

WEST MALLING PARISH COUNCIL

MINUTES OF A MEETING OF THE
PARISH COUNCIL
HELD ON 3RD DECEMBER 2018, 7.30 PM
AT WEST MALLING VILLAGE HALL, WEST MALLING

Present: Mrs Trudy Dean (Chairman)
Miss Gwyneth Barkham
Mr Richard Byatt
Mrs Linda Javens
Ms Camilla Medhurst
Ms Min Stacpoole
Mr Nick Stapleton
Mr Peter Stevens
Mr David Thompson

Also present Borough Councillor Sasha Luck & West Malling resident

Minute		Action by	Action taken	Response
18/677	<u>APOLOGIES FOR ABSENCE</u> were received from Mrs Smyth and Mr Bullard			
18/678	<u>DECLARATIONS OF INTEREST</u> – none			
18/679	<u>MINUTES</u> – the minutes of the meeting held on 5 th November 2018 were approved and signed.			
18/680	<u>MATTERS ARISING</u> from the minutes not otherwise on the agenda. [18/619] Remembrance 2018 – those stewarding during the afternoon road closures reported that a number of motorists were unhappy (and in some instances abusive) about the road closures and in particular the no right turn out of Swan Street. It was agreed that future Remembrance Day road closure details be considered further at the Highways Committee meeting on 17 th December. Clerk to note agenda.	Clerk	✓	
18/681	<u>CHAIRMAN'S ANNOUNCEMENTS</u> – • Remembrance 2018 Both the 2 minutes silence and the Remembrance Day parade/service ran smoothly and were well attended. Mrs Dean thanked those members that assisted with the road closures. The Remembrance concert was successful and was attended by in excess of 300 people.			

	<ul style="list-style-type: none"> • Christmas 2018 St Mary's held a Christmas Tree Festival over the weekend of the 1st and 2nd December; organisations from around the town decorated trees which were displayed in the Church. <p>The Christmas Lights Festival was again well attended. Unfortunately it is understood that money was stolen from 2 stalls.</p>			
18/682	<u>QUESTIONS FROM MEMBERS OF THE PUBLIC</u> - none			
18/683	<u>QUESTIONS FROM COUNCILLORS</u>			
683.1	Mr Stevens thanked members for their good wishes following his surgery for a broken ankle			
683.2	Mrs Javens reported that at their recent meeting, the Village Hall Committee thanked WMPC for the £3000 annual donation. There is ongoing discussion about the WMVH website including setting up a link from the Parish Council site.			
683.3	Ms Barkham enquired as to whether the Clerk had been able to obtain from T&MBC planning a list detailing change of use. Clerk to action.	Clerk		
18/684	<u>POLICING MATTERS</u>			
684.1	Policing report – updated crime figures are being produced by Mr Bullard			
684.2	<p>Other Policing matters – Due to an a change in boundaries, the Clerk reported that PCSO Dylan Mcelligott would no longer be serving the West Malling area. His replacement is PCSO James Robinson.</p> <p>Subsequent to the meeting, PCSO Mcelligott sent the Clerk a list of recent police incidents since the last Full Council meeting: Abandoned vehicle reports, multiple car accidents on the A20 and A228 and a theft on the High Street.</p>			
18/685	<u>LOCAL PLAN</u>			
	<ul style="list-style-type: none"> • Regulation 19 response submitted to T&MBC on 19th November. • Summary of our response sent to residents via the Mailchimp database. • T&MBC submit responses to the Inspector in batches; the Inspector will then choose subjects to be called in. Copies of representations are to be put on the T&MBC website once submitted. It is anticipated that the Examination in Public will take place in late Spring. • The KCC response was noted, in particular that the Local Plan does not include appropriate consideration of the historic environment or flood risk and that Broadwater Farm (due to size) should have two access points. • WMPC are currently looking at costs for planning consultants. • The Kent Minerals & Waste Local Plan has turned down the West Malling Sandpit, Ryarsh application mainly on Green Belt grounds. 			
18/686	<u>TENDERS FOR MAINTENANCE WORK 2019</u>			
	<p>The quotes were considered by the F&GP Committee at their meeting on 21st November 2018 and it was the recommendation of the F&GP Committee that the tenders be awarded as follows:</p> <p>Churchyard – Gavin Jones</p> <p>Norman Road Playing Fields: All grass cutting and football pitch marking out to be awarded to Gavin Jones. Hedge work to be awarded to Four Seasons. Removal of ivy to be awarded to Four Seasons</p>			

