

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE DON CARMAN HALL AT DITTON COMMUNITY CENTRE ON MONDAY 14TH JANUARY 2019

PRESENT: CLLRS. M J PORTER (CHAIRMAN), A MULCUCK (VICE-CHAIR), P COLE, MRS J COOPER, MRS J DEARDEN, MRS K DENNISON, J LOVER, N NEWMAN, MRS J TEBBUTT, MRS A THROSSELL & MRS J THWAITES
BOROUGH CLLR TOM CANNON
MRS N GREENAWAY [Clerk of the Council], MRS G JEFFS [Administrative Assistant]

380. OPENING OF MEETING

The Chairman opened the meeting at 7.30pm and welcomed everyone present. As there were many residents in attendance he explained that the Council would stay in session to conduct the first four items on the Agenda and then the meeting would be adjourned to allow anyone that wished to, to speak. He also advised that the adjournment would be extended beyond the usual 15 minutes to accommodate everyone wishing to speak.

381. APOLOGIES

Apologies were **RECEIVED** from Cllr Dalton. The previously notified reason for absence was **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.416. Apologies were also received from County Cllr Homewood.

382. DECLARATION OF INTERESTS

There were no declarations at this point in the meeting.

383. CASUAL VACANCY

It was **NOTED** that an application had been received to fill the casual vacancy on the Council. A letter from the candidate, which had previously been **CIRCULATED**, giving a brief personal profile was **READ**.

RESOLVED to co-opt Mr Paul Cole onto the Parish Council.

New Councillor Mr Cole duly signed the Declaration of Acceptance of Office and undertaking to abide by the Code of Conduct in the presence of the Clerk. Cllr Cole was then welcomed and invited to take his seat and join the meeting.

ADJOURNMENT

90 residents attended, (65 signed the attendance register) to speak about their objections to the Outline Application to build up to 300 dwellings on East Malling Trust land. The Chairman invited residents speak and make their concerns to the Council.

A resident from Cherry Orchard suggested gathering evidence such as taking photos of the current congestion in the village, particularly on rubbish collection day. He also suggested others take photos of existing trees to compare after any development.

A second resident from Cherry Orchard asked Borough Cllr Cannon if this application would be called in to committee. Cllr Cannon said yes but this was only an Outline Application at the moment. A resident from Ragstone Court said the traffic lights on Ditton Corner are out of "sync" and dangerous. It was also said that lorries going around the bend past Ragstone Court frequently are on the wrong side of the road, yet KCC do not take action unless there are fatalities.

It was noted that all that has been submitted so far has been a developers idea of what is likely to go ahead but local people need to have a say in how it is developed if it goes ahead.

It was noted that a great deal of information had been shared and discussed using the Keep Ditton Connected Face Book page.

Cllr Mrs Cooper thanked the resident that compiled much of the information and assistance on how to object that has been circulated. She said she personally has been out talking to people and it has brought the community together. She also said when further details are submitted, a good quality of development should be sought. She said an area of particular concern was the water collection area behind Brampton Field. She was concerned that this would become a "stagnant pond".

A resident from Scott Close said that this development could result in an additional 800 car movements in/out of the village per day which is not acceptable plus this will increase traffic issues on the A20. This could result in more traffic using other routes such as St Peter's Road & Bradbourne Lane. A resident from St Peters said that this was already a "rat run" between 5am – 10pm most days. She advised she had trouble getting out of her own drive some days and invited Council members to visit her to witness this.

Other concerns mentioned were the amount of accidents on the M20 which then causes problems on the A20 already; with more traffic people will spend more time reversing than going forward – why can't an access road be put through to East Malling?; when EMR sold land to build Bradbourne Park they said that this would give them sufficient income so they would not need to sell more land; a suggestion of widening existing roads was made but the resident advised that this was considered previously and the Parish Council at the time was advised that there were utilities below the grass verges that would prevent this; increased pollution is a big worry – many mums dropping children off at school sit with engines running, this will be worse with more traffic; one resident expressed concern about increased pollution from the new houses affecting the crops that would continue to be grown at EMR; another resident followed up Cllr Coopers comments about the attenuation and said he was concerned about sink holes if there is an increase in the volume of water; a concern was raised about the existing drains being able to take an increased volume of waste; someone else suggested the access be through East Malling but it was acknowledge if there was access right through the development it could become another "rat run" although maybe an alternative access for emergency services should be considered; someone pointed out that the Fire Brigade already struggle to get out onto New Hythe Lane as traffic is so busy so this could be worse with more development; the traffic surveys are not a true reflection because they were done during the school holidays plus they measure the traffic now – not how it will be with the extra houses.

