

Teston Parish Council

**These Minutes were approved by the Council
at its meeting on 27th September 2022**

Minutes of Meeting on 19th July 2022
7.30pm Teston Village Hall

Cllr Peter Coulling (Chairman)
Cllr Christopher Douglass (Vice-Chairman)
Cllr Roger Levett
Cllr Robin Owens
Cllr Miss Dawn Page
Cllr Mrs Nina Wheat

KCC Cllr Simon Webb
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.

22/083	Declarations of Interest: In the interests of transparency, all Parish Councillors declared 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; (e) Cllr Douglass, Cllr Miss Page and Cllr Mrs Wheat declared an interest as members of Teston Village Hall Management Committee and (f) Cllr Owens, Cllr Miss Page and Cllr Mrs Wheat declared an interest as members of the Parochial Church Council. No other declarations were made.			
22/084	Apologies for Absence: Received from Cllr Ms Burgon and these were accepted. Cllr Mrs Gooch had also sent apologies. Cllr Webb was expected to arrive later in the meeting.			
Public session: There were no members of the public present				
22/085	Minutes of previous meetings: The Minutes of 31 st May 2022 were approved as a correct record of the meeting and signed by the Chairman.			
22/086	Ratification of Decisions: Decisions taken by the Clerk since the last meeting, as set out at the end of this Agenda, were ratified .			
22/087	Ordering of Agenda: No changes were proposed.			
	<u>Administration and Finance</u>			
22/088	Statement of Accounts: A Financial Statement had been circulated by the Clerk showing a balance of £43,286.02 from which the following payments were approved for payment:			
	19.07.2022	3335	M Tatton TOTAL £393.16 a) Clerk's salary for July 2022	370.37
			b) Clerk's Expenses June/July (reflecting adjustment)	22.79
	19.07.2022	3336	Teston Village Stores CIC - Refreshments for Beacon Event	274.85
	19.07.2022	3337	Peter Coulling - Reimbursement of payment for Jubilee Plaque works	869.00
	19.07.2022	3338	A Tatton Web/Admin Support to date	76.47
	19.07.2022	3339	Kent Men of the Trees Subscription	25.00
	31.08.2022	3340	M Tatton Clerk's Salary August 2022	370.37

	19.07.2022	3341	Commercial Services Trading Ltd - Landscape Services	707.39
			TOTAL	2716.24
	It was agreed that the Parish Council make a grant to meet the cost of cutting the TLCT roadside hedge at Ripton Wood in the sum of £85.00.			
22/089	Review of Standing Orders, Policies and Procedures and Risk Assessment: Deferred to the next meeting.			
22/090	Annual Return for the Year ending 31st March 2022: The AGAR had been acknowledged by PKF and the outcome was awaited. The Clerk had approached alternative internal auditors and had received some responses. These would be discussed with Cllr Owens and Cllr Mrs Wheat.			
22/091	Possible Grant to St Peter and St Paul Church for assistance with Churchyard maintenance: Deferred to the next meeting.			
	Planning			
22/092	i) New/pending Decisions a) 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 b) Barnjet Layby, Tonbridge Road Barming - Street Trading Application Comments submitted and decision awaited c) 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 d) 22/501491/TCA The Village Green Church Street Teston Kent Conservation area notification: Fell one Silver Birch and grind stump – Tree Officer has advised of intention to place a TPO on the tree. e) 22/501682 7 Fairlawn Close Teston Maidstone Kent ME18 5AX Lawful Development Certificate for a proposed loft conversion with a flat roof dormer, Juliet balcony to rear and 4no. velux windows to front Elevations (resubmission 21/506283/LAWPRO) – APPROVED 27.05.2022 f) 22/501863/FULL 7 Fairlawn Close Teston Maidstone Kent ME18 5AX Erection of a front porch with pitched roof – APPROVED 09.06.2022 g) 22/502011/TCA Teston Village Hall Church Street Teston Conservation area notification: Reduce one Beech to previous points (by 15%) Starting Height:19m to 17.5m Starting Radial Width: 6m to 4.7m; Fell & grind one Silver Birch and replace with suitable species – WITHDRAWN BY VILLAGE HALL but not yet confirmed as withdrawn on MBC's website h) 22/501778/LBC 2 Hillside Cottage Malling Road Teston ME18 5AN Listed building consent for the renewal of the rear dormer, replacement windows and doors including internal and external repairs. install mechanical ventilation to bathroom and kitchen, 3no. external lights. Retrospective replacement ceiling works to the top bedroom – Decision awaited i) 22/501777/FULL 2 Hillside Cottage Malling Road Teston ME18 5AN Renewal of the rear dormer, replacement windows and doors including external repairs and 3no. external lights. Retrospective replacement of ceiling works to the top bedroom – Decision awaited			