	<p>Allotments (hedge, footpath & covering of plots) – Four Seasons</p> <p>Cricket Meadow (hedge & strimming)– Four Seasons</p> <p>Macey’s Meadow (hedge) – Four Seasons</p> <p>Village Green – Gavin Jones</p> <p>It was agreed unanimously to accept the recommendation of the F&GP Committee.</p> <p>See attached</p>			
18/687	<u>DRAFT BUDGET 19/20</u>			
	<p>The council were unable to set the precept figure as the tax base had not yet been received from T&MBC.</p> <p>It was agreed that the draft budget be considered at an additional meeting of the F&GP Committee on the 18th December (following the planning meeting).</p> <p>The village hall donation, Local Plan representation costs and all committee budgets to be further considered at this meeting.</p> <p><i>Subsequent to the meeting the F&GP meeting was rescheduled to Friday 4th January.</i></p>			
18/688	<u>COMMITTEE MEMBERSHIP</u>			
	<p>Following their co-option, committee membership for Mr Thompson and Ms Medhurst was agreed as follows:</p> <p>Mr Thompson – Highways, Transportation & Streetlighting Committee Planning Committee</p> <p>Ms Medhurst – Amenities Committee F&GP Committee</p>			
18/689	<u>PROPOSED DIVERSION OF FOOTPATH MR136</u>			
	<p>Proposal to divert part of public Footpath MR136 at Fern Cottage, Brickfields – agreed unanimously. Response sent to KCC as follows:</p> <p><i>At a meeting of the Full Council on 3 December 2018, members agreed to support the rerouting of footpath MR136.</i></p> <p><i>Although we acknowledge that the existing route lies upon the original line of Old Ryarsh Lane, we note the benefits of increased privacy that the modified route gives to the applicants in what is an isolated location.</i></p>			
18/690	<u>LIBRARIES, REGISTRATION & ARCHIVES DRAFT STRATEGY 2019-2022</u>			
	<p>KCC have launched its consultation on library opening hours. West Malling library is classified as a community library (classification 4) and under the Draft Strategy hours will be reduced from 40-23 hours.</p> <p>General discussion regarding social isolation, computer assistance etc.</p> <p>Ms Medhurst volunteered to draft a response.</p> <p>Mrs Dean to invite comments from residents.</p> <p>To be further considered at the next Full Council meeting on 7th January.</p> <p>Link to consultation - https://consultations.kent.gov.uk/consult/ti/LRASstrategy There is a printed version of the document located in the library</p>	CM		
18/691	<u>ANNUAL PARISH MEETING</u>			
	<p>Attendance of T&MBC to present details of new waste service was discussed. It was agreed that confirmation from T&MBC be sought as to whether the presentation was aimed at members of the public or councillors only. Clerk to speak with West Malling Primary School and/or West Malling Village Hall booking secretary to arrange suitable venue dependent on response from T&MBC.</p>			

