

Snodland Town Council – Full Council

20 October 2022

Councillors in attendance:	Cllrs Mrs S Bell (C) Mrs K Mordecai-Woolf (VC), A Bennison, J Butterfield, Mrs D Crook, P Hickmott, Ms D King, Miss V Lawrence, D Lettington and W Mallard
Other Council Members in Attendance:	Mrs K Sowten (CEO)
Others in Attendance	County Cllr Mrs S Hohler
Councillors Absent with apologies:	Cllrs Mrs N Misy (DVC), Mrs R Lettington, J Minter and Mrs S Shaw
Councillors Absent without apologies:	
Other Apologies:	

1.	<p><u>Apologies for absence</u></p> <p>See above.</p>
2.	<p><u>Declaration of interests</u></p> <p>Cllr Hickmott Agenda item 11</p>
3.	<p><u>Report from the Neighbourhood Police Team</u></p> <p>There were no representatives from the Neighbourhood police team. The Council members had received an E-Watch report prior to the meeting.</p>
4.	<p><u>County Councillor's Report</u></p> <p>Cllr Hohler reported on the following:-</p> <ul style="list-style-type: none"> • Four gold awards have been received for County Country Parks • Ukrainian Refugees 3871 have been matched with 1462 host families in Kent, more than any other county in the UK. 2927 more have arrived and a further 944 are expected. The County Council are very short of host families and are seeking anyone who is available to accommodate to come forward. • The JTB Meeting last week was cancelled, however can report that the footpath in Pout Road has been redone. Part of a two year programme will include resurfacing on the A228 at Ham Hill and Snodland and Holborough Road. • Budget setting is extremely challenging and is being considered at the moment. • Libraries will remain open to provide a warm space during the winter months. • Government have given help to provide for vulnerable people. • Lower Thames Crossing if this goes ahead will require 22000 people to build. An academy is being set up to train workers. • Kent police have a nation initiative on speeding hotspots. • St Benedicts speed humps are being looked at to replace the bolts and re-glue in place.

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5.	<u>Questions from the Public</u>	
	None present	
6.	<u>Chairman's Announcements</u>	
	The Launch day for the pump track is on Sunday 23 October 2022 – 12noon until 4pm.	
	The Mayors Civic Service raised £200; £100 for All Saints with Christ Church and £100 to the Mayors Charity.	
7.	<u>To resolve the Minutes of the Full Council held on 1 September 2022 (pp40-44) are a correct record</u>	
0947	RESOLVED – that the Minutes of the Full Council meeting held on 1 September 2022 (pp40-44) were agreed as a correct record.	
	Signed	
8.	<u>To receive reports and recommendations of Council Committees</u>	
8.1	Planning and Environment – 26 September 2022	(pp 45-47)
	Planning and Environment – 17 October 2022	(pp 54-55)
8.2	Amenities and Recreation – 27 September 2022	(pp 48/51)
	The Chairman put forward the following recommendations	
	To consider the future use of Nevill Park Lake and the overgrown area along the edge of the houses that back onto the park.	
0948	RESOLVED To infill part of Nevill Park lake and introduce plants and create a wildlife pond. Work will need to be done in a sympathetic manner and carried out by a professional company. There may be a need for a consultant to be appointed to deal with this project. Costs will need to be looked at and agreed by the council. It was suggested that the Aquatic Consultant who put forward the original report was approached.	
0949	RESOLVED to put in place a 5 year plan to clear the growth from the edge of Nevill Park where it backs onto the houses. Costs relating to this will need to be considered in the Budget.	
	<u>To consider resurfacing requirements at Snodland Cemetery to include the reduction of the width of the driveway on the western side to incorporate a new line of Kerbstones.</u>	
	The Recommendation to resurface the Western pathway by reducing the width to incorporate new Kerbstone needs further consideration as there are issues that need to be addressed regarding the logistics around the removal of spoils from the graves in this area. This needs to be investigated further before any plans can be put in place and will be brought back to the council at a later date.	

