

TESTON PARISH COUNCIL

These Minutes were approved by the Council at its meeting on 30th January 2018

Minutes of the Meeting on 28th November 2017
at 7.30pm in Teston Village Hall

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

Maidstone Borough Councillor Mrs Fay Gooch
Mrs Michelle Tatton (Clerk)
Sue King, Planning Officer Maidstone Borough Council
8 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.

17/146	<p>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, 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, Cllr Miss Page and Cllr Mrs Wheat have an interest as members of Teston Village Hall Management Committee.</p> <p>Cllr Mrs Wheat declared an interest in any quotes for grounds maintenance, Cllr Coulling declared an interest in item 17/157 a) iv) The Gables, Church Street, and Cllr Owens declared an interest in item 17/157 b) i) 1-4 Livesey Cottages,</p>
17/147	<p>Apologies for absence: None.</p>
17/148	<p>Minutes of Meeting on 26th September 2017: These were approved as a correct record of the meeting and signed by the Chairman.</p>
MEETING ADJOURNED FOR PUBLIC SESSION	
<ul style="list-style-type: none"> • Sue King reported upon the forthcoming public enquiry regarding the appeal affecting the land north of Knole Farmhouse and ran through the likely course of events. Two witnesses would be attending and several statements would be read out at the inquiry. It was noted that in relation to agricultural land, where that land is less than 0.4 of a hectare it does not have permitted development rights for agricultural development. • A question was raised regarding item 17/157 b) ii) Court Lodge Farm. This would be brought up the Agenda. • A question was raised regarding item 17/157 b) 1) 1-4 Livesey Cottages. This would also be brought up the Agenda. • Two residents reported concerns regarding the demolition work taking place on the Abbeyfield site at Wateringbury. Heavy plant had been moved across the field between 1-2am in the morning during the previous week and the field had been dug up. The Chairman reported that the Parish Council had become aware of the permission for a temporary access opposite Valley View only a short while ago. Assurances had been sought that the area will be restored once work is complete. The Chairman and Clerk will ask for a meeting with the Site Manager. Any breaches in terms of working arrangements etc should be reported to TMBC or Maidstone Borough Council. • A question was raised regarding Asbestos. The Clerk would ask TMBC about containment measures and how removal of asbestos is regulated. • Cllr Levett suggested that a mud retaining bath should be installed to prevent mud getting onto the road. 	
MEETING RECONVENED	
17/149	<p>Ordering of Agenda: It was agreed that items 17/157 b) i) 1-4 Livesey Cottages and 17/157 b) ii) Court Lodge Farm should be brought up the Agenda. These items are minuted in the order in which they appeared on the Agenda.</p>
<u>Administration and Finance</u>	

