

# TESTON PARISH COUNCIL

These Minutes were approved by the Council at its meeting on 26<sup>th</sup> September 2017

Minutes of the Meeting on 25<sup>th</sup> July 2017  
at 7.30pm in Teston Village Hall

Cllr Peter Coulling – Chairman  
Cllr Ms Tina Burgon  
Cllr Roger Levett  
Cllr Robin Owens  
Cllr Miss Dawn Page  
Cllr Mrs Nina Wheat

Mrs Michelle Tatton (Clerk)  
0 member 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.

17/058	<b>Declarations of Disclosable Pecuniary Interests and/or Other Significant Interests:</b> In the interests of transparency, all Parish Councillors declared that they have an interest in (a) in 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) in Teston Land Conservation Trust Matters as they are Trustees; (d) Teston Village Stores CIC as they are Directors of the CIC; and d) Cllr Owens, Cllr Miss Page and Cllr Mrs Wheat have an interest as members of Teston Village Hall Management Committee.			
17/059	<b>Apologies for absence:</b> were received from Cllr Douglass and these were <b>approved</b> . Cllr Mrs Gooch had also offered her apologies as she was attending a Borough Council meeting.			
<b>MEETING ADJOURNED</b>				
<b>Public session:</b> There were no members of the public present.				
<b>MEETING RECONVENED</b>				
17/060	<b>To agree the Minutes of previous meetings:</b> The Minutes of 30 <sup>th</sup> May were <b>approved</b> and signed by the Chairman. The Chairman had not been present at the meeting on 27 <sup>th</sup> June 2017. All other Councillors had been present and confirmed their accuracy and as such they were <b>approved</b> and signed by the Chairman as a correct record.			
17/061	<b>Ordering of Agenda:</b> No changes.			
<b><u>Administration and Finance</u></b>				
17/062	<b>Statement of accounts:</b> A Financial Statement dated 12 <sup>th</sup> July 2017 had been circulated showing a balance of £36,115.07 from which the following payments were authorised, including a post-dated cheque for the Clerk's salary for August 2017:			
	25.07.17	2984	Playsafety - Annual Play Inspection	79.80
	25.07.17	2985	Alpha Mechanical Constrators Ltd - Heat Exchanger/installation at VH	2040.00
	25.07.17	2986	Turfsoil Ltd - Grounds Maintenance March-June	336.00
	25.07.17	2987	Eon - Street lighting Invoice 01.07.17	22.04
	25.07.17	2988	M Tatton Clerk's Salary July 2017	335.27
	29.09.17	2989	M Tatton Clerk's Salary August 2017	335.27
	25.07.17	2990	M Tatton Clerk's Expenses June-July 2017	92.05
	25.07.17	2991	Gary's Landscape B2163 Hedge at corner of A26 and B2163	75.00
			<b>TOTAL</b>	<b>3315.43</b>
It was noted that the year-end estimate of £14,577.87 did not include any sum that might be spent on replacing the street light.				
17/063	<b>Donation of Heat Exchanger to Teston Village:</b> It was noted that the heat exchanger was working well. The VAT would be reclaimed. The Clerk would write to the Village Hall to formalise the donation.			

