

# SHADOXHURST PARISH COUNCIL

Page 1272

## MINUTES 411

### Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 14 June 2017 at 7.30 pm

**PRESENT:** Mr D Ledger (Chair), Mrs C Procter, Mr K Carroll, Mr S Cass,  
Mr R Crowley and Mr M Richmond Coggan  
Mr C Stanley, Webmaster

**PARISH CLERK:** Mrs J Batt

**BOROUGH COUNCILLORS:**

**COUNTY COUNCILLOR:**

**MEMBERS OF THE PUBLIC:** There was one Member of the Public present for part of the meeting.

**1. APOLOGIES FOR ABSENCE**

An Apology for Absence was received from Mrs S Ellis (illness) and Borough Councillor Bradford.

A minute's silence was held to remember all those killed in, or affected by, the Grenfell Tower fire.

**2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST**

**Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

**Declarations of Significant Interest**

Mr Carroll declared a Significant Interest in matters pertaining to the Kings Head Field as he lives in close proximity to the site.

**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.**

**Councillors are also reminded of their common-law responsibilities with regard to pre-determination and fettering of discretion in relation to agenda items.**

**3. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING**

Minutes 410 of the meeting held on 10 May 2017 were accepted and it was unanimously agreed that Mr Ledger should sign them.

**Proposed Mr Richmond Coggan      Seconded Mr Cass**

**4. MATTERS ARISING FROM THE PREVIOUS MINUTES**

Mrs Procter reported that she had completed the Open Space Strategy questionnaire and will email a copy to all councillors and the clerk.

**5. PUBLIC INTERVAL**

The meeting was opened to the member of the public present from 7.43 - 8.04, during which time he put forward comments regarding traffic problems in the village and reported that he was querying issues regarding business rates and waste carrier licences held by businesses in the village with ABC and would be writing to the Borough Council's auditors regarding various other concerns.

**6. MATTERS ARISING FROM THE PUBLIC INTERVAL**

On agenda in error. See April Minutes.

**7. PLANNING**

Please see attached list.

**Draft Local Plan Consultation**

The Draft Local Plan is going to ABC's Cabinet meeting on 15 June and will be out for consultation in the next few weeks. Mr Ledger intends to attend the Cabinet meeting on 15 June and speak against the King's Head Field development and wider planning issues. A meeting has been convened in the village on 19 June to discuss the local plan and the Village Protection Policy.

**Decision on proposed 'Open Letter' to the Minister of State for Housing and Planning**

Mr Ledger asked KALC to circulate the letter to all parishes and has had a favourable response. so far from those Parish Councils that have had chance to discuss it at their meetings.

**Update on Kings Head Field**

Councillors agreed that Mr Ledger should bring the parish council's concerns to the attention of ABC's Cabinet meeting on 15 June. It is anticipated that it could be on the agenda for the Borough Council's Planning Committee meeting in July.

**8. CORRESPONDENCE, FINANCE AND OTHER COUNCIL BUSINESS**

Business Stream – A Scottish Water Company

Kent Community NHS

Seafarers UK

Open Space Society

ABC Open Space Strategy

**EMAIL CORRESPONDENCE – Forwarded to all Councillors with email**

Councillors did not bring any emails to the attention of the meeting not covered on the agenda.

**Bank Reconciliation - Long Term Deposit account**

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

**Bank Reconciliation – Treasurers Account**

Opening Balance	27402.25	Balance per Treasurers Account	33195.00
Add Receipts	<u>9183.88</u>	Plus Uncleared Receipts	22140.00
	<b>36586.13</b>		<b>55335.00</b>
Less Payments	<u>27759.32</u>	Less Uncleared Payments	<u>23568.19</u>
	<b>8826.81</b>		<b>31766.81</b>
S106 Payment from ABC	22140.00	Plus Uncleared Deposit Received	<u>000.00</u>
	30966.81		<b>31766.81</b>
		Less Uncleared Deposit Refunds	<u>800.00</u>
			<b>30966.81</b>
Less Earmarked Funds	<u>9012.31</u>	Less Earmarked Funds	<u>9012.31</u>
<b>AVAILABLE FUNDS</b>	<b>21954.50</b>	<b>AVAILABLE FUNDS</b>	<b>21954.50</b>