	<i>Subsequent to the meeting it was confirmed that T&MBC intend the presentation to be given to both members of the public and parish councillors and this would therefore be a suitable topic for the Annual Parish Meeting.</i>			
18/692	<u>SECURITY MEASURES AT PLAYING FIELD – ADDITIONAL COSTS</u>			
	Awaiting figures from Tonbridge Fencing. Clerk to note for Amenities agenda.	Clerk	✓	
18/693	<u>WEST MALLING PARISH COUNCIL NEWSLETTER/PARISH NEWS</u>			
	It was agreed that Mr Byatt draft a Parish News that could be printed and circulated door to door; this to be distributed before the election period. Each committee Chairman to contribute. It was agreed that as a way forward, an email newsletter be circulated on a regular basis.			
18/694	<u>FINANCIAL MATTERS</u>			
694.1	Accounts for payment - totalling £5348.25 were approved - see attached.			
694.2	To note the following payment made since the last Full Council Meeting £3988.34 authorised at Finance & General Purposes Committee on 21 st November 2018.			
694.3	Financial Statement – bank reconciliation as of 23 rd November was received – see attached			
694.4	Inside Track no. 255 – receipt noted			
18/695	<u>MATTERS FOR REPORT</u>			
695.1	Amenities Committee – receipt was noted, for information of the draft minutes of the meeting held on 12 th November 2018. [18/637] – Cricket Meadow – it was noted that an initial quote had been obtained for additional security measures along the boundary from Age Concern to the barrier at the entrance to the Cricket Meadow. The figure of £10,000 to be included in the draft budget. Other quotes to follow. [641.3] - Recycling Bins – Car Park rear of Tesco – ongoing problems with bins being full to capacity resulting in residents being unable to recycle and bottles being left on the floor which in turn causes a hazard. Following the Amenities meeting, Miss Barkham confirmed with T&MBC that green and clear bottle banks were emptied at the beginning of the week and the brown bank emptied every 4 weeks.			
695.2	Finance & General Purposes Committee - receipt was noted, for information of the draft minutes of the meeting held on 21 st November 2018. [18/656.1] – appraisals to be undertaken before the budget process is concluded.			
695.3	Planning Committee - receipt was noted, for information of the draft minutes of the meeting held on 28 th November 2018 Mr Byatt drew members' attention to the following applications. [669.2] TM/18/02489/FL - Mr & Mrs F de Ryckman de Betez 127 Offham Road West Malling ME19 6RE Erection of a two-storey rear/side extension with demolition of existing store, greenhouse and melon house; alterations to elevations and insertion of dormers to rear. WMPC objected to this application. [669.3] The Malling Jug 52 High Street West Malling Section 73 application for the variation of condition 3 (hours) to planning permission TM/16/02592/FL. Application to extend the closing time from 21:00 to 22:00 every day with Xmas Eve, New Year's Eve left as per condition			

	<p>The Planning Committee commented as follows: <i>West Malling Parish Council Planning Committee met on the 28th November to discuss this planning application and has decided that whilst it does not object to this application it would wish to have assurances that the existing planning condition (condition 4, TM/16/02592/FL) to vacate the garden at 20:00 will remain in force.</i></p> <p>[669.4] TM/18/02658/FL - Greene King PP Five Pointed Star 100 High Street West Malling ME19 6NE Reinstatement of original garden and conversion of part of car park to garden area. WMPC commented as follows: <i>West Malling Parish Council Planning Committee met on the 28th November to discuss this planning application and has decided that whilst it does not object to this application it would ask that conditions be imposed to restrict the use of amplified music, lighting and also the hours that this area is occupied.</i></p> <p>[669.7] TM/18/02642/FL – Kendon Parking LLP Land West Of Station Road North West Malling Use of land to provide station car park and new access WMPC objected to this application.</p> <p>[18/671] Retirement Developments Ltd, Land Rear of 239 – 259 London Road West Malling. It was noted that the appeal will commence on Tuesday 4th December, 10am at The Civic Suite, Gibson Building, Gibson Drive, Kings Hill. It is anticipated that the appeal will last for four days.</p>			
695.4	<p>Malling Action Partnership – will be providing a grant for the Junior Parkrun so that they can purchase a defibrillator.</p>			
695.5	<p>Rotary House – no report</p>			
695.6	<p>School Governors – no report</p>			
695.7	<p>Malling Society – committee meeting date of 8th January was noted. It was noted that the Malling Society are looking to recruit new members.</p>			
695.8	<p>Chamber of Commerce / Christmas Lights Committee – successful Christmas Lights Festival. Awards for the shop windows as follows: Large window winner: Heart of Kent Hospice Large window runner up: Post Office Small window winner: Lucas Hair Small window runner up: Swan Street opticians</p>			
695.9	<p>Tonbridge & Malling Borough Council Parish Partnership Panel meeting – next meeting date of 7th February 2019 was noted.</p>			
695.10	<p>KALC/NALC/ACRK KALC T&M – next meeting date of 10th January 2019 was noted.</p>			
18/696	<p><u>MEETING DATES</u></p> <p>Amenities Committee – Monday 10th December (concentrating on Churchyard)</p> <p>Highways, Transportation & Streetlighting Committee – Monday 17th December @ The Clout, 9 High Street.</p> <p>Planning Committee – Wednesday 18th December</p> <p>Macey’s Meadow Advisory Committee – 23rd January 2019</p>			
18/697	<p><u>REPORT OF BOROUGH COUNCILLOR</u> - see below</p>			

