

## HUNTON PARISH COUNCIL

### MINUTES OF THE FULL COUNCIL MEETING HELD ON TUESDAY 19<sup>TH</sup> JULY 2016 AT 7:30PM AT HUNTON VILLAGE HALL

**PRESENT:** Cllr G Thomas in the Chair, Cllrs S Wyles, D Heaton and J Goddard and Mrs S Goodwin, Clerk.

**IN ATTENDANCE:** Borough Councillor B Mortimer was in attendance until Item 12.1. Seven members of the public were in attendance. Two left after the Open Session, two left after Item 5 and four left after Item 11.2.

#### **OPEN SESSION:**

In the open session, prior to the start of the meeting, Paul Paulding and Paul Henry of Esquire Developments outlined the plans for a small residential development on Wilsons Yard, George Street. A planning application for six properties had been submitted to MBC previously, but having spoken to the Planning Officer, the plans have now been revised to four units. There are two house types, designed to suit the village style, through use of peg tiles, pitched roofs, etc. The owner of the site stated that he would like to retire and the opportunity has come along to develop the site which he feels is likely to be a better option for the village than selling the site elsewhere. Esquire Developments has a legal agreement in place to purchase, subject to planning approval.

When the Parish Council commented on the original planning application for Wilsons Yard, the response was that there should be less properties on the site which are more in keeping with the village. A Neighbourhood Plan consultation exercise with parishioners had shown that development was welcomed in the village, but in the form of small houses, not high end luxury housing. Members commented that a mix of larger and smaller properties in the development would be preferable and more in accordance with parishioners' views.

Mr Paulding stressed that MBC was very specific that the development must not be high density; to make it worthwhile economically for Esquire Developments the houses must be of the size in the plans. Members felt it would be worthwhile speaking to MBC Planning again to see if one of the houses could be split into semi-detached properties, for example, to concur with the needs of the village, but were not against the development of this site and were happier with these plans compared to the previous planning application.

Mr Paulding and Mr Henry agreed to review the scheme and return with revised plans.

#### **1. APOLOGIES**

Apologies were received and accepted from Cllrs A Trought and T Stanbridge. County Cllr P Stockell, Borough Cllrs R Webb and E Fermor, PCSO M Day and Community Warden A McKinley had also sent their apologies.

#### **2. FILMING AND RECORDING**

No members of the public expressed a wish to film, record or photograph the meeting.

#### **3. COUNCILLOR DECLARATIONS**

##### **3.1 Declaration of Interests**

There were no councillor declarations.

##### **3.2 Dispensations**

There were no requests for dispensations.

**4. MINUTES OF THE FULL COUNCIL MEETING HELD ON 17<sup>TH</sup> MAY 2016**

The minutes of the meeting held on 17<sup>th</sup> May 2016 had been previously distributed. The Chairman signed off the official copy of the minutes.

**5. STEPHEN DAY – MEDWAY, BEULT & TEISE FLOOD GROUP**

Mr Day introduced himself as Chairman of the Medway, Beult & Teise Flood Group (MBTFG) and David Gough as Deputy Chairman of Collier Street Parish Council and member of the MBTFG.

The MBTFG was formed by local residents from Yalding, Laddingford, Hunton and Collier Street after the 2013 floods with the purpose of understanding why the flooding happened and to mitigate the possibility of it happening again. The MBTFG is affiliated to the National Flood Forum. Many reports and large quantities of data have been scrutinised by members, as well as attending meetings and making proposals. Thirty people in the flood community are emailed regularly (email address [flood@yalding.com](mailto:flood@yalding.com)).

The current position is that nothing at all has happened to protect properties down stream of East Peckham, but measures have been taken to protect Tonbridge and the surrounding area up stream. The flood risk has increased over the years. The Leigh Barrier was put in 30 years ago and very little has been done since. The trend is for flooding to get worse and there is definite risk, but the Environment Agency (EA) is not doing anything. Short term measures, such as clearing ditches, have all been rejected by the EA. The cost of a 1/100 event is £37million, based on the number of properties affected. The MBTFG is pursuing the political route through MBC, DEFRA and local MPs and consideration is being given to publicity through the media. Mr Gough then introduced himself. He has walked all the ditches in Collier Street parish and the Parish Council has trained 13 flood wardens. Collier Street is a 1/9 flood risk area. He encouraged Members to put pressure on the EA, KCC and MPs, as well as join the National Flood Forum. Helen Grant MP has agreed to visit Collier Street. It is unlikely that a storage area will be built in the local area, the likelihood is that money will be given to individual householders to protect their properties. In 2007, the EA promised storage areas, but nothing has happened. Even if actions were agreed now by the EA, nothing will happen until 2022. The government promised £17.5million and Paul Carter of KCC agreed to help raise the other £17.5million, but has now promised £1.7million to help Hunton and the surrounding area. The Chairman thanked Mr Day and Mr Gough for attending the meeting.

