

SHADOXHURST PARISH COUNCIL

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MINUTES 407

Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 8 February 2017 at 7.30 pm

PRESENT: Mr D Ledger (Chair), Mrs C Procter, Mr K Carroll, Mr R Crowley,
and Mr M Richmond Coggan
Mr S Cass following co-option

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLORS: Mr B Bradford

COUNTY COUNCILLOR: Mr M Angell

MEMBERS OF THE PUBLIC: There was one Member of the Public present.

1. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mrs Ellis (personal reasons) and Borough Councillor, Mrs Hicks.

The Clerk reminded councillors of their common-law responsibilities with regard to pre-determination and fettering of discretion in relation to planning applications.

2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

Councillors Ledger and Procter declared a Significant Interest in Planning Application No 16/01841/AS, Land between The Hollies and Park Farm Close, as they live in Park Farm Close.

i) Updating of Declarations of Interest for the Code of Conduct

Councillors are reminded that they should update their Declarations of Interest with the Monitoring Officer if necessary.

3. CO-OPTION OF PARISH COUNCILLOR

Mr Ledger proposed Mr Stuart Cass for the vacant position of Parish Councillor, seconded by Mr Carroll. Unanimous

Mr Cass signed his Declaration of Acceptance of Office and took a DPI form to complete and Return to the Monitoring Officer at ABC with a copy for The Clerk.

4. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 406 of the meeting held on 11 January 2017 were accepted and it was unanimously agreed that Mr Ledger should sign them.

Proposed Mr Richmond Coggan Seconded Mr Carroll

5. BOROUGH COUNCILLORS' REPORTS

Mr Bradford raised the subject of certain planning applications submitted in the parish with those present. He assured councillors that he would support them regardless of their decision and speak on the Parish Council's behalf at the Planning Committee.

In response, some Parish Councillors stated they were of the view that Ashford Borough Council's Planning Officers and Planning Committee would look at each planning application case on its own individual merits, based on the law and material considerations, they did not believe that conceding one application would make refusal of another more likely.

It was hoped that Shadoxhurst Parish Council's carefully considered representations would be fully read by planners and councillors as part of an open and transparent democratic process that the Parish Council is fully entitled to partake in.

6. COUNTY COUNCILLOR'S REPORT

Gallagher's is in the process of setting up a depot on Cobbs Wood in readiness for the start of the Chilmington Green development. Neighbouring villages are to be protected from lorries using their roads as traffic management is to be kept to the A28 and A2070. KCC members have been pleased with the arrangements that Gallagher's have in place for transporting materials and spoil around the area.

KCC has its budget meeting tomorrow.

There are serious concerns about lack of infrastructure planned if the villages in Kent grow at the proposed rate over the next few years.

7. PUBLIC INTERVAL

The meeting was opened to the Member of the Public present from 8.25 – 8.44 during which time critical comments were put forward regarding local planning issues.

8. MATTERS FOR REPORT ARISING FROM THE PREVIOUS MINUTES

Mr Ledger reported that he had not spoken to Mr Angell regarding highways and there has been no progress to date with the replacement of the Perspex windows in the bus shelter.

9. CHAIRMAN'S REPORT

Mr Ledger reported the following: -

He has had discussions with the Football Club and the goal posts should be moved shortly.

He attended the recent KALC meeting and an Enforcement Officer is to be invited to the next meeting to discuss problematic sites.

He attended the Chilmington Green Site meeting, a meeting of the Aldington Planning Committee and met with the officers from ABC's Planning Department to discuss issues in Shadoxhurst.

The last Village Forum took place in the Scout Hut and was very well supported. The members are putting forward some good ideas for consideration.

He spoke to the Dog Warden regarding replacement signs and contractors regarding lighting on the pavilion and car park and resurfacing the car park.

10. SHADOXHURST WEBSITE

The new site is progressing well. Some local clubs and societies still have to publish their details.

**11. VILLAGE HALL, PAVILION, RECREATION FIELD, VILLAGE GREEN AND SIGN
Inspection of Village Hall and Pavilion before and following Hiring**

Mr Crowley in February

Mr Carroll in March

Mr Richmond Coggan in April

General Issues relating to the Village Hall

No issues were brought to the attention of the meeting.

Review of Village Hall Rents

It was agreed not to review the rents until other matters have been resolved.

To be removed from future agendas.

General Issues relating to the Pavilion

No issues brought to the attention of the meeting.

Review of Pavilion Rents

It was agreed not to review the rents until other matters have been resolved.

To be removed from future agendas.

