

SHADOXHURST PARISH COUNCIL

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MINUTES 424

Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 11 July 2018 at 7.00 pm

PRESENT: Mr K Carroll (Chair), Mrs C Procter and Mr M Richmond Coggan
Mr C Stanley (Webmaster)

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLORS: Mr G Bradford

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were no Members the Public present.

1. APOLOGIES FOR ABSENCE

An Apology for absence was received from Mr D Ledger (Prior commitment) and Mrs S Ellis (prior commitment), Mr R Crowley and Mr S Cass.

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 423 of the meeting held on 13 June 2018 were accepted and it was unanimously agreed that Mr Carroll should sign them.

Proposed Mr Richmond Coggan Seconded Mrs Procter

Councillors agreed that in future the Clerk should send the draft minutes to **all** councillors who will read them and send details of any errors/omissions or amendments needed to the Clerk within one week. Provided she is in agreement with the changes, the Clerk will amend the draft copy.

Any errors/omissions or amendments that are brought to the attention of the Clerk and Councillors at a Parish Council meeting will be considered at that meeting and if correct will be noted in the minutes of that meeting.

For clarification the following will be posted on the website and notice board

Please Note: Minutes on this website and on the Parish Council notice board are posted prior to being ratified by the members of the Parish Council and as such are in draft form. Any errors/omissions or amendments required will appear in the following month's minutes.

4. MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising from the previous minutes.

5. PUBLIC INTERVAL

Councillors discussed matters relating to the website with Mr Stanley.

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

Nothing was put forward for discussion.

7. CORRESPONDENCE, FINANCE AND OTHER COUNCIL BUSINESS

EDF re change of Direct Debit
Clerk and Councils Direct
Castle Water
HAGS

EMAIL CORRESPONDENCE – Forwarded to all Councillors with email

PROW re The Rights of Way Improvement Plan Consultation – to be added to the website and included in the newsletter. Mr Richmond Coggan to respond to the consultation

KCC re the Big Conversation

KCC re meeting with Mr Chandler, Broadband Manager on 25 July at 7.30

FINANCE**Bank Reconciliation - Long Term Deposit account**

Opening Balance	910.00	Balance per Current Account	910.00
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Bank Reconciliation - Village Hall and Pavilion Account

Opening Balance ex memorandum a/c	1000.00	Balance per Current Account	8667.05
Plus Receipts	9510.68	Plus Uncleared Receipts	294.00
	10510.68		8961.05
Less Payments	2751.42	Less Uncleared Cheques	1201.79
	7759.26		7759.26

Bank Reconciliation – Parish Council Treasurers Account

Opening Balance	52024.63	Balance per Treasurers Account	54331.42
Add Receipts	13870.27	Plus Uncleared Receipts	00.00
	65894.90		54331.42
Less Payments	42795.97	Less Uncleared Payments	31232.49
	23098.93		23098.93
Less Earmarked Funds	9954.44	Less Earmarked Funds	9954.44
	13144.49		13144.49

Parish Council Accounts to be Paid

PAYEE	CHQ NO	DETAILS	NET £	VAT £	GROSS £
Parish Clerk	1056	Salary Expenses General Admin	462.65 4.50 19.67	1.33	488.15
Clive Stanley	1057	Webmaster Services	158.50		158.50

Village Hall and Pavilion Accounts to be Paid

PAYEE	CHQ NO	DETAILS	NET £	VAT £	GROSS £
Bibby (Lodestar Cleaning)	005	Cleaning Caretaking - Hall	200.15 51.34	50.30	301.79
Hirer of Hall	006	Deposit Refund	150.00		150.00
Beacon Electricians	007	Village Hall Lights	750.00		750.00

Resolution: Councillors unanimously agreed to pay the above accounts and noted the Direct Debit Payment to EDF of £177.00 for the electricity for the Village Hall and £50.00 for the electricity for the Pavilion

Proposed Mr Richmond Coggan

Seconded Mrs Procter

EARMARKED RESERVES

	Balance 13.06.18	+/- July	Balance 11.07.18
Recreation Facilities	4000.00		4000.00
Bulb and Tree Planting + Planter	200.00		200.00
Bus Shelters	800.00		800.00
Contingency	957.31		957.31
Website	258.51	158.50	100.01
Millennium Sign	600.00		600.00
Tree Surgery	400.00		400.00
Recreation Field Drainage	2000.00		2000.00
Village Events Account	897.12		897.12
TOTAL	10112.94	158.50	9954.44

Insurance

We are in a long-term agreement with Aviva until 2020.