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8.3	Policy and Resources - 6 October 2022	(pp 52-53)
0950	<p>The Policy and resources meeting was not quorate and therefore the following items on the agenda were resolved at full council.</p> <p><u>Financial Review</u></p> <p>The CEO advised of an advanced notice of gas price changes received for the Devonshire Rooms. The current contract is on an auto rollover tariff from 1 November 2022 The new standing charge will be 27.6p (per day) no change from the current rate. The new unit rate will be 28.9p, (per KWH) the current rate is 9.43p (per KWH). This is a variable rate and subject to change at any time. A fixed rate of 27.62p (per KWH) has been offered with the standing charge remaining the same at 27.6p (per day). Our broker is looking to see if there are any cheaper options.</p> <p>The CEO advised that based on these renewal figures the gas cost has tripled and will have a major impact on the budget.</p> <p>RESOLVED to allow the CEO to accept the best possible rate on a fixed one-year term on gas renewal for the Devonshire Rooms once the broker has come back with figures. It was felt that it would be best to fix the price for one year even though the rate is slightly higher to enable the budget to be fixed.</p> <p>The budget setting process is due to take place and there are concerns regarding the increased costs. The Council needs to look more carefully at the community event spending, grant allocations and earmarked reserve allocations. All the electricity contracts are due for renewal in January, which with the gas contract renewal in November 2022 will have a significant impact. Councillor King offered to help look at the initial budget before it is considered by the Policy and Resources Committee. The Council also indicated that Reserves are in place for this reason and may need to be used.</p> <p><u>To accept a quote for a replacement top control unit on the lift.</u></p> <p>Following a call out to the lift not working on the upper level, the engineer removed the top control unit and found various areas of rusting on components and small PCBs within the unit and recommended a replacement unit. The cost to supply and fit the replacement top control unit is £1277.16 plus VAT.</p> <p>The cost would be covered from the repairs and renewal budget.</p> <p>The warranty period for the lift has expired (1 year warranty installed 2018).</p> <p>Before a like for like replacement is installed consideration needs to be sought as to whether there is any alternative that would be more waterproof, even if the option was more expensive.</p> <p>RESOLVED to accept the quotation from the company currently contracted to service the lift for the replacement top control unit to the lift of £1277.16 plus VAT or an alternative option on a more suitable waterproof component if available.</p>	
0951		

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0952	<p>THE COMMITTEE HAS AGREED That in view of the business about to be transacted, it is advisable in the public interest that the press and public be Temporarily excluded.</p> <p><u>To consider the tenancy relating to Peridise Café (Brooklands Lake)</u></p> <p>RESOLVED to accept the prospective tenant for Peridise Café (Brooklands Lake) having reviewed and received a credit check.</p> <p><u>To receive an update relating to the Pavilion Café</u></p> <p>The CEO updated the Council of the current position regarding the Pavilion Café and advised of the revised rent due from October 2022.</p> <p>Reintroduction of Press and Public</p>
9.	<p><u>Reports from Borough Councillors</u></p> <p>Cllr Lettington and Cllr Hickmott had nothing to report. Cllr Mrs Bell (as Mayor) attended the reading of the proclamation for King Charles and to the requiem of the Late Queen Elizabeth at Rochester Cathedral and the inauguration of the 108th Bishop of Rochester.</p>
10.	<p><u>Town Councillors reports on meetings, events and activities attended on behalf of the Council - Councillors are reminded to only report on council related items</u></p> <ul style="list-style-type: none"> • Cllr Lettington – Has rubbed down and painted the bins in Willowside and will continue to do the others around Snodland, including anything else that requires painting. • Cllr Bennison attended coffee and chat at All Saints with Christchurch and advised of the Warm Space initiative on a Monday and Wednesday • Cllr Hickmott carried out a litter pick, attended the Mayors Civic Service and the 10 year celebrations of Snodland Football Club. • Cllr Mrs Bell attended the 10 year celebrations of Snodland Football Club. • Cllr Mallard Attended Rectory close following concerns from residents regarding the broken entrance door. • Cllr Mrs Lawrence helped deliver the newsletter • Cllr Mrs King helped deliver the newsletter • Cllr Butterfield attended the Mayors Civic Service • Cllr Mrs Mordecai-Woolf has visited the pump track • Cllr Mrs Crook attended the Mayors Civic Service
11.	<p><u>To receive details of Payments and transfers from 25 August 2022 to 6 October 2022 for Nat Bank Account totaling £75962.46 and Unity Bank payments totaling £2283.53 which includes BACS Payment lists pages 1420,1426-1428, 1435-1436 and 1439</u></p>