**6. PARISH LIAISON OFFICER, MAIDSTONE BOROUGH COUNCIL**

Yasmin Gordine introduced herself as the Parish Liaison Officer from MBC. The purpose of her role is to improve communications between parish councils and MBC on issues such as planning, litter, etc. If parishes do not know who to approach at MBC, the Parish Liaison Officer can act as a single point of contact. The Planning Department hierarchy has been emailed to parishes to clarify contact details.

The Chairman thanked Ms Gordine for attending the meeting.

**7. MATTERS ARISING FROM PREVIOUS MINUTES NOT INCLUDED IN THE AGENDA**

Item 3 – Cllr Trought has completed the Declaration of Acceptance of Office, witnessed by the Proper Officer.

Item 7 – Members' Notification of Disclosable Pecuniary Interests forms have been sent to the MBC Monitoring Officer, other than Cllr Trought's, which is still to be received.

Item 12.2 – A letter was sent to HWCC, congratulating members on the successful management of the cricket pavilion project.

Item 19.1 – The NALC Parishes 2025 Survey was completed.

## **8. POLICE BUSINESS**

PCSO Megan Day was unable to attend the meeting. The Chairman read out the following crime report:

11/03/16 - East Street - Criminal damage

27/04/16 - East Street - Burglary other than dwelling

22/05/16 - Bishops Lane - Criminal damage to property valued under £5,000

22/06/16 - Barn Hill - Burglary other than dwelling

23/06/16 - Upper Barn Hill - Theft from a motor vehicle

Cllr Wyles stated that there had been a period of 2-3 weeks of heightened criminal activity in and around the village, particularly in the vicinity of Barn Hill and Lughorse Lane.

## **9. LOCAL COMMUNITY**

### **9.1 King George V Playing Field**

Cllr Heaton, a member of the King George V Playing Committee, reported on the last meeting held on 12th July:

No action will be taken regarding the moles as they are not causing undue problems. Des Hickmott will be called to deal with the rabbits.

The MBC play area inspection reports still refer to the delamination of the slide platform, despite it having been replaced. Several small bits of work need to be carried out on the play equipment to deal with the annual safety inspection issues. Robert Cox has tidied up the car park/play area and will be asked to extend the tidy up near the cricket pavilion and to cut the low hanging tree branches near the cricket pitch. The Tree & Pond Warden, Mike Summersgill, is planning to look at the trees on community land, so more work may be necessary when the results are known. The Committee agreed that representatives from various clubs/organisations in the village should be trained in the use of the defibrillator.

There is £7,473 remaining in funds. A new pedestrian gate to the field will be purchased.

Robert Cox has quoted to cut the beech hedge back near the Bowls Club at the end of the cricket season (September) and will also be asked to cut the hedge along the road to Hunton Engineering. The Committee's contribution to the Village Hall drainage and treatment plant costs is £432. Consideration will be given to setting up a bank account in the Committee's name, depending on the difficulty involved in this.

The AGM was held after the Committee meeting:

All planned meetings had been held during the year. The Committee is running smoothly and keeping the field well maintained, thanks to the annual contribution from the Parish Council.

During the last year, as well as the routine maintenance, the Committee has funded: replacement of the gate to the field and a section of fencing; replacement of the steps to the slide and slide platform; a contribution towards the cost of the defibrillator cabinet and to the cost of installation. The cricket pavilion is a real asset to the field and was used in another successful Hunton Fete this year.

Danny Peacock stepped down as Chairman (but will remain on the Committee), succeeded by Simon Taylor. Tony Stanbridge was welcomed as a Trustee representing the Parish Council and Angela Baptie as a Trustee representing the Bowls Club as Brian Maytum has unfortunately had to resign due to ill health. Roger Sawtell will be a co-opted Trustee now he is no longer on the Parish Council.