<p>18/698</p>	<p>REPORT OF COUNTY COUNCILLOR – in addition to the report below, Mrs Dean noted the following:</p> <ul style="list-style-type: none"> • Norman Road is to be closed from outside number 139 for a period of up to 5 days from the 7th January. This is to enable gas works to be completed. • There is to be a meeting with the Highways department to see if the roundabout at the bottom of Town Hill can be visually improved. 			
	<p>There being no other business, the Chairman thanked members for attending and closed the meeting at 10.07</p> <p>Signed..... Dated.....</p>			

TENDERS 2019				
these are all annualised costs before VAT				
Area			Gavin Jones	Four Seasons
Norman Road Playing Field				
Grass cutting & pitches			£ 1,970.50	£ 5,255.40
Hedge Cutting & ivy clearance			<u>£ 805.80</u>	<u>£ 871.12</u>
			£ 2,776.30	£ 6,126.52
Churchyard				
			£ 2,221.20	£ 5,260.32
Macey's Meadow Hedge				
Hedge One			£ 3,030.00	£ 1,444.00
Hedge Two			£ 757.50	£ 475.20
Hedge Three			<u>£ 757.50</u>	<u>£ 272.00</u>
			£ 4,545.00	£ 2,191.20
Allotments				
Hedge			£ 757.50	£ 648.94
Footpath			£ 120.00	£ 134.64
Clear per plot and cover				
Large Plot				£ 768.00
Full Plot			.	<u>£ 536.96</u>
			£ 877.50	£ 2,088.54
Cricket Meadow				
Hedge			£ 882.00	£ 402.50
Strimming			<u>£ 300.00</u>	<u>£ 573.00</u>
			£ 1,182.00	£ 975.50
Village Green				
			£ 80.00	£ 400.00

West Malling Parish Council					
Accounts for Payment 3rd December 2018					cheques to be drawn
Payments authorised under Section 137					
The Malling Society (cheque 5571) (contribution towards hire of PA equipment)					£ 25.00
Town Malling Day Ltd (Cheque 5572) (Grant for West Malling Christmas Lights)					£ 1,800.00
Mr M Doyle (cheque 5573) (reimbursement for key cutting)					£ 20.00
Streetlights (single cheque 5574) (invoice 9918 - column 20, RCD & isolation unit)					£ 146.15
VAT					£ 29.23
					£ 175.38
Streetlights (invoice 10072 repairs column 60)					£ 325.00
VAT					£ 65.00
					£ 390.00
Green Balance (cheque 5575) (Richard Bate planner, local plan meeting/preparation/travel 6 hours @ £75.00)					£ 450.00
VAT					£ 90.00
					£ 540.00
Mrs Claire Christmas - authorisation to pay via Faster Payments (Clerk - net salary for December £1429.84 + faxes £1.20)					£1,431.04
Mrs Sarah Howard authorisation to pay via Faster Payments (Asst. Clerk - net salary for December)					£373.65
HMRC - authorisation to pay via Faster Payments (Deductions from salaries - December)					£516.18
Nest - authorisation to pay pension contributions by Direct Debit for December '18					
Employer's contributions					£ 35.00
Employee's contributions (Employees's contributions have already been deducted from salary)					£ 42.00
TOTAL					£ 5,348.25

WEST MALLING PARISH COUNCIL					
Financial Statement to be presented to Full Council 3 December 2018					
Reconciliation					
Balance b/f from 2017/18					£ 91,892.24
<u>plus</u>					
total receipts 1.04.18-31.03.19					£ 135,256.31
<u>less</u>					
total payments 1.04.18-31.03.19					£ 97,360.49
				Total	£ 129,788.06
Deposit account					£ 91,095.71
Current account				£42,990.69	
less unrepresented cheques				£4,298.34	
					<u>£ 38,692.35</u>
				Total	£ 129,788.06
Unrepresented Cheques			Date Issued		
5498	Kent Asbestos	£	144.00	09/07/2018	
5543	Mr Moon	£	14.00	08/10/2018	
5545	Mis Fisher	£	75.00	05/11/2018	
	DD Nest	£	77.00	19/11/2018	
5563	Mrs Dean	£	221.00	21/11/2018	
5564	ATC Squadron	£	150.00		
5565	Malling Memorial	£	15.00		
5566	Derek Rainbird	£	60.00		
5567	KCC	£	312.30		
5568	Gavin Jones	£	682.86		
5569	Roth Creative	£	120.00		
5570	Four Seasons	£	<u>2,427.18</u>		
		£	4,298.34		

Councillor's Report

King Street closed for 34 days 2nd January 2019 for gas main repair.