	j) TM/22/00907/FL Land North Of 351 Hermitage Lane Maidstone Kent Erection of 42No. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks - Decision awaited k) 22/502027/FULL Land North Of 351 Hermitage Lane Maidstone Erection of 42 no. residential dwellings including affordable housing. Enhancement of existing access from Hermitage Lane and provision of associated hardstanding, landscaping, open spaces and infrastructure including drainage and earthworks – Decision awaited l) 22/502901/TPOA 2 South Lodge Barham Court Tonbridge Road Teston Tree Preservation Order application: T1 - Beech - Crown lift to 5m, T2 - Beech - Remove and replace tree, T3 - Beech - Crown lift to 5m and remove small deadwood. Also clear house roof by 2 metres where 5 metre crown lift has not done so – PERMITTED 08.07.2022 m) 22/502040/FULL Durley Tonbridge Road Teston Kent ME18 5BU Erection of a single storey rear extension and internal alterations, to provide semi-independent living accommodation for an elderly family relative – PERMITTED 22.06.2022 n) 22/503008/TCA Teston Village Hall Conservation area notification - Reduce one Beech to previous points (and by 15%) Starting Height:19m to 17.5m Starting Radial Width: 6m to 4.7m – Decision awaited o) 22/503185/SUB Becketts Croft Malling Road Teston Maidstone Kent ME18 5AR Submission of details pursuant to condition 4(a) (joinery details) in relation to Listed Building consent 21/504878/LBC – Decision awaited p) 22/503162/FULL Colindale 66 Tonbridge Road Teston ME18 5BT Part Garage conversion into a habitable space, erection of a first floor side and single storey rear extension (Comments submitted – no objection subject to a condition for obscure glazing) Decision awaited ii) Pending Decisions/New Applications: None
22/093	MBC and TMBC Local Plan Updates: The Chairman provided an update. The Stage 1 Hearing Sessions would take place in September. The Coordinating Team (of which Maidstone KALC is a member) would be attending. The Chairman would attend on behalf of the Parish Council.
	Environment
22/094	Teston Bridge Country Park: The future dates for the Liaison Meetings (4th October 2022 and 4th April 2023) were noted. It was felt that the Parish Council, Borough and County Cllr should be consulted before dates were set and this had been taken up with KCC.
22/095	Tree and Hedge Work: a) Felling of the Silver Birch at Teston Village Green: The Borough Council had threatened to put a TPO on the tree but had taken no further action. The Clerk had emailed the Borough Council in order to elicit some progress. b) Application for work to the Beech within the Hall grounds of Teston Village Hall: Work was expected to take place shortly. c) Work carried out to the hedge at Courtlands and to the roadside hedge at the Allotments: The work carried out was noted. It was observed that next year the Courtlands hedge should be cut back hard back so as not to envelope the adjacent trees. A schedule of all such maintenance work would be produced. d) Status of works to the Lime Tree at Courtlands and Catalpa on the Village Green: It was agreed that the Clerk should obtain a quotation to lift the Lime in accordance with the previous