**Earmarked Funds – Amended during budget discussion**

	<b>Balance 14.12.16</b>	<b>+/- May</b>	<b>Balance 10.05.17</b>
Recreation Facilities Budget 17/18	3000.00	+500.00	3500.00
Bulb and Tree Planting + Planters Budget 17/18		+100.00	100.00
Recycling – Reallocated to Major Village Hall and Pavilion Refurbishment	1512.31		1512.31
Bus Shelters From 2014/2015 budget From 2015/2016 budget From 2016/2017 budget	1300.00		1300.00
Contingency From 2014/2015 budget From 2015/2016 budget From 2016/2017 budget From 2017/2018 budget	2100.00	+500.00	2600.00
<b>TOTAL</b>	<b>7912.31</b>	<b>1100.00</b>	<b>9012.31</b>

**Accounts to be paid**

<b>PAYEE</b>	<b>DETAILS</b>	<b>CHQ NO</b>	<b>NET</b>	<b>VAT</b>	<b>GROSS</b>
Mrs J Batt	Salary Expenses General Admin	954	407.15 5.40 16.00		428.55
The Post Office	Income Tax	955	38.60		38.60
Penfolds Tarmacadam	Resurfacing Field Car Park	956	18450.00	3690.00	22140.00
Lodestar (Bibby)	Cleaning/Caretaking	957	237.42	47.49	284.91
2 x Hirers of Hall/Pav	Deposit Refunds	958/9	200.00		200.00
Clive Stanley	Webmaster Services	960	188.29	11.66	199.95
CPRE	Subscription	961	36.00		36.00

**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 - £46.00 – Pavilion**

**Proposed Mr Ledger Seconded Mr Carroll**

**Prioritising Projects**

Following discussion Councillors agreed to the following: -

Ask Lodestar for ball park figure for decorating hall

Mr Cass will obtain ball park figure for fencing the Recreation Field from a local contractor

Obtain quotes to move bollards to allow the car park to be used at all times and to put in an earth bund to replace the bollards and stop vehicles driving onto the field

**Village Vision Leads**

Councillors agreed the projects they would like to take the lead on.

**Report from KALC Meeting**

The minutes will be circulated to all councillors.

**Possible Provision of Facebook Page**

It was suggested that the Village Forum should run the Facebook.

**Arrangements for Printing Newsletter**

It was agreed to distribute the newsletter bi-monthly for a few months with a view to possibly producing a monthly one at a later date.

**Obtaining Quotes for Work Required**

In order to provide an audit trail, it was agreed that all invitations to quote should be sent by the Clerk in consultation with the councillors leading the project.

**9. CHAIRMAN'S REPORT**

It has been a busy month following our last Parish Council meeting. We held the first annual resident's meeting on a Saturday and had a good attendance. Amongst other items, our Vicar, the Reverend Caroline was present and told about much needed repairs to the Church Roof this Autumn.

Carol, Sheila and I met with some of the residents of Woodchurch Road about rumours of a field to the south possibly coming forward for development. It is early days but we will need to keep an eye on this. The three of us also attended the May ABC Planning Committee Meeting which discussed and subsequently granted the planning application at Milee, Nickley Wood Road.

Carol and I also attended the May Kent Association of Local Councils' (KALC) meeting held at Kingsnorth. Here we heard from Simon Cole, ABC's Head of Planning Policy about the forthcoming consultation about the next stage of the Local Plan and also the problems with ABC's lack of a five-year housing supply. I introduced our letter intended for all the parishes for lobbying our MP and the Secretary of State responsible for Planning and Local Government. This was accepted and the letter and briefing notes were subsequently circulated to the Parishes for them to consider at their respective June meetings.

Other work included talking to residents at Hamstreet Road talking about the proposed speed reduction and other development that may come forward locally. The improvements to the rec car park were also carried out and Penfolds Tarmacadam did a fine job there. The edging work needs to be completed to make it safe.

I was invited to attend the local stage production of the musical 'Annie' by Ark Drama 2000. Children and young adults up to the age of 21 were involved and as a local village group and initiative, it was very well organised and very well performed. My congratulations to villagers Lis and Peter Webb and their hard working team.

Finally, last night I hosted the latest meeting of the Saxon Shore Development Investigation Group (DIG) which involves residents of Shadoxhurst and Ruckinge and other Saxon Shore wards working together to find information and prepare for the Local Plan consultation.