Birling Road Leybourne, southbound, a consultation, no right hand turn from Birling Road into A20

Ryarsh Lane Long term Car Park, there are still 20 spaces empty at 9.30 in the mornings. Andy Bracy stated that they have released 8 new permits. There are 80 names still on the list.

Public Enquiry 10 – 10.30 4th December, regarding the development at the back of London Road West Malling for retirement housing.

Reported a dangerous pavement in Swan Street, broken blocks, with a cavity underneath

The new waste service arrangements to start in early summer 2019. Tonbridge and Malling will do as much as possible to let all the residents know about the changes

Weekly food waste collection with "caddies" (a small container within a container that you can have indoors)

Fortnightly collection of residual waste

Alternate fortnightly collection of mixed recycle items, plastics, metal. cartons and glass in a wheeled bin with a separate container for paper and card.

Garden waste bin will be an opt-in service of £40.

For residents where a wheeled bin is not practical, they can still use plastic sacks, but they must not make them too heavy.

County Councillors Report December Meeting

Lorries travelled along New Hythe Lane this month as KCC had signed it as the diversion route when a section of Malling Road to Snodland was closed. I was advised that New Hythe Lane is always the diversion route in these circumstances because the route via Gighill has traffic calming humps on it.

Library Closure challenged

The KCC consultation on library opening hours has been challenged as any change to a service must first explore whether vulnerable people will be affected and, if they are, how the effects can be reduced. The report in fact states that KCC felt there were so many ways to get library services without attending a library, that they were no longer going to take 'deprivation' or poverty, into account.

Larkfield Library is set to lose 5 hours of opening, and West Malling will have its opening hours more than halved, losing children and community activities unless run by volunteers..

The report suggests that swipe cards could be issued to give approved people access to the Library when it was 'closed'. However, when I asked how much it would cost to put in the technology of swipe cards and CCTV, the answer was £50,000 per library. That totals £5.5 million cost of converting all

libraries - more than wiping out the £1m saving over two years which the shorter hours are intended to deliver

The consultation has already begun and will close on January 29th. 2019

<https://consultations.kent.gov.uk/consult.ti/LRAStrategy>

20mph Policy to be Reviewed

KCC has agreed to review its policy on 20mph schemes. Kent has far more restrictions on installing such schemes than other Councils, and this means fewer 20mph schemes are created. Hopefully, this review will convince KCC that 20mph schemes means traffic is slower, quieter, and causes less vibration, as well as reducing injuries if a pedestrian is hit.

Number 58 bus to be replaced with Feeder Service

Councillors met with KCC officers to discuss the proposed route for the feeder bus which KCC intends set up as a replacement for the number 58 bus service from Wrotham Heath via Addington, Trottscliffe, Ryarsh, Birling, Leybourne, West Malling and East Malling. The initial proposal was to terminate the service from Wrotham Heath at Tesco Leybourne Park. However, councillors advised that the value in the number 58 was that it served Maidstone Hospital direct from all these village locations, avoiding a long journey into Maidstone and out again. Officers have taken away the suggestions and a further meeting before Christmas is planned.

Winterfield Lane –Lucks Hill

Michelle and Roger have been working on possible ways of improving the safety of this junction used by many Larkfield people en route to The Malling School and West Malling. A number of people have had narrow escapes due to poor visibility for drivers and pedestrians. One possibility is to fill in the 'slip road' on the school side of the little island known as Couch Green (The one where the finger post has been knocked over AGAIN). This would mean all vehicles would then use the other carriageway which, if widened slightly, could take all traffic and give better visibility. This design would also provide a safer crossing point than at present. Let us know what you think.

Leybourne Park Broadband

Following an enquiry from a resident, I discovered there is a government scheme to help residents meet the cost of providing broadband to homes where it is not commercially viable for the broadband companies to do so. Residents in Leybourne Park and Busbridge Close in East Malling have no broadband services. I've asked all interested residents to contact me as the scheme requires residents to work together.

