

DITTON PARISH COUNCIL

MINUTES OF A MEETING OF DITTON PARISH COUNCIL HELD IN THE COUNCIL CHAMBER AT DITTON COMMUNITY CENTRE ON MONDAY 3RD JULY 2017

CLLRS. M J PORTER (CHAIRMAN), A PIPER (VICE-CHAIRMAN), P DALTON, MRS J DEARDEN, MRS K DENNISON, J LOVER, A MULCUCK, R PRICE, MRS A THROSSELL & S MCDERMOTT [FROM 7.40PM]
MRS N GREENAWAY [Clerk of the Council]
BOROUGH. CLLR B WALKER

120. **OPENING OF MEETING**

The Chairman opened the meeting at 7.30pm.

121. **APOLOGIES FOR ABSENCE**

Apologies were **RECEIVED** from Cllrs Beadle and Mrs Beadle. The previously notified reasons for absence were **ACCEPTED** and **APPROVED** and recorded in the absence book Ref.362. Apologies were also received from County Cllr Peter Homewood and Borough Cllr Tom Cannon.

122. **DECLARATIONS OF INTERESTS**

Cllr Mulcuck declared a personal interest in item 124/132(a) Plan Received for Comment as he lives adjacent to the site of the application.

123. **CASUAL VACANCY**

The Chairman advised that two applications had been received to fill the casual vacancy on the Council. It was **NOTED** that personal details, supplied by the applicants, had previously been circulated to all Members.

Both applicants were present and invited to say a few words to support their applications.

The Chairman moved that a ballot be taken and voting resulted in Mr Steven McDermott being co-opted onto the Parish Council. The Chairman thanked the other applicant for their interest in the Parish Council and the Clerk confirmed she would advise them of any future vacancies.

Cllr McDermott was then invited to sign the Declaration of Acceptance of Office and undertaking to observe the Code of Conduct and join the meeting.

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ADJOURNMENT

6 residents attended to give their concerns and objections about the proposed Temporary 5 year change of use of part of the 10 Bradbourne Lane car park to car wash and valeting use. Borough Cllr Ben Walker advised that he had written to all residents that had contacted him with concerns about this application. He reported that a stop notice had been issued by Planning Enforcement and when this expires the Area 3 Planning Officer will refuse the application – it will not need to go before the Committee. One resident stated he had contacted Enterprise Inns (who own the site) and it was them that had told the carwash to cease operations as it would be Enterprise Inns that are responsible for any pollution on the ground and the soakaway. It was further confirmed that the application will be refused and not need to go to Area 3 and that all “hoardings etc” would be removed following refusal of the application. Cllr Walker advised if the applicant did not remove them then TMBC would do so but pass on the cost to the applicant. A resident who said his main concern had been the safety aspect, expressed thanks to Tony Mulcuck for his action against this application. Cllr Mulcuck thanked everyone for their support and said he would be pursuing the provision of a proper footpath in the location.

Members thanked the residents for attending and making the council aware of their concerns. The residents thanked the Council for listening and taking the concerns on board.

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The Chairman moved that item 132 (a), Plan for Comment be brought forward:

124. Plan for Comment

TM/17/01433/FL Temporary 5 year change of use of part of the 10 Bradbourne Ln car park to car wash and valeting use and proposed perspex canopy.

RESOLVED this Council strongly objects to this application on the same grounds as it did the previous application [listed below] and these should be considered along with the more detailed comments from the residents affected by this proposal.

- * There are already 12 car washes nearby.
- * Access - increased traffic will increase the already heightened safety issues of pedestrians as there is no pavement around this site.
- * There are no sanitary arrangements for the workers in the application.
- * Residents who live next to the proposed car wash already have lots of people using their private drive area for turning by others and this proposal can only make matters worse for them.
- * Noise and pollution will make it impossible for residents living next to the site to leave their windows open or enjoy their gardens.
- * Parking - due to reduction of restaurant car parking spaces, cars will park in Bradbourne Lane which is too narrow and lacking pavements for this to be a safe practice. This will also cause a backlog of cars onto the London Road waiting for access to both Bradbourne Lane and the car wash.

This Council understands that this application is likely to be refused and if so would ask that all the work and structures that have taken place at the site are removed as soon as possible.

125. **CONFIRMATION & SIGNING OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 5th JUNE 2017**

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

126. **MATTERS ARISING**

It was **NOTED** that a meeting had been arranged with the new KALC T&M Area Chairman for Wednesday 5th July at 2.30pm for whoever wished to attend.

127. **MINUTES OF MEETINGS HELD DURING JUNE 2017**(a) **For Confirmation and Signing**(i) **Community Centre Committee, 12th June 2017**

The minutes of the above meeting were presented by Cllr Price and signed as a true record subject to amending the resolution – Page 35, Item 84(e) to read “ to discuss with a member of the personnel committee and make a final decision on this matter”.