# TESTON PARISH COUNCIL

17/064	<p><b>To consider Lifetime Membership of the War Memorials Trust, and Discolouration of the Stonework due to Wreaths:</b> It was <b>agreed</b> that the Parish Council should seek lifetime membership if this could be achieved for £150. If not, annual membership should be sought (£20 per year).</p> <p>It was noted that some staining of the War Memorial had occurred under the wreaths. It was <b>agreed</b> that an article should be placed in Tapestry seeking comments upon the timing for removal of wreaths.</p>
17/065	* <b>Update regarding Annual Return for the Year ending 31<sup>st</sup> March 2017:</b> There was no news regarding the external audit.
17/066	* <b>Review of Standing Orders, Policies and Procedures:</b> No further news at present.
17/067	* <b>Parish Charter:</b> Discussions were ongoing. The Chairman of Maidstone KALC would report further in due course.
	<b><u>Planning</u></b>
17/068	<p><b>a) New/pending decisions</b></p> <p><b>i) 16/508000/FULL The Granary Court Lodge Farm The Street</b> Erection of single storey front extension with insertion of 2 rooflights – <b>Decision awaited.</b> However, please note that the Conservation Area Officer has objected on the basis the proposal is unsympathetic and would cause harm to the appearance of the building.</p> <p><b>ii) 17/500163/LBC Woodlands Cottage Livesey Street Teston Kent ME18 5AY</b> Listed Building Consent to remove internal brick wall and replace with open stud wall – <b>Approved 01.06.2017</b></p> <p><b>iii) 17/500111/FULL Windy Post Church Street Teston Kent ME18 5AG</b> Erection of a front porch and removal of existing rear conservatory to be replaced with rear single storey extension. Loft conversion with alterations to roof, addition of 2no. windows and 1 no. roof light – <b>Refused 21.03.2017 – To note that the applicant is appealing</b></p> <p><b>iv) 17/501953/TCA St Peter And St Paul's Church Church Street</b> Tree in Conservation Area notification 1 x Mature Holly - sever ivy, 1 x 'Quercus Rubra' - fell and remove stumps, 1 x Common Ash - fell and treat stumps, 1 x Cherry Laurel - reduce crown by no more than 25% - <b>Part allowed, part refused 06.06.2017 TPO issued in relation to the Red Oak</b> The Chairman reported on a conversation with the owner of an adjacent property and this was noted.</p> <p><b>v) 17/502238/SUB 3 The Bungalows Church Street Teston Kent ME18 5AH</b> Submission of Details to Discharge Condition 3 (Materials) Subject to 15/507703/FULL – <b>Approved 05.06.2017</b></p> <p><b>vi) 17/502779/FULL The Gables Church Street Teston ME18 5AG</b> Removal of timber fence fronting boundary and construction of new brick wall. Parish Council – no objection - <b>Decision awaited.</b></p> <p><b>vii) 17/502201/FULL Teston Village Hall Church Street Teston Maidstone Kent</b> Installation of heat-exchanger/air conditioner unit – <b>Approved 30.06.2017</b></p> <p><b>b) To consider any newly submitted applications/ratify submissions made to include the following:</b></p> <p><b>i) 17/500888/FULL Gunwalloe 59 Tonbridge Road Teston Kent ME18 5BT</b> Retrospective application for construction of decking at rear and walkway leading to decking at side of property. <b>To note submission of amended details.</b> The Clerk had repeated the Parish Council's previous views regarding the adverse impact on neighbours and this response was <b>ratified.</b> The matter would go before Maidstone Borough Council's Planning Committee on 27<sup>th</sup> July and it was <b>agreed</b> Cllr Douglass should attend.</p> <p><b>ii) 16/503202/FULL The Tickled Trout PH Lower Road, West Farleigh ME15 0PE</b> Retrospective application for insertion of double head LED floodlights to rear of car park and insertion of single LED flood light attached to chimney – amended details. The Clerk's response, which mirrored the Parish Council's original response, was <b>ratified.</b></p> <p><b>iii) TM/17/01595/OAEA and 17/503416/ADJ Land East Of Hermitage Lane And South Of London Road Maidstone Kent</b></p>