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0953	<p>Council members received details of payments and transfers prior to the meeting.</p> <p>A query was raised why several streetlighting bills were paid together – The CEO advised that when E-on was taken over by N-Power, the bills had been incorrectly calculated and following months of chasing it had taken until September for N-Power to rectify the problem and issue the correct bills.</p> <p>RESOLVED to accept details of Payments and transfers from 25 August 2022 to 6 October 2022 for Nat Bank Account totaling £75962.46 and Unity Bank payments totaling £2283.53 which includes BACS Payment lists pages 1420,1426-1428, 1435-1436 and 1439</p>
12.	<p><u>Report from the Chief Executive Officer</u></p> <p>The Chief Executive reported on the following -</p> <ul style="list-style-type: none"> • Tonbridge and Malling Saturday Bulky Waste service will not be resumed. • Cllr Dave Davis, Cabinet Member for Strategic Planning and Infrastructure at Tonbridge & Malling Borough Council has advised that during October, over 40 traffic count surveys are planned across the local highway network. The purpose of these surveys is to update the Kent Transport Model managed by Kent County Council (KCC). This model is important to the Local Plan process because it will be used in the coming months to test potential growth options. • Fireworks on Wednesday 2 November – 7.30pm start – councillors expected to attend and be on site from 6.30pm to help with the collection buckets at the entrances. 4 Councillors are required for the road closures. Cllr Hickmott and Cllr Bennison for St Benedicts Road, Cllr Mrs Crook to do Cemetery Road with Council Staff and Cllr Miss Lawrence to do Paddlesworth Road with Council Staff. • Remembrance Day – Sunday 13 November 2022 – councillors expected to attend and be at Holmesdale by 2.20pm. Cllrs Mrs N Misy and J Butterfield submitted their apologies. • Pump Track Launch Event on Sunday 23 October from 12noon until 4pm at Potyns. • Litter Pick Sunday 6 November at the Recreation Ground at 11am. Cllr Hickmott to lead. Cllr Hickmott queried that some of the litter pickers were not working properly. Cllr Lettington volunteered to try and fix them. • KCC Members grant was applied for and approved for the purchase of two litter bins for Potyns and twenty litter picking hoops. • The KALC AGM will be held on Saturday 19 November 2022 at Ditton Community Centre starting at 9.30. Details will be forwarded to all Councillors. If anyone wants to attend please email and register a place. • The last payment to Snodland Food Assist was made in September. The Co-ordinator has emailed to advise that food assist may be stopping in December. This has caused concerns, especially in the current economic climate. Snodland Partnership have met, and they have also raised concerns. There appears to be logistical problems with the facility running out of Rectory Close. A meeting will take place on 2nd November between STC, TMBC, Clarion Housing and the Co-ordinator of food assist to look at a

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	<p>possible new venue. Tentative enquiries have been made to TMBC to convert the public toilets in the car park. Councillors acknowledged the need for a Foodbank and that there are several factors that need to be considered, this includes the cost of conversion, and ongoing running costs, how it will be run and volunteers to run it.</p> <ul style="list-style-type: none"> • Councillors requested that now the funding for food assist has come to an end, evidence of how the funds have been spent are required.
<p>13.</p> <p>0954</p> <p>0955</p>	<p><u>To receive updates on the Council's Charities</u></p> <p>A report of the Henry Peters Trust was distributed to councillors prior to the meeting (copy available on file) which highlighted the need for a new trustee, updated signatories for CCLA and consideration for the future of the trust.</p> <p>13.1 <u>Appoint a Trustee for Henry Peters Charity</u></p> <p>RESOLVED to appoint Cllr Mrs S Bell, Mrs D Crook, D Lettington, W Mallard and P Hickmott as additional Trustees on the Henry Peters Trust.</p> <p>13.2 <u>Update Signatories for CCLA Henry Peters Account</u></p> <p>RESOLVED to add Cllr Sue Bell and Cllr Mrs Dilys Crook as Signatories for the CCLA of the Henry Peters Account</p> <p>13.3 <u>To consider the future of the Henry Peters Charity</u></p> <p>The charity objective is to benefit the sick and poor of Snodland.</p> <p>A suggestion was made to link the charity with the foodbank project which would be a good way of having it focus specifically in Snodland and something that we know is a need.</p> <p>A meeting of the trustees of the Henry Peters Trust to be set up to enable a working party to be created for the foodbank project. Cllr King volunteered to be part of the working party and it was suggested approaching other members of the community who have experience with foodbank projects.</p>
<p>14.</p>	<p><u>To Consider and if agreed accept the new Amenity charges for 2023/24</u></p> <p>The Councillors discussed the new amenity charges for 2023/24 and taking into consideration the current economic climate it felt necessary to consider increased utility costs.</p> <p>The Pre-school needs to be approached to finalise the licence for the use of the Devonshire Rooms. Contributions to utility costs will need to be added to the licence and a proportion of these costs need to be added to the rent fee. This would need to be effective from April 2023.</p>

