noting Highways Spreadsheet: Routine items continued to be monitored. Items on the latest sheet were noted. The Clerk was asked to check the extent of roadworks planned for the A26 at Wateringbury. Play Area Rota: January – Cllr Douglass; February – Cllr Miss Page; March – Cllr Owens; April – Cllr Mrs Wheat Damage to Village Green: Around the time of New Year a vehicle had ben driven onto the Village Green causing surface damage. The Clerk had sought a quote from Gary's Landscapes for repair work and a conversation had subsequently taken place with the Chairman. The ground was too muddy at present for work to take place but when conditions improved the situation would be reviewed. Standing Orders: This item would return to a future Agenda. Train Horns: At the November meeting Cllrs considered the latest response from Network Rail. Subsequently, the Clerk responded to Network Rail noting that there is long visibility from the footpath crossing over the railway and asking whether it is really necessary for drivers to use their horn at this point. A reply was awaited. Other Items to Note: a) Assets of Community Value Status: To be progressed in due course. b) Possible Future Grant to Teston Village Stores CIC: To be monitored. c) Village Green/Village Hall Boundary: To be progressed in due course. d) Removal of seating from play area at Teston Bridge Country Park: To be reviewed and progressed as necessary in due course. e) Ambulance Sirens: To return to a future Agenda.
22/017	Exceptional Delegated Authority: It <u>was</u> agreed that EDA should continue until the next meeting.
Meeting Adjourned	
Teston Land Conservation Trust matters • It was noted that the stile opposite the Country Park needed to be replaced • Cllr Levett asked that the new gate be looked at, and noted that, in his view, weed killing would be needed this summer Teston Village Stores CIC matters • The Chairman gave an update regarding operational matters	
Confidential Items	
22/018	It was <u>resolved</u> 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
22/019	Allotments: The Clerk and Cllr Douglass reported upon non-payment of rent. It was <u>agreed</u> that letters should be sent terminating the Tenancies with items to be removed from the plots by the end of February.
22/020	Enforcement issues: A matter of concern was discussed. Further enquiries would be made.

There being no further business the meeting closed at 10.00pm

Date of next regular meeting of the Council – 7.30pm on 29th March 2022 at Teston Village Hall

SignedChairman 29th March 2022