

# SHADOXHURST PARISH COUNCIL

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## MINUTES 428

### Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 21 November 2018 at 7.30 pm

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

**PARISH CLERK:** Mrs J Batt

**BOROUGH COUNCILLORS:**

**COUNTY COUNCILLOR:**

**MEMBERS OF THE PUBLIC:** There were 4 members of the Public in attendance for part of the meeting.

**1. APOLOGIES FOR ABSENCE**

Mr Richmond Coggan submitted an apology for absence, as he was going to be away from Shadoxhurst for the duration of the meeting.

**2. APPROVAL OF REASONS FOR APOLOGY FOR ABSENCE**

Councillors approved Mr Richmond Coggan's reason for absence 5:1 abstention.

**3. 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.

**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.

**4. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING**

Minutes 427 of the meeting held on 10 October 2018 were accepted and it was unanimously agreed that Mr Ledger should sign them.

**Proposed Mrs Procter**

**Seconded Mr Carroll**

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

Mr Crowley thanked Councillors for moving the time of the meeting back to 7.30pm.

**6. PUBLIC INTERVAL**

The meeting was opened to the members of the public present from 7.36 – 8.00 during which time a member of the public brought fly tipping, dog and equine breeding, drug dealing and other matters to the attention of the council.

Two residents introduced themselves to Councillors and discussed their planning application which was on the agenda for discussion later in the evening.

A resident discussed his thoughts on proposed housing developments in the parish and asked questions of the Council with regard to this issue. A discussion with the resident ensued. The Chairman will respond with a formal letter.

All Members of the Public left the meeting.

**7. PLANNING**

Please see attached list.

The decision to approve Planning Application No 18/00572/AS for outline permission at Delcroft, Woodchurch Road, has not yet been published on the website.

Councillors were very unhappy with the way in which the Planning Committee at Ashford Borough Council reached the decision and agreed that they would put a letter challenging the decision together and copy it to our Ward Councillors, County Councillor and MP.

**Discussion and Decision on action to be taken on any other matters related to Planning issues within the Parish**

The possibility of setting up a Charitable Trust was discussed, and this will be added to the December agenda for future discussion. Mr Crowley will investigate further.

**Chilmington Green**

Mr Ledger went to the Stakeholder meeting last night and things are progressing. The first houses will be ready in April.

In light of the proposal being put forward by Foster and Payne, Mr Ledger asked about residential care provision on the site and was told that there is to be a District Centre, which the developers are trying to promote, and they are talking about provision for 70 care units. Hodsons has instructed Strutt and Parker to investigate the potential need in the area. The only ABC Councillor in attendance was Councillor Cloke who is the Portfolio Holder and he remarked that we haven't got enough services and he thinks villages ought to have more.

**Meeting with Foster and Payne**

Councillors agreed that there needs to be some sort of public involvement regarding this proposal and once the questions raised at the meeting between representatives of Foster and Payne,

Councillor Hicks and members of the Parish Council are answered a Public Meeting will be arranged.

## 8. CORRESPONDENCE, FINANCE AND OTHER COUNCIL BUSINESS

Clerk and Councils Direct

HAGS

Cube

Open Space Society

ABC Rate Demand Notice

CPRE

Came & Co

Woodchurch Surgery

WKPS

ABC Defining Village Confines

### EMAIL CORRESPONDENCE BROUGHT TO THE ATTENTION OF THE MEETING

All emails are forwarded to all Councillors with email

NALC Legal Briefing L09-18

### Mid-Year Audit

Mr Robbins carried out the Mid-Year Audit on 31 October and the Clerk is awaiting his report.

### Request for Return of Deposit from Yoga Teacher

Councillors unanimously agreed to retain the deposit and review again in the New Year.

## 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 as at last statement

Opening Balance ex memorandum a/c	1000.00	Balance per Current Account	11048.13
Plus Receipts	17443.25	Plus Uncleared Receipts	289.63
	<b>18443.25</b>		<b>11337.76</b>
Less Payments	7956.65	Less Uncleared Cheques	851.16
	<b>10486.60</b>		<b>10486.60</b>

### Bank Reconciliation – Parish Council Treasurers Account as at last statement

Opening Balance	52024.63	Balance per Treasurers Account	33735.26
Add Receipts	33888.10	Plus Uncleared Receipts	262.40
	<b>85912.73</b>		<b>33997.66</b>
Less Payments	52638.66	Less Uncleared Payments	723.59
	<b>33274.07</b>		<b>33274.07</b>
Less Earmarked Funds	13108.96	Less Earmarked Funds	13108.96
	<b>20165.11</b>		<b>20165.11</b>