Quotes for Outside Lighting

Quote A

Supply and install 1 off smiths twin lamp 8 watt led light fitting with pir sensor near main door to cover foot path to door and point the other lamp towards car park.

Parts and Labour	£170.00
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Quote B

Investigate Car Park light and fix if possible and install Security Light	60.00	£
Cost of Security Light for Pavilion	30.00	
Bulbs for Car Park Light if no extra work needed	5.00	
New LED Security Lights for car park light if needed	90.00	
Sundry Supplies	5.00	

Total if bulbs only for car park light needed	£100.00
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Total if new car park lights needed	£185.00
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Resolution: Councillors agreed to accept quote B and the contractor will be asked to fit the Security Light to the Pavilion and investigate the repairs/replacement needed to the car park light at a possible total cost of £185.00.

Proposed Mr Richmond Coggan Seconded Mrs Procter

General Issues relating to the Field/Car Park/Play Area/Village Sign/Village Green

Nothing to report.

Village Hall Floor

The floor has been repaired but the repaired area is standing proud of the rest of the floor and is a trip hazard. The contractor has been asked to come and rectify the problem.

A cheque in payment was drawn but will not be issues until councillors are satisfied that the floor has been repaired to a satisfactory standard.

Quotes for Repairs to the surface of the Recreation Field Car Park

The Clerk expressed concerns that the tendering process had not been correctly adhered to.

Three quotes have been received and it was agreed to discuss the project with the S106 officer at Ashford Borough Council to see whether we can use S106 money to pay for the resurfacing and if we can whether the quotes we have are acceptable.

Quotations received for the Grounds Maintenance Contract for the 2017 Growing Season

Mr Richmond Coggan is waiting for replacement quotes.

Councillors agreed to discuss this via email and make a decision as soon as possible.

Quotation for Maintenance of Area around Village Sign

Remove from future agendas.

Provision of Community Exercise Equipment

Mr Crowley continues to meet with suppliers and will report back at a future meeting.

It was agreed that Councillors Crowley, Procter and Richmond Coggan should meet to compare the designs put forward and quotations received and report back to the full council for a decision as to how to progress this project.

Petition to reduce speed limit on Rural Roads

Councillors were advised of this petition and will sign it if they agree with the proposal.

12. CORRESPONDENCE, FINANCE AND OTHER COUNCIL BUSINESS

KCC Great British Spring Clean

UK Power Networks

ABC re Litter and Dog Bin Reviews

PRS for Music

EMAIL CORRESPONDENCE – Forwarded to all Councillors with email

Gemma Fairway re parking on the road opposite the Village Hall – The Clerk will ask the postman to park in the Village Hall Car Park. The Parish Council is unable to stop drivers parking on the road in that area, but will forward her concerns to PCSO Smith.

A lady asking for advice from the Parish Council regarding the impact Chilmington Green will have on Shadoxhurst was directed to ABC's website.

Received from PCSO Daniel Smith: -

Speed Checks are being continued around the Shadoxhurst area, at different times and days of the week, I have fed back some of the results already but I will be able to provide further results at the next meeting.

I have received a few nuisance vehicle calls regarding youths on Quadbikes in the Bridleways and Woods off Hornash Lane, one group spoken to and rider details obtained, any sightings please call through to 101.

Insurance Premium for 2017/2018

Councillors agreed the premium for 2017/2018 and agreed to sign up to the Long-Term Agreement.

The Clerk will contact Came & Co and inform them of the Spring Clean and the Table Top Sale.

Bank Reconciliation - Long Term Deposit account

Opening Balance	510.00	Balance per Current Account	610.00
Refund of Deposit	<u>50.00</u>		
	460.00		
Transfer uncashed Deposit	<u>150.00</u>		
	610.00		

Bank Reconciliation – Treasurers Account

Opening Balance	21006.30	Balance per Treasurers Account	30632.62
Add Receipts	<u>26896.30</u>	Plus Uncleared Receipts	<u>0.00</u>
	47902.60		30632.62
Less Payments	<u>19600.06</u>	Less Uncleared Payments	<u>1680.08</u>
	28302.54		28952.54
		Plus Uncleared Deposit Received	<u>000.00</u>
			28952.54
		Less Uncleared Deposit Refunds	<u>650.00</u>
			28302.54
Less Earmarked Funds	<u>7912.31</u>	Less Earmarked Funds	<u>7912.31</u>
AVAILABLE FUNDS	20390.23	AVAILABLE FUNDS	20390.23