### **9.2 Hunton Village Hall Committee**

Cllr Heaton advised that no Committee meetings have been held since the last Parish Council meeting.

### **9.3 Hunton Primary School**

Cllr Wyles reported that the results of the Ofsted inspection are expected soon. The school is performing very well from an academic perspective.

The school rearranged their Sports Day last week, which unfortunately showed that senior

management have little consideration for residents when school events take place. The field at the back of the school was not opened, resulting in poor parking by parents and arguments with residents. Parking near the school remains a big issue.

Cllr Wyles stated that he wished to stand down as the Parish Council's lead representative with the school due to the time commitment required and lack of co-operation from the school on parish issues.

## **10. APPOINTMENT OF INTERNAL AUDITOR**

The current Internal Auditor, Kevin Funnell, is retiring this year. He has recommended Lionel Robbins as a possible replacement. Mr Robbins used to work for District Audit auditing parish councils and has also worked as Town Clerk at Queenborough Town Council.

Members **Agreed** to appoint Lionel Robbins as Internal Auditor for 2016/17. ACTION: CLERK

## **11. COUNTY & BOROUGH COUNCILLORS**

### **11.1 County Councillor**

County Cllr Stockell was unable to attend the meeting.

### **11.2 Borough Councillors**

Borough Cllr Mortimer expressed his pleasure to be back, having not been able to attend Parish Council meetings for some time due to illness.

Cllr Mortimer has told MBC Planning that the Little Clock House planning application will need to be referred to Planning Committee if the Case Officer recommends approval. MBC is still waiting for the Planning Inspectorate to respond to the Local Plan. Following the change from a Cabinet to Committee system at MBC, 340 decisions have been made by Committee compared to 90 decisions by Cabinet, which shows the Committee system is working well.

Cllr Mortimer will be playing with his band in Hunton on 12<sup>th</sup> November.

Cllr Thomas remarked on the difficulties with MBC Planning. Developments in the Local Plan, such as the Sutton Road sites, Langley, are unlikely to be passed by the Planning Inspectorate, so Planning has taken the applications through Committee. There is a huge disagreement between MBC and KCC regarding roads. KCC, as the roads authority, has stated that houses should not be built here because the roads cannot cope, but consultant employed by MBC disagreed. KCC was not allowed to speak at the MBC Committee meeting. Cllr Mortimer agreed that MBC needs to listen to the experts at KCC.

## **12. PARISH COUNCILLORS**

### **12.1 Liaison with External Bodies**

Cllr Thomas had recently attended the KALC Maidstone Area Committee AGM. Geraldine Brown was re-elected as Chairman, Cheryl Taylor-Maggio was re-elected as Vice Chairman and Clive English resigned as Secretary.

### **12.2 Footpaths and Ditches**

#### **12.2.1 Update**

Cllr Heaton reported that there had been 40mm of rain in 6 hours a while ago, which resulted in a lot of surface water running off the fields, causing flooding from Barn Hill, across the fields, to Grove Lane. The road was seriously flooded near the Gudgeon. The ditches had been cleared and the culvert was clear; the flooding was down to the sheer volume of water. Not all landowners are clearing their ditches, however, and a reminder will be placed in the Hunton Herald.

Cllrs Heaton and Goddard had both received a communication regarding the permissive footpath stating that tractors are using it to turn; the path is damaged; and there is debris on the path. Tractors do have the right to turn on the path, no damage was found (although there are some

hollows in the path) and the debris has now been removed.

#### **12.2.2 Extension of Permissive Footpath to Lughorse Lane**

A favourable response has been received from Jenny Gooden, owner of the land south of Lughorse Lane, to the possibility of laying a permissive footpath on her land.

Members **Agreed** that the Clerk should express their gratitude to Ms Godden for her consideration.

ACTION: CLERK

Ms Godden is planning to meet with parish councillors to discuss the footpath when she is in Hunton during the autumn. The next step will be to put a permissive footpath agreement in place, involving KCC Public Rights of Way (PROW) & Access who have a proforma agreement.

Members **Agreed** that the Clerk should contact Graham Rusling at KCC PROW & Access to discuss the process and agreement.

ACTION: CLERK

#### **12.3 Highways**

Cllr Goddard undertook an exercise to drive around the village and note all the potholes, mainly found on Hunton Hill and Redwall Lane. These have been reported to KCC Highways.

Ron Porter is setting up a meeting with Cllr Goddard and Claire Chewter of KCC Highways to discuss highways issues.

