

# SHADOXHURST PARISH COUNCIL

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## MINUTES 418

### Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 10 January 2018 at 7.30 pm

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

**PARISH CLERK:** Mrs J Batt

**BOROUGH COUNCILLORS:** Mrs A Hicks

**COUNTY COUNCILLOR:**

**MEMBERS OF THE PUBLIC:** There 7 Members the Public present, for part of the meeting.

**1. APOLOGIES FOR ABSENCE**

There were no Apologies for Absence.

**2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST  
Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

**Declarations of Significant Interest**

There were no Declarations of Significant Interest.

**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 417 of the meeting held on 13 December 2017 were accepted and it was unanimously agreed that Mr Ledger should sign them.

**Proposed Mrs Procter                      Seconded Mrs Ellis**

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

There were no Matters Arising that were not covered on the agenda.

**5. PUBLIC INTERVAL**

The meeting was opened to the Members of the Public present from 7.34 – 7.52 pm during which time those present discussed various matters associated with planning applications within the parish.

**6. PLANNING**

Please see attached list.

**Discussion and Decision on action to be taken on any other matters related to Planning issues within the Parish****Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent**

There is an application in to discharge conditions 30 and 31 re surface water, drainage and sewage services.

Two LPG tanks are now showing on the application and Mr Ledger has written to ABC for clarification as to whether the tanks will be above or below ground. He had suggested that a new planning application should be submitted, showing the position of the tanks on the site.

Councillors expressed their disappointment that the security fencing has already been installed preventing residents from walking on the field. The result is that the footpath is now very wet.

**Application to Divert part of Public Footpath AW327 and Extinguish Public Footpath AW328**

KCC has agreed to divert Footpath 328, but they are considering taking 327 out of use whilst the development is being built.

**Local Plan Update**

The plan has been submitted and it is hoped that the inspector will start his review after Easter. ABC has removed and is working on the Gypsy and Traveller DPD as a separate item, which will go out as a consultation to the parishes at a later date.

**Chilmington Green**

A Stakeholder meeting is to be held on 23 January which Mr Ledger will attend.

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

Clerk and Councils Direct  
 ABC re Planning Committee  
 South East Water Choice  
 HMRC re VAT  
 ABC Rate Demand Notice  
 ABC re Discretionary Business Rate Relief

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

Mr Iveson

Mrs Vander re FOI request – Councillors Carroll, Ledger and Procter will use this as a basis for a letter to be sent to ABC by the Parish Council, expressing councillors' concerns at the process.

**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	60513.23
Add Receipts	<u>82173.18</u>	Plus Uncleared Receipts	0.00
	109575.43		<b>60513.23</b>
Less Payments	<u>54049.24</u>	Less Uncleared Payments	<u>4187.04</u>
	<b>55526.19</b>		<b>56326.19</b>
Less Earmarked Funds	<u>6892.28</u>	Plus Uncleared Deposit Received	<u>000.00</u>
<b>AVAILABLE FUNDS</b>	<b>48633.91</b>		<b>56326.19</b>
		Less Uncleared Deposit Refunds	800.00
			<b>55526.19</b>
		Less Earmarked Funds	<u>6892.28</u>
		<b>AVAILABLE FUNDS</b>	<b>48633.91</b>

**Accounts to be paid**

PAYEE	DETAILS	CHQ NO	NET	VAT	GROSS
Mrs J Batt	Salary Expenses General Admin Pavilion Keys	1011	451.35 4.50 24.85 10.00	2.22	492.92
Bibby (Lodestar Cleaning)	Cleaning Caretaking	1012	188.94 48.49	47.49	284.92
3 x Hirer of Village Hall	Deposit Refunds	013/15	450.00		450.00
Came & Co	Insurance Premium	1016	1482.40		1482.40

**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 - £38.00 – Pavilion**

**The documentation from Came & Co was received earlier today and councillors were satisfied that the Parish Council's insurance cover is adequate. The therefore agreed payment of the premium at this meeting.**

**Proposed Mr Carroll      Seconded Mrs Procter**

**Earmarked Funds**

	<b>Balance 08.11.17</b>	<b>+/- Dec</b>	<b>Balance 13.12.17</b>
Recreation Facilities	3500.00		3500.00
Bulb and Tree Planting + Planters	100.00		100.00
Recycling – Reallocated to Major Village Hall and Pavilion Refurbishment Painting Village Hall	NIL		NIL
Bus Shelters	300.00		300.00
Contingency	457.31		457.31
Website Budget 2017/2018 To date Paid at this meeting		600.00 -570.99 -273.00	-243.99
Millennium Sign Budget 2016/2017 Budget 2017/2018		200.00 200.00	400.00
Tree Surgery Budget 2017/2018		200.00	200.00
Recreation Field Drainage Budget 2017/2018		1000.00	1000.00
Village Events Account	1178.96		1178.96
<b>TOTAL</b>	<b>5536.27</b>	<b>1356.01</b>	<b>6892.28</b>

**Confirmation of Submission of Precept for 2018/2019**

ABC has confirmed receipt of our Precept Request for 2018/2019.

**Joint Parishes' Lobbying Letter Update**

Mr Ledger hopes to send the letter to the Secretary of State within the next couple of weeks.

**Shadoxhurst Utilities and Services Sub Committee**

Nothing to report.

**Lancaster Builders Application for Environmental Permit**

All councillors have seen the emails regarding this matter. Mr Ledger is waiting to hear from the Planning Enforcement Officer, following his email to him to ask whether Lancaster Builders need planning permission for the work they have undertaken so far.