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17/150		<p>a) Statement of accounts: A Statement of Accounts dated 21st November had been circulated, showing a balance of £27,658.07 from which the following payments were authorised:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <tr> <td style="width: 10%; text-align: center;">3007</td> <td style="width: 80%;">Tanya S Ball - Ash Tree Corner Maintenance</td> <td style="width: 10%; text-align: right;">142.50</td> </tr> <tr> <td style="text-align: center;">3008</td> <td>KALC GDPR Training</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td style="text-align: center;">3009</td> <td>Turfsoil Ltd - Grounds Maintenance July - October</td> <td style="text-align: right;">336.00</td> </tr> <tr> <td style="text-align: center;">3010</td> <td>Gary's Landscape - Village Green Hedge</td> <td style="text-align: right;">200.00</td> </tr> <tr> <td style="text-align: center;">3011</td> <td>Eon Street lighting charges Invoice 1.11.17</td> <td style="text-align: right;">22.04</td> </tr> <tr> <td style="text-align: center;">3012</td> <td>M Tatton Clerk's Salary November 2017</td> <td style="text-align: right;">335.27</td> </tr> <tr> <td style="text-align: center;">3013</td> <td>M Tatton 1) Clerk's Salary December 2017 - £335.27</td> <td style="text-align: right;">462.77</td> </tr> <tr> <td></td> <td>2) Office Allowance October - December 2017 - £127.50</td> <td></td> </tr> <tr> <td style="text-align: center;">3014</td> <td>P Coulling - Tree guards for Village Green</td> <td style="text-align: right;">19.47</td> </tr> <tr> <td></td> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">£1554.05</td> </tr> </table> <p>It was noted that the Clerk had received details of the SLCC and ALCC membership for 2018, costing £100 and £30 respectively. It was agreed that membership of both organisations should be renewed. Cllr Douglass reminded the Clerk that a payment of £13 had been missed from the previous payment for Village Hall hire. The Clerk would look at this.</p> <p>b) Budget 2018-19 and Precept: It was noted that the amount for PSS had not yet been confirmed. After careful consideration and discussion it was agreed that the Precept should be set at £24,000.</p>	3007	Tanya S Ball - Ash Tree Corner Maintenance	142.50	3008	KALC GDPR Training	36.00	3009	Turfsoil Ltd - Grounds Maintenance July - October	336.00	3010	Gary's Landscape - Village Green Hedge	200.00	3011	Eon Street lighting charges Invoice 1.11.17	22.04	3012	M Tatton Clerk's Salary November 2017	335.27	3013	M Tatton 1) Clerk's Salary December 2017 - £335.27	462.77		2) Office Allowance October - December 2017 - £127.50		3014	P Coulling - Tree guards for Village Green	19.47		TOTAL	£1554.05
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17/151	*	<p>New Year's Day Event: A budget of £250 for refreshments was agreed. Nibbles would be arranged and provided by the PCC.</p>																														
17/152	*	<p>Quotations for Grounds Maintenance for 2018-19: One quotation had been received. Two other quotations were awaited. The Clerk would provide a comparison table once all quotes were available and the matter would be considered again at the next meeting.</p>																														
17/153		<p>Risk Assessment: A revised Risk Assessment had been circulated and was agreed for adoption.</p>																														
17/154	*	<p>Review of Standing Orders, Policies and Procedures: No further news.</p>																														
17/155	*	<p>Parish Charter: No further update was available.</p>																														
17/156		<p>General Data Protection Regulations: The changes to the Data Protection Regulations were noted. It was agreed that the Clerk should perform the formal role of Data Protection Officer and should liaise with the Chairman with regard to ensuring everything was in place by the due date. It was agreed that Clerk attend a KALC training event in January.</p>																														
		<p><u>Planning</u></p>																														
17/157		<p>a) New/pending decisions</p> <p>i) 16/508000/FULL The Granary Court Lodge Farm The Street Erection of single storey front extension with insertion of 2 rooflights – Decision notice still not available</p> <p>ii) 17/500888/FULL Gunwalloe 59 Tonbridge Road Teston Kent ME18 5BT Retrospective application for construction of decking at rear and walkway leading to decking at side of property – Refused 02.08.2017 Appeal allowed – 30.10.17</p> <p>iii) 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</p> <p>iv) 17/502779/FULL The Gables Church Street Teston ME18 5AG Removal of timber fence fronting boundary and construction of new brick wall. Parish Council – no</p>																														

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objection. Revised details submitted – **Approved 26.10.17**

v) 17/504116/TPO Grass Verge At Entrance To Courtlands Malling Road Teston Kent ME18 5AS

TPO Application for 1 x Lime tree - lift canopy to give clearance of up to 3 metres from the pavement/carriageway – **Approved 02.10.17**

vi) 17/504478/FULL 7 Tonbridge Road Teston Maidstone Kent ME18 5BU

Erection of a first floor side extension with pitched roof, a part single, part two storey rear extension and a detached garage – **Refused 21.11.17**

b) Newly submitted applications/ratify submissions made, including the following:

i) 17/504274/OUT 1 - 4 Livesey Cottages Livesey Street Teston ME18 5AY

Outline application for the redevelopment of land for two houses and associated access within the curtilage of Livesey Cottages (All Matters Reserved)

The Council listened to comments made by residents and these were noted.

Given the suggestion within the application papers that the proposed development would generate funds for the renovation for the existing cottages, the Clerk had asked Maidstone Borough Council for advice regarding possible legal conditions but that advice was not to hand.

The following observations and concerns were noted:

- the site is in the countryside and within the Conservation Area;
- policies SP17 and DM11 would be applicable;
- the development would not enhance or conserve this tranquil area; the development would be visually intrusive;
- there would be a negative impact on Livesey Cottage, a Listed Building that sits immediately to the north; the development would cause extreme overlooking of Livesey Cottage resulting in a loss of privacy and the southern part of the garden at Livesey Cottage would be overshadowed;
- the development would result in an increase in noise and light pollution;
- Livesey Street is an unlit ancient highway, maintained according to use. It is a single carriageway road with limited passing spaces. It is signed as being unsuitable for motor vehicles. It does not have capacity for additional vehicular traffic and therefore is not an appropriate road for additional development;
- access from Livesey Street to the properties would be via a double dog-leg which was considered unsuitable;
- the area is important in ecological and environmental terms with a number of nesting sites and other wildlife activity. The large, ancient hedge should not be disturbed;
- it was not felt that the financial consideration had any relevance to the planning merits.