Transparency

Councillors were asked to monitor the website to ensure that we comply with legislation.

Data Protection

Defer to next month.

Adoption of Policies as advised by Satswana

Defer to next month

Lorry Watch/Speed Watch

Defer to next meeting.

Conservation Area Review Group Report

Defer to next meeting.

Fete Parking

Defer to next meeting.

Proposed sale of land to owners of property in Nairne Close

Councillors raised no objection to this sale.

8. CHAIRMAN'S REPORT

Following last month's meeting, some of us were able to attend the June Planning Committee meeting at which I and another resident spoke. It was very heartening that the Planning Committee Members did not listen to their Officers who had recommended that the Farley Close extension application be granted and chose to refuse the application outright. The application which Officers were happy with would have been a tremendous problem to the closest residents, and Members saw this. This may yet come back, but it is vital that we do our best to safeguard the amenity of the residents.

What has followed since, is that there has been an acknowledgement by the Planning Inspectors examining the Local Plan, that Ashford has achieved their Five-Year Housing Land Supply. They issued an early reply at the end of June as they had promised. In the light of this, Gladman, the predatory land acquisition company has withdrawn its appeal to the refusal by ABC of both the Brabourne and Biddenden applications. This itself is wonderful news. Brabourne has spent a vast sum challenging the appeal which was due to have two further days of hearing with additional information later this month. The final report to the Local Plan is still some weeks off.

After our forthcoming July meeting, we are advised that ABC Officers will be bringing the 'Land north of Five Bars, Tally Ho Road' to the Planning Committee meeting on the 18th July. Having submitted our further information, it is hoped that Officers will incorporate this into their report. Once again it will be important to address the Planning Committee Members, and we cannot rely on the Officer recommendation. I hope it will be pushing at an open door. We must be mindful that Greenvolt may well pursue an appeal which will be an early test of the new policies in the Local Plan. They would have 6 months to lodge an appeal and they may be closely watching how other applications progress to find an optimum time to appeal.

On the question of the village speed limit, KCC continues to not answer my requests for information. This is highly disappointing. The money is already committed, and it is a matter of instructing the contractors. Perhaps they are prioritising pot holes at the moment? Who knows? I recommend and propose that we commit the necessary money to purchase the Speedwatch equipment so that we are ready. The Police and KCC have already committed to providing their respective third shares.

The information about the HGV signage has already been circulated. We will need to research some funding sources for this and I propose that we commence this work as time allows. I have no further information about the Hamstreet Road signage timescale either.

The Rectory Bungalows' parking has not progressed and continues to sit with ABC Housing who were costing out options. I am happy to support the Nairne Close application with respect to the parking change. Finally, I apologise for our absence at the meeting, please be gentle with Colin!!

9. SHADOXHURST WEBSITE

The poster for the Village Fete will be added onto the website.

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

Mr Carroll in July

Mr Richmond Coggan in August

Mr Ledger and Mrs Ellis in September

General Issues relating to the Village Hall

The fire extinguishers have been tested.

General Issues relating to the Pavilion

The fire extinguishers have been tested.

The filing cabinet from the Village Hall has been moved to the Pavilion for the storage of recent Parish Council documents.

Mr Ledger spoke to a local resident who is going to quote for making a disabled ramp and concreting a path from the 4 car parking spaces at the entrance to the field to the door.

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

There has been some confusion regarding the fence between the recreation field and the farmers field. The clerk asked a gentleman for a quote to repair a rail that had been broken and it was then reported that it had been repaired, so she wrote and thanked him. He replied saying that he had not effected the repair and we don't know who did. However, there are now 2 more broken rails and councillors agreed to contact the gentleman again and ask him to repair both.

Councillors would like to pass their thanks on to whoever carried out the previous repair.

Hiring Charge for Future Scholars Nursery

A reply to the letter received from Future Scholars was sent as agreed at the last meeting and the Clerk reported that she had since spoken to Mrs Corcoran and agreed to ask councillors if a meeting could be arranged at a time suitable to all. A meeting will be arranged.

11. BOROUGH COUNCILLORS REPORT

Mrs Hicks sent her apologies as she was unable to attend the meeting.

