

MINUTES of OFFHAM PARISH COUNCIL meeting
Held on Tuesday 5th July 2022 at 7.30PM in The Committee Room, Offham Village Hall

Councillors Present:

Cllr C Unter (Chairman)
Cllr R Taylor (Vice Chairman)
Cllr P Bailey
Cllr A Marchant
Cllr M Scullion

Also in attendance:

County Councillor Hohler (7.30-8.00pm)
2 members of public – (7.30-8.00PM)
Wendy Williams (left at 8.30pm)
L Mackie (Clerk)

1. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST.** To receive apologies for absence and declarations of pecuniary and non-pecuniary interest.
There were apologies from Cllr Adams, Cllr Barnes, Borough Councillor Kemp and Borough Councillor Montague. There were no Declarations of Interest.

2. **MINUTES**

- a) To receive and approve the Minutes of the meeting held on 14th June 2022 for signature
It was **RESOLVED** that the minutes of 14th June 2022 be approved and signed as an accurate record.

3. **EXTERNAL REPORTS**

- a) County Councillor Hohler
- She congratulated the Parish Council on the Jubilee Celebrations
 - The County Show at Detling starts this weekend. The KCC stand is number 228 about Reconnect Kent, a community led programme to get children and young people thriving following the pandemic.
 - Children's Services were inspected in May by Ofsted and have been ranked outstanding.
 - She has received many emails about plans to stop the 502 Offham school bus, and changes to the 70 and 58 buses. She is supporting the bus services continuing.
 - Cllr Unter thanked Cllr Hohler for her support about the Solar Park application. Cllr Unter addressed the KCC planning meeting and met the person who will deal with liaison going forward. The next step is for the Parish Council to decide whether to write to the Secretary of State and Tom Tugendhat MP to appeal the decision. It is hard to argue against the solar parks, but when the site became a quarry in the late 1960s it was green belt and the decision was made by KCC with an agreement to turn it back to Green Belt. The finish date was pushed further and further into the distance. Now the KCC report says it doesn't look like typical Green Belt, but that is because of KCC's recurring decisions to allow it to be used for quarrying and then landfill. Tom Tugendhat MP has written to Michael Gove MP about the production of solar panels in China.
- b) Borough Councillors Kemp and Montague
There was no report.
- c) Police
There was no report.

4. **PLANNING**

- a) New applications
- i. **TM/22/01195/FL- Moorlands, Teston Road-** Roof extension, loft conversion, extension to side, demolition of garage and replace with new garage and alterations to front drive. PV panels to front roof slope and change roof tiles to artificial slate (Resubmission of TM/21/02143/FL)
There were **NO OBJECTIONS**.
 - ii. **TM/22/01205/FL - Wrotham Heath Golf Club, Seven Mile Lane** Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn
There were **NO OBJECTIONS**.

- iii. **TM/22/01240/FL - Warren Wood, Seven Mile Lane**- Erection of a single storey outbuilding
There were **NO OBJECTIONS**.
 - iv. **TM/22/01307/RM - Barfield House, Teston Road** - Reserved Matters application pursuant to conditions 1 (Layout, Appearance, Landscaping & Scale of the development) of outline planning permission TM/19/01531/OA (erection of 7 no. dwellings and new access to highway)
Reserved matters and details.
There was a discussion. It was noted that the buildings have changed from the original plan which was granted permission. There are still 7 properties, but they seem to have changed in size and layout, looking bigger. A road still goes through to the edge of the field at the back. It appears they are leaving access potentially open to that field, possibly considering trying to develop this area again in the Green Belt.
It was AGREED to comment that the size of the dwellings appears to have increased from the original application, and rear of plot still maintains theoretical access to the Green Belt which we are most concerned about. The original planning was for houses of a certain size. This application is for more than just reserved matters.
 - v. **TM/22/01334/LB - The Oast House, Aldon Lane** - Listed Building Application: Proposed replacement of 35 no. windows, 2 no. doors and 1 no. French doors
There were **NO OBJECTIONS**. For appearance sake, the windows should be like for like.
 - vi. **TM/22/01351/FL – Blue Hills, North Meadow** – Single storey side extension to connect to existing extension
There were **NO OBJECTIONS**.
 - vii. **TM/22/01197/FL - The Old Rectory, Aldon Lane** - Construction of a timber framed extension to an existing store, as well as the erection of an open-ended lean-to and toilet
This application was previously considered by the Parish Council with no objections. It was then taken off the planning list due to an issue with fees, but has now been listed again. There were **NO OBJECTIONS**.
 - viii. **TM/22/01400/FL - 12 Pepingstraw Close** - Demolition of existing garage and side extension behind, to be replaced with a 2 storey side extension, retaining side access, and a rear single storey extension to enlarge the kitchen/ dining area
There were **NO OBJECTIONS**.
- b) Approvals
- i. **TM/21/01259/WAS - Offham Quarry, Teston Road** - Installation of ground mounted solar PV array and associated infrastructure (KCC ref: KCC/TM/0090/2021)
 - ii. **TM/22/00887/LB - Orchard Place Cottage, Comp Lane** - Listed Building Application: Partial demolition of chimney, reconstruction and repair in lime mortar to match original
 - iii. **TM/22/00463/FL - Quintain Coach House, North Meadow** - Remove existing flat roof to side porch and replace with a tiled pitched roof and add 2 casement windows to the side. Take down existing double garage and replace in its place an oak framed open garage structure and store with a pitched tiled roof
 - iv. **TM/21/03319/FL - The Retreat, Comp Lane** - Conversion of existing building, containing a residential flat, workshop and storage barn, to 2 x two bedroom dwellings with associated works to provide curtilages and parking facilities. A number of conditions have been made and these were noted.
 - v. **TM/22/01130/AGN - Church Farm, Church Road** - Proposed small open fronted wooden building 18m x 6m, to be used to store agricultural machinery. **PRIOR APPROVAL NOT REQUIRED**.
 - vi. **TM/22/00759/LDP - Warren Wood, Seven Mile Lane** -Lawful Development Certificate
Proposed: Erection of a single storey outbuilding. **CERTIFIED**
- c) Refusals
There were no refusals to report.