# TESTON PARISH COUNCIL

	<p>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.</p> <p>The Chairman suggested that Teston Parish Council approach other local Parish Councils to arrange a meeting and this was <b>agreed</b>.</p>										
17/069	<p><b>Maidstone Local Plan Issues:</b> The Inspector's report should be available shortly. The KALC Co-ordinating Team would monitor and react as necessary.</p> <p>Cllr Levett hoped that Green Belt might be considered for Maidstone.</p>										
17/070	* <b>Tonbridge &amp; Malling Local Plan:</b> Attempts would be made to arrange a meeting with local parishes.										
17/071	<p><b>Registration under the Localism Act 2011 of Assets of Community Value:</b> It was <b>agreed</b> that the Clerk should take steps to register Teston Club as an asset of Community Value and Teston Village Hall would be considered at the next meeting.</p> <p>The Clerk would explore whether the pill boxes met the criteria for registration.</p>										
	<b><u>Highways and PROW</u></b>										
17/072	<p><b>Highways Spreadsheet:</b> A spreadsheet had been circulated and this was considered. In particular it was noted that:</p> <ul style="list-style-type: none"> <li>• the weeds around the bollards had died but the detritus was still there. Clerk to chase;</li> <li>• the potholes at the northern end of Malling Road had been dealt with;</li> <li>• the 30mph sign on the south side of Tonbridge Road on the approach to Teston House was almost completely obscured. The Clerk would report to Highways.</li> </ul>										
17/073	<p><b>Signs, seats and litter bins:</b> The Chairman and Clerk met with Jonathan Edwards and his crew to discuss a number of street scene works. It was <b>agreed</b> that the following work should proceed:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Removal of 3 ex parking posts, reuse 2 ex parking posts and install 1 new post</td> <td style="text-align: right;">£290</td> </tr> <tr> <td>Install two new bench bases and a litter bin base</td> <td style="text-align: right;">£550</td> </tr> <tr> <td>Fit 2 litter bins and 2 benches</td> <td style="text-align: right;">£240</td> </tr> <tr> <td>Make and paint Council benches</td> <td style="text-align: right;">£460</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>£1540</b></td> </tr> </table> <p>The Clerk was requested to ask Freddie Cumber and David Harker for a quotation for refurbishing the existing benches in the Parish. Any metal work should be painted dark green.</p> <p>No action would be taken regarding the tree stump at The Street.</p> <p>The Clerk was also asked to order the signs from RBLI that had been authorised previously together with a sign to be placed on the telegraph pole near the rear of the Village Hall reminding people exiting the gate at the rear of the hall to be aware of traffic.</p>	Removal of 3 ex parking posts, reuse 2 ex parking posts and install 1 new post	£290	Install two new bench bases and a litter bin base	£550	Fit 2 litter bins and 2 benches	£240	Make and paint Council benches	£460	<b>Total</b>	<b>£1540</b>
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<b>Total</b>	<b>£1540</b>										
17/074	<b>Traffic Island on Tonbridge Road in the Vicinity of Ash Tree Corner:</b> A site meeting would be taking place on 8 <sup>th</sup> August.										
17/075	<p><b>Existing Street Lights:</b> The loss adjuster had confirmed that the Parish Council could allocate compensation funds as it saw fit and was not required to replace the light. A letter confirming this was awaited.</p> <p>Councillors were asked to consider whether the light should be replaced. Cllr Levett commented that the purpose of the light was to help drivers not pedestrians. However, others felt that the light was not needed and that if residents were concerned about its absence they would have been in touch. The Clerk confirmed that no one had been in contact expressing concern about the lack of lighting.</p> <p>It was moved by the Chairman and <b>agreed</b> that, subject to written confirmation from the loss adjuster as above, the Parish Council would not replace the light.</p> <p>In due course the Parish Council would consider the future of the other light opposite Teston Lane.</p>										
17/076	* <b>Teston Road:</b> The Clerk had yet to arrange a meeting with other local parishes										
17/077	* <b>Hedge on the Southwestern Corner of the B2163:</b> It was noted that the work had been completed.										
17/078	* <b>Speed Watch:</b> Nothing to report.										