In the light of these concerns it was **agreed** that permission should be **refused**. Having declared an interest Cllr Owens took no part in the discussion and did not vote.

Cllr Mrs Gooch indicated that she would call the application in if the Planning Officer was minded to approve.

ii) 17/505995/FULL Court Lodge Farm The Street Teston Maidstone Kent ME18 5AQ

Erection of a detached five bedroom dwelling with associated parking

The Council listened to comments made by residents and these were noted.

The following observations and comments were made:

- as a technicality, the Management Company, which owns the access road to Court Lodge Farm, had not been notified of the application;
- the design and mass of the proposed dwelling was inappropriate and out of keeping with neighbouring properties, in particular Court Lodge;
- the development would have a negative impact on the setting of Court Lodge Farm, leaving it with very little garden; the garden of the proposed dwelling would be small compared with the size of the house;
- the character of the dwelling would cause harm to the street scene;
- a number of trees would be removed as part of the proposed development and this would have a detrimental impact on visual amenity;
- the development would not conserve or enhance the Conservation Area; it was noted that the development would be highly visible from the Village Green and Church Street generally, and would impact negatively on visual amenity and the setting of nearby listed buildings, including the Church;
- a 5 bedroom dwelling could arguably attract 3 cars; additional vehicular traffic would impact on an already difficult junction at The Street/Tonbridge Road;
- a number of vehicles are parking in The Street making access difficult for vehicles emerging from Court Lodge Farm onto The Street;

In view of these concerns it was **agreed** unanimously that the proposal should be **refused**.

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	<p>The Clerk would research the original permission for the Try Homes development. Cllr Mrs Gooch advised that she would call in the application if the Officer is minded to approve. On a separate issue, it was suggested by Cllr Mrs Gooch that advice be sought from Planning Enforcement regarding alleged over-occupancy of Court Lodge Farm which is impacting on parking in Church Street.</p>
17/158	<p>Maidstone Local Plan Issues: It was noted that any threat from the DCLG proposals would not come into effect until 2021 when the first review takes place.</p>
17/159	<p>* Tonbridge & Malling Local Plan: In the light of the Government's proposal to introduce a standard methodology for estimating future housing need, TMBC were having to revisit their evidence base and identify possible new sites or propose higher densities to take account of the possible increase in housing numbers. The Regulation 19 consultation, expected to start in February, would probably now commence later next year.</p>
17/160	<p>Assets of Community Value: It was <u>agreed</u> that the Clerk should submit an application to register Teston Village Hall as an Asset of Community Value. In addition, if research showed that the Church was likely to meet the criteria the Clerk should submit an application for that also.</p>
17/161	<p>Walls and Fences: It was noted that a ragstone wall at a property in Church Street had been removed. However, it was understood this would be reinstated. For the time being it was <u>agreed</u> that the situation be monitored.</p> <p>Concern had been raised about whether a new fence at Barham Court required planning permission, given Conservation Area status and possible impact on Listed Buildings. After discussion with the owner of the site the Clerk had asked Planning Enforcement to consider the matter.</p>
17/162	<p>Temporary Access at Tonbridge Road for Abbeyfield Development: The comments made by members of the public during the public session were noted. The Clerk would arrange a meeting with the Abbeyfield Site Manager.</p>
	<p><u>Highways and PROW</u></p>
17/163	<p>Highways Spreadsheet: A spreadsheet of current issues was circulated.</p> <p>It was noted that the weeds around the bollards on Tonbridge Road had been removed but there were still weeds between Ripton Farm and the Allotments. These would be reported by the Clerk.</p>
17/164	<p>Signs, seats and litter bins:</p> <p>The Parish Council had expected that it would own the street furniture to be installed by Maidstone Borough Council but this appeared to be causing an issue. It was <u>agreed</u> that the work needed to progress and the Parish Council would not insist on ownership.</p> <p>The Clerk would now order the parking signs.</p> <p>A quotation had been received for refurbishing 8 village seats, totalling £720. It was <u>agreed</u> that the quote be accepted. It was noted that the work would be done in the spring.</p> <p>The Clerk was asked to obtain a quote for refurbishing the litter bin at Ash Tree Corner. It was <u>agreed</u> that the Clerk could proceed subject to a budget of £120.</p>
17/165	<p>Sign in Church Street West to deter parking across the dropped kerb at Ash Tree Corner: Highways had confirmed that, as the land at Ash Tree Corner is owned by the Parish Council and a sign near the litter bin would not interfere with the highway or cause visibility issues, they had no objection to the Parish Council going ahead. It was <u>agreed</u> that the Clerk should order a sign from RBLI reading 'Keep Dropped Kerb Clear'. This should be a green sign with white lettering and white edging.</p>
17/166	<p>Traffic Island on Tonbridge Road in the Vicinity of Ash Tree Corner: The position regarding ownership of the grass verge to the west of Church Street was noted. The Clerk and Chairman would consider further and report back.</p>
17/167	<p>* 30mph roundels on the A26 between Teston Lane and The Street: The Clerk had met with Highway Officers who had approved the installation of a 30mph roundel. This work would be carried out shortly at Highway's expense.</p>
17/168	<p>* Dropped kerbs on access to Teston House: As above, the Clerk had met with Highways who had agreed to fund and install dropped kerbs on either side of the access road to Teston House.</p>
17/169	<p>* Existing Street Lights: There had been no further contact from the Loss Adjusters. It was <u>agreed</u> that no further action was required.</p>