d) Any other planning matters

- i. **TM/22/00917/LB - Teston Cottage, Teston Road** - Listed Building Application: First floor rear extension incorporating a side dormer, side rooflight and Juliet balcony to rear. **APPLICATION WITHDRAWN.**
- ii. **TM/22/00916/FL - Teston Cottage, Teston Road** - First floor rear extension incorporating a side dormer, side rooflight and Juliet balcony to rear. **APPLICATION WITHDRAWN**

5. MATTERS ARISING

- a) Appointment of representatives to external bodies and wardens
This will be discussed at the next meeting when all Cllrs present.

- b) To receive details of repairs for The Well on The Green
Cllr Bailey will work with Cllr Taylor to repair this.

- c) To receive update on repair of Village Sign
The sign has been taken away by Maidstone Signs and Cllr Taylor is liaising with them.

- d) Blaise Farm Quarry Traffic
A resident leaving his property noted a lorry passing through the village. He followed it into the quarry grounds. If residents notice lorries passing through Offham which appear to be related to the quarry, they are encouraged to take registration numbers to identify them, noting the lorry's livery e.g. Gallagher's and reporting to OPC. Cllr Unter saw a Gallagher lorry travelling through the Village towards Seven Mile Lane a couple of months ago and reported the registration number to the quarry who did speak with the driver. Cllr Bailey reported that many similar lorries travel along Teston Road, but he did not know if they were associated with the quarry. The Clerk will establish if it is a planning condition that quarry lorries do not travel through the village.

- e) TMBC – Review of Polling District/Places/Station 2022
Cllr Unter has looked and it appears that Offham is unaffected by any change.

- f) Tonbridge and Malling Street Trading Consultation 2022 (29.08.22)
Cllrs have had details circulated and can respond.

- g) TMBC Planning Infrastructure Statements and Highways Improvement Plan HIP response received which is useful.

An updated HIP has been received from TMBC which Cllrs can consider. The Parish Council will not respond to the Planning Infrastructure Statements given the timescale.

6. OPEN FORUM - Public Participation Session

There were no questions.

7. PARISH COUNCILLOR REPORTS:

a) Blaise Farm

- i. Quarry
It was noted that Kings Hills residents are complaining about the blasts online.
- ii. IVC Waste Management
There was nothing to report.
- iii. AD Plant
There was nothing to report.

b) Offham Landfill Site

There was a discussion about whether Offham could benefit from the solar park, through free or discounted electricity. This seems reasonable, but KCC were clear in their report that it was their opinion Offham would be unaffected by the solar park and there was no justification in giving us

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anything in redress for it being there. The recommendation to Infinis was to get involved with the school and teach the children about green energy.

Cllr Unter said that he thought we should detail the effect on the Village and seek some benefit financially. The effect of farm traffic and the history of the site adds up, but the company is not responsible for all that has happened before. The village has been blighted with gas and smell from the landfill. Cllrs AGREED that an appeal against the approval should be made in some way. Clare Innes has offered to draft something for Cllrs to consider before sending to the Secretary of State.

c) Offham Village Hall

The next meeting is on 25th August. Dates have been set for the Cinema to return.

8. MONTHLY CHECK-LIST

a) To note any Highways, Footpaths and Footways problems (www.kent.gov.uk/roads-and-travel/report-a-problem)

Cllr Unter mentioned the diversion of the footpath around the landfill site at the KCC Planning meeting. There was a discussion about whether the diversion went inside the hedge of the landfill land or on the verge next to Teston Road. KCC Public Rights of Way Office will have the details. A permissive path has been identified that will be opened when solar park is open.

A noisy tractor travelling at speed through the village at 5.30am was reported. A licence plate is needed to identify the vehicle, although it was not believed to be linked to Church Farm.