Cllr Cole gave an explanation of how the planning process usually works and that it is likely the initial application will be refused and a subsequent one for a reduced number of dwellings will be submitted. A resident asked what chances there of it being refused and another said if/when it is called in to committee as many of those that have objected should attend to support their objections.

Residents were advised that the Parish Council will listen and take on board all the concerns raised but residents must also object directly to TMBC for maximum impact.

A resident asked if the Council would put information on the Keep Ditton Connected page. Residents were informed that it is not appropriate for the Council to respond to or share information on a general Facebook page. However, it was confirmed that the Parish Council would share information on its website and own Facebook page and if residents wished to bring matters to the Council's attention, they should do so by either emailing the Clerk or using the message facility on the website.

Cllr Cannon was asked if he could inform the Parish Council of any key dates regarding this application. He said he would but currently he did not know any dates. He reiterated it is an Outline Application and if this or the full application when submitted is heard at the Area 3 committee all those wishing to attend to support their objections must register to book their "time" He also spoke about the Local Plan which stated local housing must be provided. He advised that there were some good points in the Local Plan and if the Borough Council had not voted in favour, there would have been an uplift in the amount of housing required. He did say the Borough Councillors were disappointed that the traffic impact calculations were not realistic. He advised that objections to development must be constructive to get the best development for Ditton. Cllr Cannon said that there had been concern about putting a road through EMR because of the impact on the wedding venue. He also said that NIAB taking over EMR was a good thing because if this had not happened then the whole facility might have gone.

A resident asked about what is happening with the Aylesford Newsprint site. Cllr Cannon said that TMBC want to see this site returned to employment use but there is lots of industrial pollution on the site. A resident asked if they object to this outline application will the objections be carried forward to the Full Application when it is submitted. Cllr Cannon advised no – they would have to object again. Another resident asked what is a "classified" road. It was explained that roads can be classified as A, B or C roads. If they are not classified they are just treated like a "back street". It was noted that New Road is not classified. The Chairman thanked Cllr Cannon for the information he gave.

Other issues raised are local employers are struggling to attract new staff because they are put off by constant traffic problems in the area; local schools and GP surgeries are already at full capacity; a new surgery built for Leybourne Chase cannot attract staff; if the development goes ahead a new footpath must continue up to the houses at Orchard Gate; the application for the East Malling site would have its access from New Road, East Malling; TMBC said their was no need for an Environmental Impact Assessment – this should be reconsidered in view of the flood risk.

The Chairman said again that all that has been said and sent in to the Parish Office would be taken into consideration when the Council drafted its own comments for submission to TMBC. He advised the Council would be supporting the residents in their concerns and objections to this application. It was noted that a copy of the Parish Council's response will be put on the Parish Council's website. The Chairman thanked the residents for coming and giving their very valid objections to the Council.

~ ~ ~ ~ ~

384. **DATE SENSITIVE PLANNING MATTERS**

(a) Plans Received for Comment

TM/18/02966/OA	Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road All other matters reserved for future consideration	Development Site South of Brampton Field between Bradbourne Ln & Kilnbarn Rd
-----------------------	--	---

RESOLVED THIS COUNCIL OBJECTS TO THIS APPLICATION IN SUPPORT OF THE MANY RESIDENTS CONCERNS, IN PARTICULAR LACK OF INFRASTRUCTURE AND SUITABLE ROADS TO SUPPORT THIS LEVEL OF DEVELOPMENT.

385. **CONFIRMATION & SIGNING OF MINUTES OF PARISH COUNCIL MEETING HELD 12TH DECEMBER 2018**

The minutes of the above meeting were **CONFIRMED** and **SIGNED** as a true record.

386. **MATTERS ARISING**

There were no matters arising.

387. **MINUTES OF MEETINGS HELD DURING DECEMBER 2018 & JANUARY 2019**

(a) Finance and Administration Committee, 17th December 2018

The minutes of the above meeting were presented by the Chairman and signed as a true record.

(b) Personnel Committee, 17th December 2018 (herewith)

The minutes of the above meeting were presented by Cllr Lover and signed as a true record.