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<p>0956</p> <p>0957</p> <p>0958</p> <p>0959</p>	<p>RESOLVED to add a contribution towards utility costs to the licence for the Devonshire Rooms Pre-School with effect from April 2023.</p> <p>It was felt that the cricket club and chess club costs need to be reviewed from 2024, bearing in mind utility charges and the cost to maintain the building the council will be looking more towards a commercial rate.</p> <p>RESOLVED to increase Chess and Cricket Club in line with RPI as indicated on the fee table and review on a commercial basis from 2024.</p> <p>The use of the floodlights on the 3g needs to be reflected in the hire charge.</p> <p>RESOLVED to increase the hire charge on the 3g pitch to £50 per hour to reflect the increased cost for electricity usage for the floodlights</p> <p>RESOLVED to accept all other Amenitiy charges in line with RPI as indicated on the fee table.</p>
<p>15.</p> <p>0960</p> <p>0961</p> <p>0962</p>	<p><u>To consider and if agreed accept the new Cemetery charges for 2023/24</u></p> <p>The Councillors discussed the new Cemetery charges for 2023/24 and these have been reviewed and increased in line with RPI as indicated on the fee table.</p> <p>RESOLVED to accept the new Cemetery charges as indicated on the fee table for 2023/24</p> <p>A discussion also took place regarding the need to have a policy decision to increase the cemetery fees by 10% or the RPI if that is higher from 2024/25.</p> <p>RESOLVED to have a policy decision from 2024/25 to increase the cemetery fees by 10% or RPI if that is higher.</p> <p>A discussion took place as to whether there was a need for 30, 60 and 90 year exclusive right of burials.</p> <p>RESOLVED to review the cemetery fee and structure of exclusive right of burial for 2024/25</p>
<p>16.</p> <p>0963</p>	<p><u>To authorise section 137 spending for the Remembrance Day Wreath</u></p> <p>RESOLVED to approve the spending of up to £100 for Remembrance Day Wreath from section 137 spending.</p>
<p>17.</p>	<p><u>To consider and discuss TMBC Local Plan</u></p> <p>The Council considered the local plan in detail and looked at the call for site locations within Snodland.</p>

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The Borough Council are currently looking for sites that could possibly be suitable for either residential or commercial development. Planning permission would still need to be agreed for each site. There are two different types of sites that have been put forward in Snodland, those being small pockets of green open space and large areas of green belt.

Two proposals were considered –

1. To oppose all development within the green belt. Taking into consideration the large amount of housing that has already been built at Holborough Lakes without any upgrades to the surrounding infrastructure. To allow the smaller sites within Snodland to be put forward for assessment.
2. To oppose all development within the green belt and some of the smaller sites within the small pockets of green open space within Snodland. These green open spaces were allocated for use for residents for recreation when the developments were built.

The Council looked at each site on an individual basis and following lengthy discussion and debate the council voted and the following proposals were

59505 – already built on

Site	For inclusion	Against Inclusion
59505 – already built on		
59507	6	4
59509	6	4
59510	7	3
59511	6	4
59512	6	4
59727	9	1
59836	10	
59874	10	
59858		10
59864		10
59866		10

0964 RESOLVED

59505 - This site has already been built on and therefore should not be included in the Call for Sites in the Local Plan

Allow the following sites to be put forward for assessment in the Call for Sites in the Local Plan – 59507, 59509, 59510, 59511, 59512, 59727, 59836, 59874

Oppose all development on the following sites in the Call for Sites in the Local Plan – 59858, 59864, 59866. In relation to the opposed sites, if the Borough Council should consider any of these sites they should consult with Snodland Town Council at the earliest possible opportunity to allow negotiation with developers.