**8. CHAIRMAN'S REPORT**

Mr Ledger reported that the Tally Ho Road Developers Consultation regarding a possible development of 200 houses was held on 14 December. Borough Councillor Bradford attended the event and told those present that because such a large development was not in the local plan and ABC has its 5-year housing supply it will defend this site.

Mr Ledger has been talking to a local consultant regarding the ditches in Church Lane. He has invited KCC to meet with the Utilities Sub Committee to discuss the matter further.

9. **SHADOXHURST WEBSITE**  
**Webmaster's Report, January 2018**

**2018 Dates**

Despite 2018 being only a few days old now, I want to let you know early that I have a number of holidays arranged. Where possible I will endeavour to set up cover but there may be some periods when the parish website is not refreshed as promptly as normal. For your information, my known absences are: -

26/2 to 9/3; 14/5 to 25/5; 2/7 to 6/7; 13/8 to 31/8; 15/10 to 18/10.

**Webmaster Service Price Adjustment**

May I please give you advance notice about an adjustment of my webmaster service discounted price. With effect from 1st April 2018 the rate changes from £26.00 per hour to £28.00 p/h. You will recall the previous adjustment was in January 2016. Councillors agreed this at the December meeting.

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

Mr Richmond Coggan in January  
 Mrs Ellis and Mr Ledger in February  
 Mr Cass in March  
 Mr Crowley in April

**General Issues relating to the Village Hall**

Nothing to report.

**General Issues relating to the Pavilion**

Lodestar has agreed to ensure that there is a constant supply of soap, towels and toilet rolls in the Pavilion.

The Clerk will mention the fact that the floor is not always clean after the footballers have used The Pavilion and will ask all hirers to ensure that it is thoroughly cleaned after each use in future.

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

Mr Richmond Coggan will circulate a Risk Assessment to councillors and work will start in March.

**Community Exercise Equipment**

ABC has transferred the S106 money into the Parish Council's account and the Clerk will accept the amended quote once it has been received.

**Terms of Reference for the Village Forum**

Defer to next meeting.

**Terms of Reference for the Utilities and Services Sub Committee**

Defer to next meeting.

**11. BOROUGH COUNCILLORS REPORT**

Mrs Hicks reported the following:

Two Governors are required for the William Harvey Hospital. The closing date for applications is 11 January 2018.

The drainage problems at Chilmington Green have been satisfactorily dealt with.

Pentland Homes and Jarvis Homes are holding a public exhibition regarding the proposed development in Kingsnorth on 24 January from 2 – 7pm at Ashford Town Cricket Club, Stacians Park, Steeds Lane.

**12. COUNTY COUNCILLORS REPORT**

Councillor Angell was unable to attend the meeting.

**13. OUTSIDE REPORTS****Footpath Warden**

Nothing to report.

**14. VILLAGE RESPONSIBILITIES**

Nothing to report.

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

Shadoxhurst Logo

Conservation Area Committee

Data Protection

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

Nothing to report.

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

Nothing to report.

**Parking outside Rectory Bungalows**

Mr Ledger will draw up a plan showing the proposed parking arrangements and submit it to the Housing Department for their consideration.

**Village Speed Limits**

The deadline for the consultation has passed.

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

Councillors were disappointed that the planning application for 1 Park Farm Close has permitted without any recourse to the Parish Council's comments regarding the wall cladding. A member of the council will go and speak to the owner of the property and ask whether they would consider using red tiles to maintain the current street scene.

The next Parish Council meeting is due to be held on Wednesday 14 February 2018 in The Pavilion.

There being no other business the meeting closed at 9.41 pm.

Signed..... Dated .....

Chairman

# SHADOXHURST PARISH COUNCIL RECORD OF PLANNING APPLICATIONS

## 2018

**Councillors agreed not to comment on applications relating to Chilmington Green. Please see relevant applications on ABC's Planning Portal**

### JANUARY 2018

- 17/01748/AS Agricultural Buildings at The Park, Hamstreet Road, Shadoxhurst, Kent  
Prior approval for change of use from 2 agricultural barns and any land within their curtilage to 2 No dwelling houses and associated operational development  
**Parish Council: Support**  
This application refers to permitted development for the change of use of two barns from agricultural to dwellings. One is proposed as one bedroom, the other as two bedroom. There is one objection from a neighbour. **The Parish Council understands that this application is likely to be approved under planning law, relating to the conversion of redundant agricultural buildings, but councillors recognise that there are already considerable constraints with respect to the disposal of sewerage in and around Bromley Green and only recommend support as long as suitable and adequate sewerage treatment is provided and the contaminated land is suitably dealt with, due to the previous use of the site.**
- 17/01811/AS Clovelly, Hornash Lane, Shadoxhurst, Ashford, Kent TN26 1HX  
Erection of a 2-bed chalet bungalow with associated parking. (Revision of approved scheme 17/00109/AS)  
**Parish Council: Support**
- 17/01888/AS Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent  
The construction of 21 dwellings alongside associated parking, infrastructure, access and landscaping works  
**Parish Council:** The Parish Council has serious concerns over this application and, since it was lodged immediately prior to the Christmas break, requests more time to consider it properly. In the meantime, the Parish Council **OBJECTS** and will submit detailed comments on a later date. There are concerns due to previous ecological damage caused in October and Councillors would like to see the remaining trees on and surrounding the site protected by TPO's immediately.
- Decision Notices received from ABC**
- 17/01579/AS Jenkey Farm, Church Lane, Shadoxhurst, Ashford, Kent TN26 1LY  
Removal of condition 4 on planning permission 16/00900/AS to allow the ménage to be used for commercial riding, livery and business use  
**Borough Council: Permit**