Cllr Thomas had been contacted regarding vegetation pushing over on to a blind bend on Amsbury Road. The Clerk will report this to KCC Highways.

ACTION: CLERK

#### **12.4 Speedwatch**

Cllr Wyles reported that there had not been as much activity as he would like, but there had been a couple of Speedwatch sessions resulting in vehicle details being passed on to the police in several instances.

#### **12.5 Huntonwatch**

Cllr Wyles has met the new PCSO, Megan Day, several times and a three-way meeting between Huntonwatch, PCSO Day and Community Warden Adam McKinley will be held.

#### **12.6 Hunton Parish Plan/Neighbourhood Plan**

Cllr Wyles reported that there have not been any Hunton Parish Plan Steering Committee meetings recently. The number of meetings is being reduced and the feeling is that the Steering Committee should evolve into the Neighbourhood Plan Committee.

#### **12.7 Communication & Events**

Cllr Wyles reported that the Pop-up Shops will be of a different format this year, to be held at various locations. The Cream Tea raised £215 towards a new bench in the Community Orchard. Members who had attended had enjoyed the afternoon and asked the Clerk to write to Steve and Sue Wyles and Lesley Lee to thank them for their hard work in organising the event.

ACTION: CLERK

There is a village walk on the evening of 23<sup>rd</sup> July and an al fresco music event and BBQ at the Village Hall/on the playing field the following day.

The fete this year was probably the most successful to date. Scaffold signposts were purchased to advertise the fete, which will be made available for use in the village.

#### **12.8 Planning Issues and Consultations**

Cllr Thomas advised that MBC had joined with Tunbridge Wells Borough Council and Swale Borough Council to form Mid Kent Planning Support, but Tunbridge Wells is no longer part of the partnership.

There are two outstanding planning applications – Little Clock House and The Chances.

MBC Planning has confirmed that the extension to the cold stores at Amsbury Farm fall under permitted development for agricultural buildings.

- 12.9 Utilities**  
There was no update as Cllr Stanbridge was unable to attend the meeting.
- 13. OTHER PARISH MATTERS**
- 13.1 Flooding**  
Cllr Wyles advised that the operating procedures for the Leigh Barrier, resulting from an act of parliament, were to protect Tonbridge, Hildenborough and other communities downstream, but the wording has been changed by the Environment Agency to protect Tonbridge and Hildenborough only. The MBTFG has written to the Environment Agency to challenge this.
- 13.2 Pre-school**  
Members **Agreed** to a request from the Pre-school to allow Astro Turf to be installed at the top end of the garden to make the area more accessible for the children to play and keep the area weed free.
- 13.3 Defibrillator**  
A defibrillator is now installed on the exterior of the Village Hall. There is a code to unlock the defibrillator, which the emergency services are aware of and can provide should anyone need it. Members **Agreed** that the code should be distributed to the Bowls Club, Cricket Club, Football Club, Pre-school, Primary School, Church and Parish Council. It would also be useful to attach a notice to the defibrillator, making it clear that the code can be obtained from the ambulance service. ACTION: CLERK  
Members **Agreed** that it would be beneficial for the organisations above to receive training in the use of the defibrillator. The Clerk will research costs and the number of people who can be trained. ACTION: CLERK
- 13.4 Football Club Changing Rooms**  
As the Football Club changing rooms are a Parish Council asset, members of the King George V Playing Field Committee felt it would be worthwhile to inspect them to ensure they are weather tight and safe. Members **Agreed** that the Clerk should contact Danny Peacock to arrange a visit from parish councillors. ACTION: CLERK
- 13.5 Hunton Parish Plan Steering Committee/Neighbourhood Plan**  
As the projects undertaken by the Hunton Parish Plan Steering Committee have been firmly embedded over the last few years there is no longer a need for a Steering Committee. Consideration will need to be given to progressing the Neighbourhood Plan.
- 13.6 Clerk's Report**  
The Clerk did not have anything to report.
- 14. CONSULTATIONS**
- 14.1 ASHFORD LOCAL PLAN TO 2030 REGULATION 19 CONSULTATION**  
Cllr Thomas has reviewed the Local Plan and found it to be of similar format to the Maidstone Local Plan, but the content reflected much more awareness of the current population, as opposed to the Maidstone Plan which focuses on development, with little consideration for the existing population.  
Members **Agreed** that a response would not be provided.
- 14.2 KENT WASTE DISPOSAL STRATEGY 2017-2035 CONSULTATION**  
Kent County Council (KCC) Waste Management is developing a 'Waste Disposal Strategy', which presents the overall ambition for KCC as the Waste Disposal Authority up to 2035, as

well as a series of priorities and supporting objectives to help reach the ambition. Members **Agreed** that a response would not be provided.