**10. SHADOXHURST WEBSITE**

Councillors discussed the website with Mr Stanley and reported that a working group is currently looking at the site and will pass any comments on. They thanked Mr Stanley for his work with the parish.

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

Mr Ledger and Mrs Ellis in June

Mrs Procter in July

Mr Cass in August

Mr Richmond Coggan in September

**General Issues relating to the Village Hall**

Lodestar Cleaning has installed toilet roll and soap and paper towel dispensers in the hall. They obtained these for us free of charge and have quoted us for consumables as follows: -

Tork Hand Towel DPT021 £30.93 packed 4740

Tork Toilet Roll T6 DP095 £27.66 CASE OF 27 X 300M

Hand Soap Case 6 x 1 litre SK034M £25.72

Councillors agreed to ask Lodestar to manage the consumables and order replacements as necessary. They will also be asked whether they can provide and install a nappy changing unit in the ladies toilet.

Councillors Ledger, Cass and Richmond Coggan also agreed, during the month, to the caretaker completing the following work: -

Replacing the lock on the gent's toilet cubicle door - £24.99

Weeding and treating all the car park boundary with weed killer - £28.00

Councillors will also ask them to investigate the possibility of putting in a baby changing unit in the Village Hall.

A notice will be put on cars that are being parked in the Village Hall car park by people not using the hall asking them not to park in the car park and warning that their car may be removed if they continue to do so.

Mr Richmond Coggan will print and laminate a notice prohibiting children from being in the kitchen.

#### **Decorating Village Hall**

The Clerk will ask Lodestar for a ball park figure for decorating the hall over the summer holiday.

#### **General Issues relating to the Pavilion**

Nothing to report.

#### **Outside Lighting at the Pavilion**

The lamp post in the car park has still not been repaired.

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

The clerk will contact ABC and ask for an update on the litter/dog bin review and ask them to move the dog bin away from the play area.

#### **Provision of Community Exercise Equipment**

Nothing to report.

#### **Replacement of Coin Meter in Hall**

The electrician has been asked to arrange for this to be sent away for reprogramming during the school holidays at a cost of £90.

#### **Provision of Hot Water to Sink in Future Scholars Cupboard**

The current heater stores 5 litres of water and was disconnected because it leaks.

The Clerk was asked to contact the electrician and ask him to quote for a replacement and an instant flow heater.

#### **Resurfacing of Recreation Field Car Park**

The work was completed during the week of 22 May and councillors are very pleased with the result. The S106 money has been received from ABC. Mr Richmond Coggan will speak to Penfolds and ask whether they could deliver some top soil to bring the level of the field up to the level of the car park. If they are unable to then we will order some from a local company.

#### **Landscaping around Sign**

The sign needs painting and the area around needs tidying. Councillors will see if they can find some local volunteers to take undertake this work.

### **12. BOROUGH COUNCILLORS REPORT**

Mrs Hicks said that she thought the letter to the Minister of State for Housing and Planning was very well written.

There has been a hold up with the papers for the Cabinet meeting on 15<sup>th</sup>.

Following her attendance at the recent Chilmington Green Stakeholders meeting, Mrs Hicks said she would forward a report to all councillors.

**13. COUNTY COUNCILLORS REPORT**

Councillor Angell was not at the meeting.

**14. OUTSIDE REPORTS**

**Footpath Warden**

Nothing to report.

**15. VILLAGE RESPONSIBILITIES**

Nothing to report.

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

Resident’s concerns regarding ABC

**17. ITEMS TO BE REPORTED TO KENT HIGHWAYS/PROW**

**Painting of yellow lines in Woodchurch Road Bus Stop Lay By**

Nothing to report.

**Parking outside Rectory Bungalows**

Councillors unanimously agreed the content of a letter to be sent to the Housing Department at ABC.

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

**The next Parish Council meeting is due to be held on Wednesday 12 July 2017 in The Pavilion.**

There being no other business the meeting closed at 22.38 pm.