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17/170	*	Teston Road: Nothing further to report at this stage.
17/171	*	<p>Speed Watch: It was noted that Teams were now being asked to count the total number of vehicles passing so that the percentage of speeding vehicles could be calculated. In addition, where taxis were observed speeding this would be taken up with the licensing authority. Teams were also being asked to make a note if the speeding vehicle was a public service vehicle. Emergency service vehicles could be recorded exceeding the speed limit only when blue lights are NOT illuminated.</p> <p>Consideration would be given at a later date as to whether to ask the Teston SW Team to record the number of ambulances observed.</p>
17/172	*	Medway Bridges: Nothing to report.
		<u>Environment</u>
17/173		<p>Allotments:</p> <p>a) Regular Inspection Report: Cllr Douglass reported that the condition of plots is mixed and variable at present given the time of year.</p> <p>b) Fencing and Hedges: Work on the southern boundary fence was expected to start next week.</p> <p>c) Ferretting: There was no news as to whether any ferretting had taken place. This item could be removed from the next Agenda.</p> <p>d) Allotment Tenancy Renewals: Rent was outstanding from a very small number of tenants. It was <u>agreed</u> that the Clerk would telephone each tenant to discuss and would follow this up with a letter which would be reviewed by the Chairman and Vice-Chairman before being sent.</p> <p>e) Request from a Tenant to Consider Splitting Vacant Plot 11: This was considered but before any decision was taken it was felt that Cllr Douglass should have confirmation of which plots were vacant and he would then carry out an inspection.</p>
17/174	*	Ambulance Sirens: No further news.
17/175		<p>Teston's Trees and hedges, including:</p> <p>a) Trees in the Village Competition 2017: Teston had been highly commended in the competition. Cllr Levett was thanked for his efforts.</p> <p>b) Village Green Trees: The Clerk had been in touch with the contractor regarding tree damage caused by the mowing equipment. The contractor would be spraying around the trees. The Chairman had purchased some tree guards and Cllr Levett had installed these.</p> <p>c) Dead tree at The Street: It was reported that the tree stump and the tree that had died more recently had both been removed. The Clerk would check the position with regard to replacement trees.</p> <p>d) Hedge at Courtlands: One quotation had been received. Another was awaited.</p> <p>e) New Tree at Courtlands: Cllr Mrs Wheat felt that although some of the existing trees on the bank were quite small they were sufficient in number and there was inadequate space for more tree planting. No further action.</p>
17/176		Malling Road Trees: The Clerk would liaise with the Chairman regarding progression of this item.
17/177		Teston Bridge Country Park: KCC had been advised that the period of grace notice would be put back up by the parking company on their next visit, although it was not clear when this will be. Consideration was being given to the installation of a pointer to the ticket machine. The Clerk would continue to monitor.
17/178		Bulb Planting for Autumn 2017: There were two bags of bulbs yet to be planted. These were for planting at Teston Lane. It was <u>agreed</u> that Mr Whillock would be asked to plant these.
17/179	*	Quality of Water – Tonbridge Road: It was noted that mains replacement work would take place on Tonbridge Road commencing spring 2018
17/180		<p>Commemorating the 100th Anniversary of the End of WW1 – Beacon Lighting on 11.11.2018, Memorial Plaque and War Memorial Cleaning: The preferred location of the beacon has been agreed – this would be roughly in line with the manhole cover opposite The Cottage West and approximately 7 metres in from the road.</p> <p>The Chairman had obtained 2 quotes for the basket and was currently seeking further advice upon materials.</p> <p>It was <u>agreed</u> that the Clerk should compile a list of actions for the project, and should proceed with the Planning Application as soon as possible. Cllr Miss Burgon and Cllr Miss Page would liaise with the</p>