	permission and arrange for the work to be carried out alongside the work to the Catalpa. d) Other tree and hedge issues: The Clerk was asked to arrange for the 2 Pandora Cherries for the Village Green to be delivered in the autumn. These should have a girth size of 10-12.
22/096	Allotments Report: There were no issues to report.
22/097	Play Area Inspection: The Annual Report was awaited. It was <u>agreed</u> that once the report was available the Clerk should discuss any urgent items with the Chairman.
	Highways
22/098	Highway Improvement Plan and Highway Spreadsheet of Routine Items: to a) The Chairman provided a verbal update regarding Auto Speedwatch which might provide an alternative to a mobile SID. This would be investigated further; b) The Clerk continued to monitor routine highway faults. A spreadsheet of current issues had been circulated. It was noted that footway repairs at Church Street were resolved. c) It was reported that the recent resurfacing work at Malling Road had not included the strip on the eastern side south of South Cottage and the gullies at this location were now sitting below the road surface. This would be raised with Kent Highways.
22/099	Parking of Network Rail Vehicles at Livesey Street Near Junction with Malling Road: Unfortunately the matter remained unresolved. The matter would be carried forward to the next meeting.
22/100	Consultation upon Transport Plan for the South East (closing 12th September) https://transportforthesoutheast.org.uk - noted
	Other
22/101	Screen and Projector for Teston Village Hall: Cllr Douglass reported upon discussions by the Village Hall Management Committee. The Committee had some concern about the screen hanging down but overall had no objection in principle provided the cost was met by the Parish Council. It was agreed that the Chairman, Cllr Ms Burgon and the Clerk would investigate options.
22/102	Ward Boundary Changes: It was noted that the Boundary Commission was proposing 49 Cllrs instead of 48. It was <u>agreed</u> that the Chairman and Clerk should liaise regarding any necessary response.
22/103	HM The Queen's Platinum Jubilee: The Chairman reported upon the event. It was suggested that there should be a beacon event in the winter. It was <u>noted</u> that 72 mugs had been purchased. These would be sold at £5 each with children in the village able to have a mug for free. Funds would be given to the Parish Clerk in due course for banking.
22/104	Community Safety Ward Cluster Meetings: Deferred to next meeting.
22/105	Lorry Movements on Malling Road: The current position was <u>noted</u> .
22/106	Clerk's Report Play Area Rota: July – Cllr Levett; August – Cllr Douglass; September – Cllr Miss Page; October – Cllr Owens
22/107	Exceptional Delegated Authority: to consider whether It was <u>agreed</u> that Exceptional Delegated Authority should continue until the next meeting
Meeting Adjourned	
Teston Land Conservation Trust matters Discussions were ongoing with Network Rail regarding work at the end of autumn. If agreement is reached, there would be set up work during the day and overnight work during the weekend so complaints were likely but the work was necessary.	

Cllr Webb arrived during consideration of this item.

- **Teston Village Stores CIC matters**

Unfortunately, the newspaper round was being discontinued. A proposed article for Tapestry was circulated and discussed.

	Confidential Items
22/108	It was resolved that the press and public be excluded from the item 22/109 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
22/109	Enforcement issues: The Chairman reported on the current position of MBC's Enforcement as set out in the Tracker.

Decisions Taken by the Clerk Since 31st May Under Agreed Scheme of Delegation

For ratification under Agenda item 22/086

Detail	Decision and background	Date Taken
Courtlands Hedge	At the May meeting it was agreed that the Courtlands hedge should be cut but no price was available at that time. The Clerk liaised with the contractor and subsequently agreed a price of £360.00 which was consistent with the previous cut.	27.06.2022
Tree Application	22/502901/TPOA 2 South Lodge Barham Court Tonbridge Road Teston: Tree Preservation Order application: T1 - Beech - Crown lift to 5m, T2 - Beech - Remove and replace tree, T3 - Beech - Crown lift to 5m and remove small deadwood. Also clear house roof by 2 metres where 5 metre crown lift has not done so. Details were shared with Cllrs. No objections were raised. The Clerk submitted a response on this basis.	05.07.2022
Allotment Hedge and Ripton Wood hedge	It was reported to the Clerk that the Allotments and Ripton Wood hedges were in need of an urgent cut on the roadside. The Clerk obtained a quotation from the contractor for the £170 plus vat. This was considered to be reasonable based on previous cuts and was accepted. Invoices are awaited. The contractor has been reminded that separate invoices will be required.	11.07.2022
Planning Application	22/503162/FULL Colindale 66 Tonbridge Road Teston Part Garage conversion into a habitable space, erection of a first floor side and single storey rear extension Details were shared with Cllrs. While there was no objection to the development it was felt that any new ground and first floor windows facing the neighbour should be obscure-glazed, with any opening panels restricted to above a reasonable head-height. A response was submitted on this basis.	11.07.2022

There being no further business, the meeting was closed at 8.35pm.

Date of next Parish Council meeting – 7.30pm on 27th September 2022 at Teston Village Hall