Signed..... Dated .....  
Chairman

# SHADOXHURST PARISH COUNCIL

## RECORD OF PLANNING APPLICATIONS

2017

### JUNE 2017

17/00671/AS 1 Molloy Road, Shadoxhurst, Ashford, Kent TN26 1HR  
Alterations and extension to existing roof; side extension and provision of access ramp to rear  
**Parish Council: Support**

17/00707/AS Moat Farm, Church Lane, Shadoxhurst, Ashford, Kent TN26 1LY  
Change of use of land for stationing a wheeled shepherd's hut for ecotourism  
**Parish Council: Support**

### **Amended Plans have been received for the following: -**

17/00199/AS Woodside, Nickley Wood Road, Shadoxhurst, Ashford, Kent, TN26 1LZ  
Use of the land for the stationing of 2no. mobile homes for a gypsy family, the stationing of 2no. touring caravans, the erection of 2-metre-high fence and installation of a cess pit (part retrospective)  
**Parish Council: Councillors wish to reiterate their previous comments and in addition would query the effectiveness of a cess pit. They are also of the opinion that a septic tank is required on the site.**



**Shadoxhurst Parish Council  
Objection to Planning Application 15/01496/AS  
Land rear of King's Head, Woodchurch Road, Shadoxhurst**



Introduction	P3
1. Summary	P4
2. Context	
a) Village Vision	P5
b) Village Support	P5
c) Why is Shadoxhurst a special case?	P6
d) Why is this case important?	P7
3. Objections	
a) The question of Need	P8
b) Harm vs Need	P10
c) Setting	P11
d) Sense of Place	P11
e) Historical Perspective	P12
f) Heritage Aspects	P13
g) Village 'Built Confines'	P13
h) Flooding issues	P14
i) Highways issues	P15
j) Proposed Layout of Site	P17
4. Review of relevant ABC Policies	P17
5. Sustainability appraisal	
a) Introduction	P17
b) WS21 critiqued	P18
6. Critique of Application and Documents	
a) Design and Access Statement	P18
7. Conditions necessary to protect the village	P18
8. Section 106 Contributions	P18

### **Accompanying Documents:**

Document SPC1 Application Site in Context

Document SPC2 Critique of S36 (this site) in the Draft Local Plan

Document SPC3 Sustainability Assessment of WS21 from Draft Local Plan Appendix 3d

Document SPC4 Challenging the Application in relation to emerging ABC Policies

Document SPC5 Failures of Application to meet the NPPF

Document SPC6 Comments on Heritage Statement

Document SPC7 Comments on the Design and Access Statement

Document SPC8 Conditions to be applied to protect village

## Summary

SPC continue to OBJECT to this application due to the design, layout and unsuitability. There have been a number of layout and design revisions and SPC were only party to one informal site meeting latterly at which the Developer offered an additional area for a Village Green. In subsequent discussions with the ABC Case Officer, she amended this and halved it in favour of additional houses.

The nub of this objection lies with the clear need for some of the site to be used as a reasonable usable size of village green for the community. This space has been a community asset for at least 70 years. We have records and primary evidence provided by residents of sports and community events since the 1950's.

ABC are not taking account of the history and heritage of this site, nor are they considering the setting and sense of place and the fact that this is our **last** green space in the middle of the village.

Indeed, there is an implied intention to maximise the number of houses and minimise the community space. This is neither balanced or good planning

We argue in the attached documentation that Harm far outweighs the Benefits and any local Needs. This balance is not being recognised or considered by ABC.

We draw attention to the recent Supreme Court Judgement in relation to the cases of Hopkins Homes and Richborough Estates. Paragraph 85 makes this balance a material consideration, in spite of a lack of five-year housing supply.

SPC would withdraw their objection if a reasonably balanced compromise could be found that ensures a good layout and design of some housing and enables a significant piece of green space to be retained for the villagers to use in perpetuity.

Looking at the village layout, this is the last opportunity to have a central usable village green. The setting beside the King's Head Public House makes this even more important.

The green area proposed by the Case Officer is in the wrong place, is dipped so it can serve as a SuDS overflow, which local residents know will be consistently flooded and hence unusable for much of the year and amounts to a token nod to the community.

SPC recognises that the land has been considered for development and is still in the Draft Local Plan despite significant local objections. SPC are not against sensible development that is clearly thought out with shared use that is maintained and available. It would be a visible enhancement as well as a practical one.

The impact of cumulative developments have also not been considered, both in the village and the significant sized developments proposed in adjacent parishes to the north.

This is a brief summary of concerns, and accompanies a large weight of considered evidence put together to oppose the development.

We urge ABC Members to refuse this application until a sensible compromise can be reached.