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	<p>History Society and report back to the next meeting.</p> <p>It was agreed that the Parish Council would proceed with the memorial plaque bearing the words 'We have not forgotten' and that the preferred location would be to the right of the War Memorial to balance the plaque on the left. The Clerk would write to the owners of Broad Halfpenny regarding the proposal.</p>
17/181	<p>Wreaths at the War Memorial: It was agreed that wreaths would be removed from the War Memorial on or after 1st January each year.</p>
17/182	<p>* Village Green/Village Hall Boundary: No further news.</p>
17/183	<p>* Play Area Equipment Check and Rota : to receive reports upon recent inspections and to note the rota as follows: December –Cllr Douglass; January - Cllr Miss Page; February – Cllr Owens.</p> <p>The Clerk was waiting for a quotation for the repair work discussed at the previous meeting.</p>
	<p><u>Other</u></p>
17/184	<p>* Social Media, Data Back-Up and Document Retention: Nothing to report.</p>
17/185	<p>KCC Volunteer Support Warden: No comment.</p>
17/186	<p>* Change of Ward Name to Barming & Teston: The proposal to change the Ward name would be put to a special meeting of the Full Council at Maidstone Borough Council on 6th December. Cllr Douglass would attend and speak on behalf of the Parish Council. Cllr Mrs Gooch was thanked for supporting the cause.</p>
17/187	<p>* Dates for Parish Council Meetings January – December 2018: These were confirmed as 30th January; 27th March; 29th May; 24th July; 25th September; 27th November</p>
17/188	<p>Police and Parish Liaison Meeting 17th January 2018 at 7pm at Maidstone Police Station: Noted.</p>
	<p><u>Consultations – to consider responses</u></p>
17/189	<p>i) KCC Budget Consultation 2018-19: closing 3rd December https://consultations.kent.gov.uk/consult.ti/BudgetConsultation2018/answerQuestionnaire?qid=4785667 No comment.</p> <p>ii) Boundary Commission Consultation: closing 11th December https://www.bce2018.org.uk/ No comment.</p> <p>iii) Kent and Medway Fire and Rescue Safety and Wellbeing Plan: closing 15th January http://www.kent.fire-uk.org/news/news-releases/october-2017/kmfra-safety-and-wellbeing-plan/ No comment.</p> <p>iv) Police and Crime Commissioner Annual Policing Survey: closing date unknown https://www.kent-pcc.gov.uk/listening-to-you/public-consultations/ No comment.</p>
17/190	<p><u>ANY LATEST REPORT UPDATES FOR NOTING ONLY</u></p>
	<ul style="list-style-type: none"> • Cllr Miss Page reported someone had planted teasels along part of the Green Walk and at the bottom end two hawthorn bushes had been planted. These are on Mr Leigh Pemberton's land. Cllr Miss Page was asked to provide the Clerk with a photograph and the matter could then be investigated. • It was noted that the interpretation board was still missing from the Village Green. The Chairman had this and confirmed it would be repaired in due course.
<p>MEETING ADJOURNED TO RECEIVE THE FOLLOWING REPORTS</p>	
	<p>i) Teston Village Stores CIC Matters</p> <ul style="list-style-type: none"> • The Shop has performed rather better in recent weeks. • Margin analysis had been undertaken. A price review would be conducted. • It was agreed to reduce opening hours on Christmas Eve and New Year's Eve to 2 hours. <p>ii) Teston Land Conservation Trust Matters</p> <ul style="list-style-type: none"> • South East Water had enquired about using part of the woodland as a compound for their machinery and materials storage during the mains replacement works. This would obliterate a

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	<p>number of trees. Discussions with South East Water were ongoing.</p> <ul style="list-style-type: none"> • Caravan at Ripton Farm. Cllr Coulling would discuss with Young Farmers. • A visit to the bank needed to be arranged to complete outstanding forms.
MEETING RECONVENED	
	Public session: There were no members of the public present at this point.
17/191	Confidential Items It was agreed that the press and public to be excluded from the items 17/192 - 17/195 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	
17/192	Enforcement issues: The position regarding an enforcement matter was noted.
17/193	Land Registration and Trees in Need of Protection: No further news.
17/194	Preserving gap between Teston and Barming: No further news.
19/195	To receive update regarding Hop Garden Stables: The situation was noted.

*Date of next regular meeting of the Council – 7.30p.m. on 30th January 2018 at Teston Village Hall
(Available at meeting: Agenda, Clerk's Report, Correspondence List, Financial Statement, and Highways Sheet)*

Clerk: Mrs Michelle Tatton
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