(c) Planning, Highways and Transportation Committee, 7th January 2019

The minutes of the above meeting were presented by the Cllr Mrs Throssel and signed as a true record.

(d) Finance and Administration Committee, 7th January 2018

The minutes of the above meeting were presented by the Chairman and signed as a true record.

Recommendations:

ESTIMATES FOR FINANCIAL YEAR 2019/2020 [Page 157, Item 378]

RESOLVED to **APPROVE** and **ADOPT** the 2019/2020 estimates as set out in the minutes of the Finance and Administration Committee meeting held on 14th January 2019 [Page 158, Minute 378].

388. **CORRESPONDENCE**

(a) For Noting

The following correspondence was **CIRCULATED** at the meeting and **READ** and **NOTED**:-

Mrs J Gladdish: Letter of Thanks re Donation to Pop-in Club

KALC: The Parish News, December 2018

NALC Chief Exec Bulletin

RBL: Thank you for donation

TMBC: JPTCG Minutes
Community Safety Partnership Newsletter

KCC:	<u>Temporary Road Closures in T&M Area</u>
Kent Police:	<u>Crime Commissioners Newslett</u> <u>Rural Matters</u> <u>Counter Terrorism Policing</u>
T&M Ramblers:	<u>Group Walks and Events</u>
Clerks & Councils:	<u>Direct</u>
SLCC:	<u>The Clerk</u>

(e) For Decision

NOTED none received to date.

389. **FINANCE**

(a) Accounts For Payment

RESOLVED the following accounts be **ACCEPTED, APPROVED** and **PAID**:-

December Payroll Summary

<i>Monthly</i>	<i>Gross</i>	<i>£16,637.25</i>
	<i>Net</i>	<i>£11,048.39</i>
<i>Weekly</i>	<i>Gross</i>	<i>£6,778.64</i>
	<i>Net</i>	<i>£5,766.47</i>

Travis Perkins	OSA Supplies		£14.25	
			£92.96	
		VAT	£21.44	£128.65
Host My Office	Monthly IT Support		£233.50	
		VAT	£46.70	£280.20
Commercial Services	Vehicle Lease		£302.78	
		VAT	£60.56	£363.34
Atlas Facilities	Annual Keyholder Charge		£283.80	
		VAT	£56.76	£340.56
Aquaid	Monthly Water		£26.97	
		VAT	£5.39	£32.36
Forge Engineering	Solid Bar pins – Quarry		£120.00	
		VAT	£24.00	£144.00

DPC IMPREST ACCOUNT – NOVEMBER 2018

06.11.18	Cash	General Petty Cash	£131.22
06.11.18	G.Jeffs	Eye Test & Glasses contribution	£85.00
06.11.18	T.Mulcuck	Poppy Display	£41.48
13.11.18	Costco	Annual Membership	£26.40
26.11.18	Cash	2 nd Class Stamps	£58.00
26.11.18	Cash	General Petty Cash	£98.23
		Reimbursement	*£440.33

* Sum to be transferred on 15th January 2019 to return the balance to £2500.00

(b) Direct Debits - Paid During November 2018

The following direct debits paid during November 2018 were **READ, NOTED** and **APPROVED**:

01.11.18	TMBC	Business Rates	£1,286.00
02.11.18	HMRC	Gaming Machine Duty	£76.51
05.11.18	Natwest	Mentor Services	£323.98
07.11.18	Sky Business	Sky Sports	£322.80
13.11.18	Nest	Pension contributions	£193.67
15.11.18	Bankline	Monthly Charges	£51.35
15.11.18	DHFE	Bar Till System	£369.60
15.11.18	Dual Energy	Electricity Supply	£1,714.00
16.11.18	Sage	Monthly Subscription	£21.60
20.11.18	Worldpay	Monthly Charge	£148.58
20.11.18	Heineken	Bar Stock	£6,689.12
26.11.18	Wex	Fuel Card	£40.52
26.11.18	BOC	Bar Gas	£150.00
27.11.18	BT	BT Sports monthly charge	£295.36
28.11.18	Veolia	Refuse collection – monthly charge	£291.72
29.11.18	O2	Mobile phone – monthly charge	£19.37
30.11.18	Paymentsense	Card machine – monthly charge	£60.90
30.11.18	NCS	Telephone rental - Monthly Charge	£19.97
30.11.18	NCS	Telephone Line – monthly charge	£46.32