Earmarked Funds – Amended during budget discussion

	Balance 12.10.16		Balance 14.12.16
Recreation Facilities	3000.00		3000.00
Bulb and Tree Planting + Planters Repairs and Compost	390.00	-390.00	NIL
Recycling – Reallocated to Village Hall and Pavilion Refurbishment	1521.31		1512.31
Bus Shelters From 2014/2015 budget From 2015/2016 budget From 2016/2017 budget		200.00 100.00 1000.00	1300.00
Contingency From 2014/2015 budget From 2015/2016 budget From 2016/2017 budget		500.00 500.00 1100.00	2100.00
TOTAL	4911.31	3010.00	7912.31

Accounts to be paid

PAYEE	DETAILS	CHQ NO	NET	VAT	GROSS
Mrs J Batt	Salary General Admin SLCC Subs		441.05 40.50 31.16		512.71
Mr R Harris	Village Hall Cleaning Village Hall Caretaking		120.00 50.00		170.00
P J Huxley	Repairs to Village Hall Floor		75.00		75.00
Came & Co	Insurance Premium		1427.38		1 427.38

Councillors unanimously agreed to pay the above accounts and agreed with the Direct Debit Payments taken on 17 of each month.

EDF - £177.00 – Village Hall and EDF - £16.00 – Pavilion

Proposed Mrs Procter Seconded Mr Richmond Coggan

Transparency

Councillors were asked to monitor the website to ensure that we adhere to the transparency code.

Tenders for Village Hall Cleaner and Caretaker

The Tenders are due back by 1 March 2017 and will be discussed at the next meeting.

ABC Litter Bin Review

Councillors confirmed ownership and emptying arrangements for the bins. ABC will be asked to move the bin on the grass at Rectory Bungalows nearer to the bus stop and to consider installing an extra bin in the Recreation Field.

13. PLANNING

Please see attached list.

The Chairman will write to ABC regarding a planning issue brought to the attention of the meeting during the Public Interval.

Any other matters related to Planning issues within the Parish

Councillors expressed concern that conditions 3 and 4 imposed on Planning Application no 15/00373/AS appear to have been discharged without proper regard to the advice received from the Project Delivery Engineer.

The Clerk was asked to contact the Strategic Sites and Design Manager at ABC and ask her to advise us whether she took his advice into consideration prior to discharging the conditions.

The Project Delivery Engineer stated in his report that the information submitted for the discharge of condition is not only insufficient in relation to the level of detail expected at discharge of condition stage, it is not compliant with the ABC SPD nor is the design in accordance with the principles of sustainable drainage as stated in condition 3 and that a clear, compliant drainage strategy is not in place for the development and the Strategic Sites and Design Manager will be asked how she proposes to resolve this matter.

Appeal Submission for Land between The Hollies and Park Farm Close

Nothing to report on the Appeal Submission.

Update on Kings Head Field

A report will be prepared for discussion at the next meeting.

14. OUTSIDE REPORTS**Footpath Warden**

The leader of the NHS Walking Group has offered to keep us informed of the condition of the paths in the village. The Clerk will give him the PROW Officer's details and ask him to liaise directly with her.

15. VILLAGE RESPONSIBILITIES

Nothing to report.

16. ITEMS FOR INCLUSION ON THE AGENDA FOR THE NEXT MEETING

ABC - Electoral Review of Ashford: Draft Recommendations

17. ITEMS TO BE REPORTED TO KENT HIGHWAYS/PROW**Painting of Yellow Lines in Woodchurch Road Bus Stop**

Nothing to report.

18. **FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS**

The next Parish Council meeting is due to be held on Wednesday 8 March 2017 in The Pavilion.

There being no other business the meeting closed at 11.20 pm.

Signed..... Dated

Chairman

SHADOXHURST PARISH COUNCIL

RECORD OF PLANNING APPLICATIONS

2017

FEBRUARY 2017

17/00085/AS Sheenam, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LE
Proposed first floor rear extension, demolition of existing garage with replacement integrated garage with first floor extension above, replacement front porch and 2 No. front facing dormer windows. Change of external materials.

Parish Council: Support

17/00109/AS Clovelly, Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HX
Erection a 2 No. bedroom chalet bungalow with associated access.

Parish Council: Support

Amended Consultation

15/01496/AS Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent
Residential development comprising 24 x 2 storey dwellings with all associated infrastructure and services

Parish Council: Defer to next meeting

16/01841/AS Land between The Hollies and Park Farm Close, Woodchurch Road, Shadoxhurst, Kent
Erection of 12 dwellings, the creation of a new access from Woodchurch Road, new landscaping and ancillary works (revision to reference 15/00539/AS)

Parish Council: Defer to next meeting