(ii) **Planning Committee, 19th June 2017**

The above minutes were presented by Cllr Dalton and signed as a true record.

(iii) **Open Spaces & Amenities Committee, 19th June 2017**

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

Discussion took place about the allotment tenancy agreement and Cllr Dalton said he felt this matter should be dealt with by the Review Committee. The Clerk reminded members that Allotments are a service and the Council has a duty to provide water and maintenance. Cllr Piper said allotment tenants or any other hirer of Council facilities would be reluctant to sign an agreement with an “open” figure for additional costs that might be incurred. Cllr Price said he thought this matter should be dealt with at Open Spaces. It was **NOTED** that all members have received information about statutory provisions for allotments and this should be read along with the suggested amendments to the current tenancy agreement.

RESOLVED not to ratify the resolution to finalise this matter at Full Council but to refer it back to the Open Spaces Committee and that Cllr Porter would attend the meeting ex-officio and Chair the part of the meeting where the allotment tenancy agreement is discussed as the Chair of the Committee is an allotment tenant. Also that Committee Members should forward to the OSA Clerk any suggested amendments if they cannot attend the meeting.

(iv) **Finance & Administration Committee, 28th June 2017**

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

128. **CORRESPONDENCE**(a) **For Noting**

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

KCC: Inside Track Issue 246
Restructure of Pension Section
Local Bus Service

Temporary Road Closures in T&M

TMBC: Activate – Summer Holiday Activities 2017
Fly-tipping leaflet

KALC: The Parish News

Local Councils Update Issue 207 June 2017

Kent Police: Rural Policing Update 7th June 2017

For Decision

KALC: Councillors Conference – 8th July 2017
NOTED Cllr Mrs Dennison is attending this event. If other members wish to attend they should notify the Clerk asap. It was also **NOTED** that there was an IT Training event on 18th July if anyone was interested in attending.

NALC Chief Exec. Bulletin inc. Pay Claim
READ and NOTED.

129. **FINANCE**(a) Accounts For Payment

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

Salaries: Monthly Paid	Gross: 14368.93	Net: 11783.05
Weekly paid - caretakers	Gross: 5034.68	Net: 4572.09
- bar	Gross: 2654.10	Net: 2631.75
1 st A Pest Control Services: Routine Pest control against rats and mice at Community Centre	60.00 Vat <u>12.00</u>	72.00
Chubb Electronic Security: Annual Contract Grounds Buildings	217.00 Vat <u>43.40</u>	260.40
Commercial Services: June Vehicle Rental	302.78 <u>60.56</u>	363.34
Day Tree Fellers: Emergency "make safe" of ash tree	300.00 Vat <u>60.00</u>	360.00
Host my Office: July Hosted Desktop	223.50 Vat <u>44.70</u>	268.20
Jacksons Fencing: Wire Ties	40.30 Vat <u>8.06</u>	48.36
KALC: Dynamic Councillor (K Dennison)	60.00 Vat <u>12.00</u>	72.00

Lister Wilder:	Kubota mower parts	108.11	
		Vat <u>21.62</u>	129.73
Lister Wilder:	Kubota mower parts	144.02	
		Vat <u>28.80</u>	172.82
Nexus Data Systems:	Domain Name (.gov.uk) renewal	70.00	
		Vat <u>14.00</u>	84.00
Open Spaces Society:	Annual Subscription		45.00
P&L Services:	Works to gang mowers		605.15
T Parker & Sons:	Round Up	49.05	
		<u>9.81</u>	58.86
Popi Studio:	Ditton Gazette Summer Edition		730.00
Sage:	Automated Pensions Module	179.88	
		Vat <u>35.98</u>	215.86
	Annual Support		
<u>Under S. 137 LGA 1972</u>			
Penfold's Amusements:	Carousel & Bouncy Castle		200.00

DPC IMPREST ACCOUNT – JUNE 2017

Brought Forward May 2017		2144.07	
Reimbursement		<u>355.93*</u>	
		2500.00	
<u>Expenses</u>			
Voucher Charge	3.25		
Bar Petty Cash	118.65		
Community Day PA System (KCC Grant)	400.00		
Petty Cash	137.02		
Float for Village Show	300.00	959.92*	
		<u>1541.08</u>	
		2500.00	

* Sum to be transferred on 3rd July 2017 to return the balance to £2500.00

(b) Direct Debits - Paid During May 2017

The following Direct Debits were **READ, NOTED** and **APPROVED:-**

02.05.2017	02	11.56
02.05.2017	Investec Asset Finance	127.37
04.05.2017	RBOS PLC Mentor	323.98
05.05.2017	Matthew Clark	915.95
05.05.2017	HMRC NDDS	169.52
08.05.2017	Siemens Financial Services	597.92
09.05.2017	Wex Europe Service	23.36
09.05.2017	Sky Business	602.40
10.05.2017	Tonbridge & Malling	139.00
15.05.2017	Your Energy (Elec)	808.00
16.05.2017	Sage Software	19.20