# TESTON PARISH COUNCIL

17/079	*	<b>Medway Bridges:</b> KALC had held a meeting with MPs regarding local bridges and this was noted.
		<b><u>Environment</u></b>
17/080		<p><b>Allotments:</b></p> <p><b>a) Inspection Report:</b> There was a possible leak at the Allotments and repairs might be needed. South East Water would be carrying out a meter reading for free. It was <b><u>agreed</u></b> that the Clerk could spend up to £500 on a repair.</p> <p>Cllr Douglass had confirmed to the Clerk following his recent inspection that all plots were satisfactory.</p> <p>It was noted that 1 plot had become available and this had been re-let. Another plot would become available at the end of October.</p> <p><b>b) Fencing and Hedges:</b> Cllr Ms Burgon had not had any success contacting Lord Falmouth's agent. The Clerk would contact the Tregothnan Office.</p> <p><b>c) Ferreting:</b> There had been no further ferreting.</p> <p><b>d) To Agree Policy for Handling Breaches under the Tenancy Agreement:</b> It was <b><u>agreed</u></b> that when any breaches occurred Cllr Douglass should make a recommendation to the Clerk for action and the Clerk would then have delegated authority to act accordingly. If the Clerk had any concern that action suggested was not in line with the terms of the Tenancy Agreement she should raise the matter with the Council.</p> <p>It was <b><u>agreed</u></b> that before a tenancy could be formally severed the matter should be reported to the Parish Council who would take the decision.</p> <p>The Clerk could place advertisements in Tapestry at any time in the event of an allotment vacancy arising.</p> <p><b>d) To Consider Review of Rent and Delegation:</b> It was <b><u>agreed</u></b> that from 1<sup>st</sup> November 2017 the rent per plot should increase by £1, from £15.50 to £16.50.</p> <p><b>e) Allotment Holders Meeting:</b> It was <b><u>agreed</u></b> that a meeting should be held for allotment holders in October. The Clerk would liaise with Cllr Douglass and the Chairman regarding a suitable date and in due course would let all Councillors know.</p>
17/081	*	<b>Ambulance Sirens:</b> The Chairman had drafted a further letter to be sent to the Chief Executive of the Maidstone and Tunbridge Wells NHS Trust and this was considered and discussed at length. It was <b><u>agreed</u></b> that the letter be sent. Cllr Mrs Burgon abstained from the vote.
17/082		<p><b>Teston's Trees and hedges, including:</b></p> <p><b>a) Trees in the Village Competition 2017:</b> Cllr Levett had given the judge a tour of the village and the report was awaited.</p> <p><b>b) Village Green Trees:</b> The Clerk had been able to provide some tree guards and canes, courtesy of Medway Valley Countryside Partnership, and these were with the Chairman.</p> <p><b>c) Dead tree at The Street:</b> It was <b><u>agreed</u></b> that the Clerk should contact Kent Highways regarding a replacement tree which it was noted would cost around £200. Cllr Levett should be advised of options and recommend a suitable specimen.</p> <p><b>d) Village Green and Village Hall hedges:</b> Timing of cuts to hedges was discussed. It was noted that these could be cut at any time but care should always be taken not to disturb nesting birds. The Village Green hedge would be cut very shortly.</p> <p><b>e) Lime Tree at Courtlands:</b> It was noted that the Lime Tree had some low branches over the path. As the tree is subject to a TPO the Clerk would make an application seeking permission to raise the canopy to give reasonable clearance, of up to 3 metres from the footway.</p> <p><b>f) Hedge at Courtlands:</b> It was noted that this had not been cut. The Clerk was asked to contact the owner asking him to cut the hedge back as close to fence as possible while leaving an element of green.</p>
17/083		<b>Malling Road Trees:</b> It was noted that significant tree work had been carried out to the north of the village. The Clerk was asked to chase the Tree Officer regarding TPO status.
17/084		<b>Teston Bridge Country Park Catering Facility:</b> The new facility is fed from the mains and this was welcomed.
17/085		<b>Bulb Planting for Autumn 2017:</b> It was <b><u>agreed</u></b> that bulbs could be planted at the western end of Tonbridge Road, at the top end of the Street and on the verge at Teston Lane. Residents would be asked for their views through Tapestry and Facebook with answers needed back as soon as possible as planting would need to take place in September/October. The Clerk was given a budget of £250 subject to Clerk