(c) BACS - Paid During November 2018

The following BACs paid during November 2018 were **READ, NOTED** and **APPROVED**:

01.11.18	EDF	NRRG - Ditton Minors	38.76
01.11.18	EDF	Cedar Rooms	1610.65
15.11.18	HMRC	NI & PAYE	£3,852.75
16.11.18	KCC Pension	Pension Contribution	£2139.81
22.11.18	Rentokill	Monthly Charge	173.78
22.11.18	EDF	Cedar Rooms – Quaterly Charge	£307.21
22.11.18	AHS	Replacement of Cancelled Cheque	£318.00
22.11.18	Came & Co	Replacement of Cancelled Cheque	£1,645.98

(d) Debit Card Payments - Paid During November 2018

The following Debit card payments paid during November 2018 were **READ, NOTED** and **APPROVED**:

05.11.18	Amazon	Oaken Hall Clock	£54.32
06.11.18	Poppy Lottery	Poppy Wreath	£17.00
09.11.18	Premier Farnell	Oaken Hall - Christmas Lights	£227.94
12.11.18	Tesco	Bar Stock	£82.78
12.11.18	Screwfix	OSA Workwear	£104.97
13.11.18	Lovely Flora World	Get Well Flowers	£10.39
13.11.18	Lovely Flora World	Thank you – Remembrance Day	£15.99
13.11.18	Lovely Flora World	Thank you – Remembrance Day	£12.99
15.11.18	Screwfix	Plumbing Supplies	£47.96
16.11.18	Screwfix	OSA Workwear	£37.98
19.11.18	Premier Farnell	Oaken Hall - Christmas Lights	£71.82

22.11.18	TLC	Light Bulbs – Christmas Lights	£162.00
23.11.18	EDF	Quarterly Charge	£185.94
23.11.18	Next Day Lock	Toilet Cubicle Hinge	£30.45
23.11.18	Net World	Netball Nets	£45.91

390. **REPORTS FROM BOROUGH & COUNTY COUNCILLORS**

It was NOTED Cllr Tom Cannon had spoken during the adjournment to answer residents' concerns about the proposed development at Ditton Edge but was unable to stay for the remainder of the meeting.

391. **REPORT FROM NEIGHBOURHOOD POLICE**

It was **NOTED** that the new PCSO for Ditton had attended the meeting but had to leave at 9pm to attend to other duties.

392. **MATTERS ARISING FROM “CORRESPONDENCE FOR NOTING”**

There were no matters arising.

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and Standing Orders 27 & 50 the Chairman to move that due to the confidential nature of the next item the Press and Public be excluded from the meeting.

393. **DITTON YOUTH CENTRE – COMMUNICATION FROM DITTON MINORS**

Cllrs Newman and Mrs Dennison declared personal interests in this item – Cllr Newman is the Treasurer for Ditton Youth Centre and Cllr Mrs Dennison is the former Treasurer for Ditton Minors FC.

(a) Update

The Clerk **CIRCULATED** a letter from Ditton Youth Centre Chairman explaining the arrangement with Ditton Minors for their use of the Youth Centre building. He also gave an account of recent issues of non payment of donations to contribute towards running costs which ultimately led to the Youth Centre taking a decision that Ditton Minors could no longer use the facilities. The Clerk also read excerpts from the current Lease agreement with Ditton Youth Centre and the Appendix which deals with the Youth Centre being able to allow other Community Groups to use the facilities.

RESOLVED to inform Ditton Minors that no breach of the lease agreement had taken place therefore the Parish Council could not be involved in any dispute between the two groups.

(b) Request for Additional Information

The Clerk **REPORTED** that Ditton Minors had sent an email requesting to know what the bar takings were on the weekend in June 2018 when the Ditton Minors tournament took place. This request also stated if the information was not provided they would make a FOI request. The Clerk advised that she had taken advice from the Legal Adviser at KALC as to whether this information had to be provided and the response was **CIRCULATED** and it was **NOTED**

that this information could be deemed to compromise the Council's business and it is possible that other factors would have influenced the bar take on that weekend so it would not be possible to confirm which part of the takings were down to the tournament.

RESOLVED to advise Ditton Minors that the Council could not accede to this request for sensitive business information.

394. **CONFIDENTIAL MEMORANDUM BOOK**

RESOLVED to defer this item to the next meeting.

395. **CLOSURE**

The meeting closed at 9.27pm.

Chairman
4th February 2019