16.05.2017	Wex Europe Service	21.60
19.05.2017	Worldpay	85.37
19.05.2017	Matthew Clark	453.31
22.05.2017	CNG Ltd.	647.41
22.05.2017	Rentokil Initial	140.24
22.05.2017	Heineken on Trade	5869.46
22.05.2017	Tonbridge & Malling	1230.00
26.05.2017	BOC	138.00
26.05.2017	HMRC VAT	1556.13
30.05.2017	Wex Europe	84.86
30.05.2017	BT Group PLC	272.04
31.05.2017	NCS Group Ltd	16.50
31.05.2017	NCS Group Ltd	46.25

(c) BACs Payments - Paid During May 2017

The following BACs Payments were **READ, NOTED** and **APPROVED:-**

19.05.2017	KCC – Pensions	2499.84
19.05.2017	Inland Revenue	3624.39
02.05.2017	EDF Energy (Cedar Rooms)	756.56
02.05.2017	EDF Energy (NRRG)	39.33
02.05.2017	Euro Tunnel (Bastille))	126.00
	APM Refreshments)	<u>20.23</u>
		146.23
18.05.2017	EK Gowling - Counselling NS	35.00
31.05.2017	Came & Co (Engineering Policy)	370.00

(d) Debit Card Payments – May 2017

The following Debit Card Payments were **READ, NOTED** and **APPROVED:-**

25.05.2017	Tesco Sweet Wine (Bar stock)	36.00
26.05.2017	Tesco Soft Drinks (Bar Stock)	62.26

130. REPORTS FROM BOROUGH & COUNTY COUNCILLORS

It was **NOTED** Co. Cllr Homewood and Borough Cllr Cannon had given apologies. Cllr Cannon had sent in a brief report which was circulated:

- He is looking into the path issue behind 9 Woodlands Road
- Bradbourne Lane car wash will be rejected
- Travellers at KSports have moved on
- Progress with parking in Fernleigh Rise with the PCSO
- Public Consultation on the new Leybourne Lakes Country Park Management Plan has begun and is open until 21.07.2017.

Borough Cllr Walker then gave a brief report on matters he has been dealing with:

- Majority of recent correspondence has been about the Bradbourne Lane Car Wash which will be refused
- The petition for the footpath to the Millwood Homes development is now drawing to an end.
- He has been working with residents to find solutions to the overgrown trees in both Scott Close and Cherry Orchard.
- Funding has been received to place a lock on the defibrillator.
- New fencing in Nursery Road.

Cllr Lover asked Cllr Walker about response from TMBC for nuisance alarms after he made a call to the emergency out of hours number and it was an answerphone and then no-one followed up the call. He also asked about why residents are not able to undertake simple repairs to their wheelie bins rather than the cost of sending out someone. Cllr Walker said he would look into both matters.

Cllr Mulcuck asked if improvements can be made to the signage at the entrance to K Sports as there are now so many signs it is unsightly. Cllr Walker said he would contact K Sports about this.

Cllr Price asked if TMBC would be looking at parking restrictions on Station Road as when the proposed new 3/4 dwellings are built this will reduce available parking pushing it out onto the road. Cllr Dalton added that this Council made the comment about parking restrictions if permission is granted for these properties. Cllr Walker said he would look into this also.

131. **REPORT FROM NEIGHBOURHOOD POLICING TEAM**

It was **NOTED** no report was available as the PSCO was not on duty today but he had visited the office the previous week.

132. **PLANNING & HIGHWAYS MATTERS**

(a) Plan Received for Comment

NOTED the following application was considered earlier in the meeting.

TM/17/01433/FL	Temporary 5 year change of use of part of car park to car wash and valeting use and proposed Perspex canopy	Walnut Tree 10 BradBourne Ln
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(b) Cobdown Sports and Social Club/Environment Agency & Resident Concerns

Cllr Dalton **REPORTED** that a resident from the Cobdown site had raised concerns about commencement of construction of the second pitch when concerns about flooding from the Environment Agency have not been addressed.

RESOLVED to contact Planning Enforcement and support the resident's concerns about the flooding issues and ask that the Environment Agency is taking any necessary action to ensure the matter is resolved.

(c) Speed Restrictions New Road/Kilnbarn Road

NOTED no update was available. The Clerk will follow this up with Co Cllr Homewood.

133. **REMEMBRANCE DAY PARADE**

RESOLVED to proceed with the arrangements for this year's service and to hold two services on Saturday 11th and Sunday 12th November and to approve the purchase of a wreath.

134. **MATTERS ARISING FROM "CORRESPONDENCE FOR NOTING"**

There were no matters arising.

135. **CLOSURE**

The meeting closed at 8.29pm.

Chairman
7th August 2017