Morrisons to Martin Square Path

Following a recent attack in this path, Anita Oakley has asked Morrisons to consider reducing the height of the wall between the car park and the path to increase the visibility of people using it.

Hermitage Lane and London Road junction.

I have asked for roadworks for UKPN (see below) on Hermitage Lane to be delayed until after Christmas. The saga of the A20 boating lake near **Homebase** goes on. The latest version is that traffic engineers have discovered they needed to empty three soakaways. They need the landowner's permission to get to a third soakaway. Which they hope will solve the problem. If it doesn't, it's back to plan B which is pumping the water away to a reservoir, possibly under the road.

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permission to get to a third soakaway. Which they hope will solve the problem. If it doesn't, it's back to plan B which is pumping the water away to a reservoir, possibly under the road.

Five new building sites on Kings Hill



David Thornewell and I attended the Liberty Trust public consultation I wrote about in the last Bulletin. They say that they cannot find buyers or tenants for the three left hand plots on the map which were originally intended for commercial development. They are therefore applying for planning permission to change the land use to residential. Going from left to right across the map, the five sites are proposed to provide 70 flats accessed from Malling Road, 70 flats accessed from Kings Hill Avenue, 210 houses and flats connected to Jubilee Way, 115 houses and flats reached from Amber Lane, and 40 houses opening onto Wateringbury Road.

Kent County Council – highway authority and developer on Kings Hill

Kent County Council, as owner of the former airfield, is a joint developer with Liberty Property Trust, its development partner on Kings Hill. It was therefore more than usually interesting to read the comments of KCC Highways on the Local Plan, and Broadwater Farm development in particular.

KCC Highways have pointed out that the proposal for 900 houses on Broadwater Farm does not satisfy the County's requirement that any development of over 300 houses should have more than one access.

This means that a second access will be needed and, we understand the only practical alternative is through Kings Hill. Liberty Property Trust have made it clear that they will require a contribution to the maintenance costs of the Kings Hill road network if residents from Broadwater Farm development use Kings Hill roads to access the bypass. No doubt this payment will be significant, and may mean that Berkeley Homes who have bought options on Broadwater Farm may need to renegotiate the terms of their sale to compensate for it. Alternatively, they could reduce the size of the development from 900 to 300 houses, in which case a single access road would be

sufficient.

A20 junction designs coming soon

I understand that the detailed designs for increasing the capacity of the junctions at Winterfield Lane, New Road, and New Hythe Lane with the A20 London Road will be available at the end of November. Shame they couldn't be completed before we had to comment on the Local Plan.

Ryarsh Sand Quarrying Plan dropped

On Tuesday this week, the County Council's Environment Committee recommended that the proposal to quarry sand at Ryarsh Quarry should be dropped. Officers advised that the site lay within the Green Belt which required "Special Circumstances" in order to be developed. Since the sand could be supplied from an alternative site at Lenham which is not in Green Belt, there was no justification for excavating at Ryarsh. The Full County Council has to ratify this recommendation in a couple of weeks and the owners of Ryarsh Quarry have challenged the decision

Today the press are reporting that the County Council's Highway Contractor Amey is for sale. It is reported to have unsettled liabilities to Birmingham City Council relating to highway works. KCC has recently extended Ameys contract by a further year, and I am making enquiries as to whether KCC was aware of the financial situation when this was decision was made.

ROADWORKS

B2246 Hermitage Lane, Maidstone. Temporary Traffic Lights from **26th November to 14th December** near Barming Train Station for UKPN.

19th December. Rochester Road Aylesford closed for up to three days for laying of water pipe by South East Water

EVENTS

Sunday 9th December . "Carols by Candlelight" at 5pm St Marys Church, West Malling. Concert with WM Community Choir and school choirs from More Park and WM Primary Schools. Tickets £5.

Children free. westmallinggcc@hotmail.co.uk.

Sunday 23 December. Christmas Farmers Market, High Street, West Malling from 9.30am until 1.30pm.

Monday 24th December. Christmas Eve Drinks and Carols, 11 to 11.30pm King and Queen, New Road, East Malling.

Monday 24th December. Christingle Services at St Marys, West Malling. 3.30pm and 5pm (doors open at 4.30pm)