## 15. FINANCE

### 15.1 Budget Monitoring Report

The Budget Monitoring Report to 30<sup>th</sup> June 2016 was **Noted**.

### 15.2 Income Received

Members **Noted** the following income received since the last meeting:

Maidstone Borough Council – Parish Services Scheme grant (first half)	£937.00
Unity Trust Bank – Bank interest	£9.49
Hunton Village Hall Committee – FIT receipt	£641.67
KGV Playing Field Committee – Contribution towards defibrillator installation	£78.00

Cllr Wyles reviewed and signed the bank reconciliation.

### 15.3 Payments Made

Members **Approved** the following payments made since the last meeting:

SO – Sharon Goodwin – Salary & office allowance – April	£427.73
300148 – Kent Tree & Pond Warden Partnership – Donation under s137 expenditure	£50.00
SO – Sharon Goodwin – Salary & office allowance – May	£427.73
SO – Sharon Goodwin – Salary & office allowance – June	£427.73
300149 – Hunton & Linton Pre-school – Contribution towards defibrillator installation - Parish Council and Playing Field Committee	£156.00

### 15.4 Cheques for Signature

Members **Agreed** that the following payments be approved and the cheques were signed by Cllrs Goddard and Heaton:

300150 – S Wyles – Annual Parish Meeting refreshments	£12.24
300151 – E.ON – Street lighting electricity	£8.17
300152 – SLCC – Annual membership subscription	£103.00
300153 – South East Water – Cricket field water charges (KGV)	£95.28
300154 – Robert Cox – Play area maintenance (KGV) / Footpath maintenance contract	£590.85
300155 – Annette Buckley – Annual Parish Meeting publicity	£20.00
300156 – Hunton Parish Hall Committee – Contribution towards Village Hall running costs	£1,000.00
300157 – Hunton Parish Hall Committee – Contribution towards drainage and treatment plant (KGV)	£432.00
300158 – Sharon Goodwin – Travel expenses/postage/stationery	£58.88
300159 – MBC – Bin emptying (KGV)	£299.52

### 15.5 Village Hall Insurance

A request has been received from the Village Hall Committee to contribute towards the Village Hall insurance premium. In previous years the Council has paid an 80% contribution. The premium this year is £1,455.80 (2015: £1,369.42), so an 80% contribution calculates as £1,164.64 (2015: £1,096).

Members **Agreed** to contribute £1,164.64 and cheque 300160 was signed by Cllrs Wyles and Thomas.

**15.6 Review of Clerk's Salary**

The National Joint Council for Local Government Services (NJC) has reached agreement on new pay scales for 2016-2017, to be implemented from 1<sup>st</sup> April 2016. Applying the rates from 1<sup>st</sup> April results in back pay of £11.64 owed to the Clerk for April to June.

Members **Approved** the increase in the Clerk's salary in line with the NJC pay scales 2016-17 and the back pay of £11.64 for April to June 2016. Cllrs Wyles and Thomas signed cheque 300161 for £11.64 and a standing order mandate to increase the Clerk's monthly salary payment.

**16. PLANNING**

**16.1 Planning Application**

The following planning application was considered and recommendation made:

**16.1.1 The Chances, Lughorse Lane – 16/505113/FULL**

Variation of condition 2 of 15/506338 (Permanent siting of one static and one touring caravan for residential use by Romany gypsies) – to replace the touring caravan already permitted on the licence with another static mobile home.

Parish Council recommendation: Refuse and request referral to MBC Planning Committee if the Case Officer wishes to approve the application as there should be no need for a further static caravan if the Romany gypsies referred to in the application lead a nomadic way of life. It is believed the applicants are already in breach of the existing conditions as there is already more than one static caravan on site.

**16.2 Planning Decisions**

No planning decisions have been reported since the last meeting.

**17. DATE OF NEXT MEETING**

The next full Council Meeting is on **Tuesday 20<sup>th</sup> September 2016** at Hunton Village Hall.

**There being no further matters to be discussed the meeting closed at 10:15pm.**