# TESTON PARISH COUNCIL

		seeking views following feedback from the Tapestry article.
17/086	*	<b>Quality of Water – Tonbridge Road:</b> The water main along Tonbridge Road would be replaced. In the meantime the system would be flushed through monthly.
17/087	*	<b>Commemorating the 100th Anniversary of the End of WW1 – Beacon Lighting on 11.11.2018 :</b> Cllr Miss Page had spoken briefly with the History Society who were generally supportive of the idea of an event. Cllr Miss Page also expressed support on behalf of the Church. An article would be placed in Tapestry seeking thoughts regarding the positioning of a beacon on the Village Green and a decision on whether to proceed would be taken in September
17/088	*	<b>Village Green/Village Hall Boundary:</b> No further news.
17/089	*	<b>Play Area Equipment Check and Rota:</b> The rota was noted as follows: July – Cllr Owens; August- Cllr Coulling; September - Cllr Ms Burgon. The Annual ROSPA inspection had taken place. It was recommended by the Chairman that the Clerk should obtain a quote for renewing the clips and a quotation for renovation of the equipment including the surface for under the play frame.
		<b><u>Other</u></b>
17/090		<b>Social Media:</b> It was <b>agreed</b> that the Clerk should set up a Twitter account purely to point people to the Facebook page. The Clerk would prepare a report upon data back up and document retention.
17/091		<b>Telephone Kiosk:</b> It was <b>agreed</b> that an article should be placed in Tapestry seeking views upon what the kiosk might be used for should it be decommissioned.
17/092	*	<b>Tonbridge Road and Teston House - postcode change:</b> No further news. The Clerk would send a reminder.
17/093	*	<b>Boundary Review:</b> Cllr Mrs Gooch had provided an update. Officers would be reporting to the Democracy Committee in September regarding changing the Ward name to 'Barming and Teston', with a view to moving on to a formal consultation thereafter.
		<b><u>Consultations – to consider responses</u></b>
17/094		<b>i) Maidstone Low Emissions Strategy and Air Quality Management Area – closing 29<sup>th</sup> August</b> <a href="http://www.maidstone.gov.uk/_data/assets/pdf_file/0015/145104/Low-Emissions-Strategy-Consultation-Document-2017.pdf">http://www.maidstone.gov.uk/_data/assets/pdf_file/0015/145104/Low-Emissions-Strategy-Consultation-Document-2017.pdf</a> The Chairman would circulate the paper that Maidstone KALC had put together. It was <b>agreed</b> that the Clerk would then respond to the consultation. Cllr Levett suggested that lorries should be prevented from using Maidstone as a through route. <b>ii) Kent Country Parks Strategy 2017-2021 – closing 11<sup>th</sup> September</b> <a href="http://consultations.kent.gov.uk/consult.ti/countryparksstrategy/consultationHome">http://consultations.kent.gov.uk/consult.ti/countryparksstrategy/consultationHome</a> It was <b>agreed</b> that the Clerk should respond in consultation with the Chairman.
17/095		<b><u>ANY LATEST REPORT UPDATES FOR NOTING ONLY</u></b> Cllr Ms Burgon attended the Open Cricket Day, and said how much she had enjoyed it. A number of people from the village had attended.
<b>MEETING ADJOURNED TO RECEIVE THE FOLLOWING REPORTS</b>		
		<b>i) Teston Village Stores CIC Matters</b> <ul style="list-style-type: none"> <li>• The Chairman would be providing some margin analysis very shortly;</li> <li>• The Chairman reported on current staffing status.</li> <li>• The heat exchanger had been installed and was working well.</li> </ul> <b>ii) Teston Land Conservation Trust Matters:</b> <ul style="list-style-type: none"> <li>• The fencing had been largely replaced at Upper Boathouse Meadow.</li> <li>• Bill Whillock had strimmed ragwort at Upper Boathouse Meadow and in the woodland. It was thought that the Young Farmers would pull the ragwort at Kings Farm and the Chairman was liaising with the Young Farmers regarding playing the farmer's field;</li> <li>• It was felt that Kings Farm should be renamed 'Ripton Farm' and the woodland 'Ripton Wood'.</li> </ul>

# TESTON PARISH COUNCIL

## MEETING RECONVENED

**Public session:** There were no members of the public present.

17/096

**Confidential Items** It was **agreed** that the press and public to be excluded from the items 17/097 - 17/100 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

17/097

**Enforcement issues:** The Chairman reported on the appeal at Knole Farm.

17/098

**Land Registration and Trees in Need of Protection:** Nothing further to report. A meeting with Matthew Balfour had been requested.

17/099

**Preserving gap between Teston and Barming:** Councillors were asked to reflect on the situation.

19/100

**To consider a matter relating to Hop Garden Stables:** The Chairman provided a verbal reported which was noted.

There being no further business the meeting ended at 10.20pm

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*Date of next regular meeting of the Council – 7.30p.m. on 26<sup>th</sup> September 2017 at Teston Village Hall*

Signed ..... 26<sup>th</sup> September 2017