Councillor Bradford reported that ABC now has its 5-year housing supply and officers are unlikely to agree to an application that extends the village confines. Clause HE38 specifically protects villages from creeping development.

Mr Bradford has high hopes for the Rolvenden Rocket which in an initiative to allow residents to have better access to transport.

Ashford Borough Council has provided Rolvenden Parish Council with a minibus which can be driven by volunteer drivers within the community. Appointment scheduling means that parishioners can be taken to the doctors and on shopping trips etc without having to rely on the bus service.

There is no charge other than an amount to cover mileage.

Mr Bradford suggested that if councillors are interested in considering a similar scheme, the Parish Council should contact Rolvenden Parish Council in 3 months to see how the initiative has progressed. It might be possible for Shadoxhurst to join with a neighbouring parish or to have a smaller vehicle, depending on the demand from residents.

12. COUNTY COUNCILLORS REPORT

Councillor Angell was not in attendance at the meeting.

13. VILLAGE RESPONSIBILITIES

Nothing to report

14. ITEMS FOR INCLUSION ON THE NEXT AGENDA

Painting of Yellow Lines in Woodchurch Road Bus Stop Lay By.

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

No items were put forward.

Parking outside Rectory Bungalows

Mr Ledger is in the process of following this up.

Village Speed Limits

Mr Ledger is in the process of following this up.

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

here being no other business the meeting closed at 7.21 pm.

Signed..... Dated
Chairman

SHADOXHURST PARISH COUNCIL

RECORD OF PLANNING APPLICATIONS

JULY 2018

15/01496/AMND/AS Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent
Revision to planning permission reference 15/01496/AS (Residential development comprising 19 dwellings including 15 x 2 storey dwellings and 4 x 1 bedroom flats with associated infrastructure and services including garaging/provision for parking, open space, landscaping and a sustainable urban drainage system) to include the addition of meter box and flue on plot 16; provision of underground LPG tanks; alteration of parking provision and omission of car barn to plots 12-17 to replace with parking spaces; alterations of surface finishes of driveways; turf to the rear of plot 10; changes to boundary treatments to plots 1, 2, 3, 10, 11, 13, 18 and 19.

Comments sent to Planning Officer by Parish Council prior to the meeting:

Whilst we do not object to the principle of a communal bulk LPG storage and supply system, we do wish to record our Objection to the totally inadequate lack of design detail in the present submission. There are applicable Codes & Standards; the submission of a generic, non-specific (typical) sketch is, in our opinion, unacceptable.

The suitability of an underground storage tank solution in close proximity to the drainage pond on a site with drainage concerns immediately raises serious questions which are unaddressed. Safety issues such as Tanker Access / Parking, Fire Hydrant & Safety Protection, Coverage / Drainage of the Tank Pit, etc are key issues which need to be clarified, amongst others.

In addition, we clearly wish to retain usable village open space on this development and the present application makes no mention of the above ground situation and how this will be safely accessible to the villagers as a whole.

We anticipate too that once the estate is completed, there will be no option for householders to switch energy suppliers as the Government currently advises. Therefore, the householders will be tied into the single price provided by the preferred installer unless everyone agreed to a change. Indeed, a previous Which? Report has stated that LPG is 78.2% more expensive than oil.

Over time as houses are sold on, the two-year contract that everyone will be tied into will make it impossible for everyone to be able to agree at the same time (contracts are not transferable with any ownership change). The only way for householders to change would be for individuals to have their own above ground tanks, whether LPG or oil. This will have a visual impact that the present application seeks to avoid.

Given the short period during which this submission is open for comment and in the absence of any indication that you are consulting appropriate specialists in this field, necessitates a brief response; we would welcome the opportunity to submit / discuss more detailed comments with specific reference to the applicable Codes of Practice. We hope that you will be requesting further details

from the applicant to enable a full appraisal to be undertaken on this important aspect of the development.

18/00788/AS Land South of Glebe Retreat adjacent, Duck Lane, Shadoxhurst
Prior approval for associated operational development in accordance with prior approval 17/01468/AS (Prior approval for change of use from agricultural barn to a single dwelling)
Parish Council: No Comment

Decision Notices received from ABC

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
Borough Council: Refuse

18/00723/AS Corner Stone, Woodchurch Road, Shadoxhurst, Ashford, Kent TN26 1LE
Loft conversion incorporating front and rear dormers; front and rear rooflights
Borough Council: Permit