Vans carrying workers to Church Farm were reported as travelling in excess of 30mph along Church Road and North Meadow. The Clerk was asked to write to the Farm about this, asking them to slow down.

There was an altercation in the village where a lorry driver stopped in the road to be verbally abusive towards a resident. There was a witness to this incident. Stephen Betts has dealt with this and it is understood that driver has been dismissed.

b) To receive update on Maintenance Contract

Cllr Marchant has submitted an update which was discussed. Some cuts have taken place which are not included, and he will update the schedule of work. Cllrs noted that Cosgrave Field was in good condition but needed some tidying under the trees and weed killing.

c) Reports about Parish Property and Land including The Pond, Village Green, The Pound, Cosgrave Field, Recreation Ground, Play Area, Book Box, Defibrillator, Speed Indicator Devices, Trees.

Cllrs Taylor and Adams checked the Village Green on 28th June before the NSPCC Garden Safari and the Recreation Ground. It was noted that The Pound looked fantastic.

Cllr Taylor has carried out repairs to the Recreation Ground Gate which have worked for the moment. Cllr Taylor asked that the goal posts be moved to spread the wear and tear that is occurring. Cllr Bailey will carry this out.

It was noted that children have been seen sitting on the goal posts, but they should be robust enough for this.

The Clerk will liaise with Cllr Taylor to order a new swing seat.

Cllr Bailey was thanked for his work repairing the Book Box. He said all the panes were cut out and fixed with silicone.

Cllr Bailey was also thanked for his work sorting out the Speed Indicator Device.

The Clerk reported on the latest newsletter from Satswana the Data Protection Officer. There are warnings about cyber security and a recommendation to sign up for Cyber Alarm. Cllrs approved this.

9. EVENTS. To receive reports on past events and to discuss events coming soon

a) Men's Shed – The Kings Arms – Every Thursday

The Parish Council has paid for the Men's Shed until the end of July. Cllrs Scullion and Barnes were asked to discuss future funding.

b) Offham Society Lazy Sunday Jazz 26.06.22

137 people attended, plus children and dogs. There was a discussion about dogs at the event.

c) NSPCC Garden Safari – Village Green – 03.07.22

The event sold 500 tickets and went without any problems.

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d) Race Night – 17.09.22

Wendy Williams has kindly agreed to assist the Parish Council with the Race Night in September. There was a discussion about actions that need to be taken.

Wendy will book the fish and chip supper, and sell tickets.

Cllrs Unter, Taylor and Scullion will meet to make further arrangements. All Cllrs were asked to find something for the auction which is an important part of fundraising. Cllr Unter has prepared a letter to ask for donations for the raffle. Sponsors for each race can be approached.

Cllr Scullion will ask a resident to be MC on the night. An auctioneer is also needed.

Wendy will ask David Frankling for a template of the race card and certificates.

e) Photo Competition and 2023 Calendar

David Stretton has apologised for the delay, as there have been difficulties communicating with company doing the printing. It is hoped delivery will take place later this month.

10. FINANCIAL INFORMATION

a) To approve addition of Cllrs Adams and Barnes as signatories and to receive update on Unity Trust

It was AGREED that Cllrs Adams and Barnes be added as signatories.

Cllrs Unter and Taylor are signatories and regularly authorise payments. Cllrs Bailey and Marchant are having difficulty accessing the accounts and the Clerk will assist with communications with Unity Trust. Cllr Scullion is not set up to authorise payments yet.

b) To receive bank statements, consider and approve financial statements and to monitor budget

These have been circulated and considered by Cllrs. The statements were approved and were signed by Cllr Unter. There were no budget issues to be reported.

c) To consider and approve invoice payments

The following invoices were approved for payment and will be authorised by Cllrs Unter and Taylor:

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
	Payments – July 2022	
King's Arms	4 Week's Men's Shed 07.07-28.07	£80.00
Clerk	July 2022 Salary	£693.72
HMRC	July 2022 PAYE and NI	£161.17
Clerk	Expenses - June	£9.10

Cllrs AGREED to pay the Clerk's overtime which has accrued.

d) To note submission of AGAR 2021-2022

The Clerk reported that the AGAR Certificate of Exemption has been submitted.

e) To note submission of VAT reclaim

The Clerk has submitted a VAT reclaim.

f) To consider any other financial matters

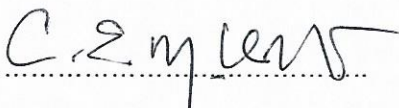
There were no other matters.

11. AGENDA ITEMS FOR NEXT MEETING

The Clerk is meeting with Cllrs Adams and Barnes as new Cllrs on 30th August. Cllrs Unter and Taylor will also attend and other Cllrs are welcome.

The Meeting concluded at 9.25pm.

Date of the next Parish Council meeting: Tuesday 6th September 2022 at 7.30pm

Signed 

Dated 6/9/22