**EARMARKED RESERVES**

	<b>Balance 10.10.18</b>	<b>+/- November</b>	<b>Balance 21.11.18</b>
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	100.01		100.01
Millennium Sign	600.00		600.00
Tree Surgery	400.00		400.00
Recreation Field Drainage	2000.00		2000.00
Village Events Account	2286.90		
Marquee Hire		-150.00	
Banners		-56.20	
Cash Payments		-385.20	
VAT adjustment		-64.26	1631.24
Village Hall Repairs added Nov 18		797.40	797.40
Pavilion Repairs added Nov 18		623.00	623.00
Decorating added Nov 18		1000.00	1000.00
<b>TOTAL</b>	<b>11344.22</b>	<b>1764.74</b>	<b>13108.96</b>

**Parish Council Accounts to be Paid**

<b>PAYEE</b>	<b>CHQ NO</b>	<b>DETAILS</b>	<b>NET £</b>	<b>VAT £</b>	<b>GROSS £</b>
Mrs J Batt	1081	Salary Expenses General Admin	462.65 4.50 14.00		481.15
1 <sup>st</sup> Shadoxhurst Scouts	1082	Marquee Hire for Fete	150.00		150.00
Cancelled Cheque					
eB Sculpture	1084	WW1 Memorial Plaque	775.00	155.00	930.00
Colour Thirst	1085	October Newsletter	159.00		159.00

**Village Hall and Pavilion Accounts to be Paid**

	<b>CHQ NO</b>	<b>DETAILS</b>	<b>NET £</b>	<b>VAT £</b>	<b>GROSS £</b>
Shadoxhurst P C	033	Refund	262.40		262.40
Bibby (Lodestar Cleaning)	034	Cleaning Caretaking - Hall	200.15 51.32	50.29	301.76
MBK Electrical Services	035	Water Boiler in Pavilion Electrical Upgrade	395.00 215.00		610.00

**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 Mrs Ellis

Seconded Mr Cass

**Internet Banking**

Councillors unanimously agreed to set up Internet Banking and The Chairman and Clerk will investigate further.

**Proposed Mr Cass                      Seconded Mr Crowley**

**Setting up of Direct Debit with Castle Water**

Mrs Ellis and Mr Ledger have not yet set the Direct Debit up.

**Preparation and Adoption of Budget for 2019-2020**

Mrs Ellis, Mr Ledger and The Clerk prepared a draft budget which was circulated on 14 November.

**Resolution: Councillors unanimously agreed to adopt the budget for 2019-2020. Please see attached.**

**Proposed Mrs Ellis                      Seconded Mrs Procter**

**Councillors unanimously agreed to hold 6 months money in reserve.**

**A figure for Repairs to the Hall, Pavilion and Decorating was added to Earmarked Reserves.**

**Proposed Mr Carroll      Seconded Mr Ledger**

**Setting and Adoption of Precept for 2019-2020**

**Resolution: Councillors unanimously agreed to adopt a Precept of £18000.00 for 2019-2020.**

**Proposed Mr Cass                      Seconded Mr Crowley**

Councillors thanked Councillors Ellis and Ledger and The Clerk for preparing the budget.

Councillors reviewed the funding available currently to the Council under S106 provision.

**Insurance**

A Renewal Risk Presentation was received, and Mrs Ellis and Mr Ledger reviewed it and agreed that Came & Co should be informed that nothing has changed since the last renewal.

Following receipt of the form, Came & Co responded asking for confirmation of the address and construction of the Village Hall and Pavilion.

Councillors confirmed that the Postcode is TN26 1HT for both buildings

The Village Hall is Brick and with Preformed Metal Roof Sections

The Detached Store is Brick

The Sports Pavilion and Attached Store are constructed of Concrete Sections and the roof is constructed of Compound Corrugated Sections

**Transparency**

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

**Data Protection**

Nothing to report

**Lorry Watch/Speed Watch**

Deferred to future meeting.

**Conservation Area Review Group Report**

Deferred to future meeting.

**Utilities Advisory Group**

Deferred to future meeting.

**Village Forum**

Deferred to future meeting.

**Road Signs**

Deferred to future meeting.

**Risk Assessment**

Mr Richmond Coggan was unable to attend the meeting and had not submitted a Risk Assessment.

**Annual Report from The Play Area Inspection Co**

No action needed. Remove from agenda.

**Resolution: Councillors unanimously agreed to instruct The Play Area Inspection Co to undertake the Annual Inspection in 2019.**

**Defining Village Confines**

Councillors agreed to hold a Public Consultation regarding this issue.

**Proposal to Reduce the Outer Boundary of Woodchurch Surgery's Catchment Area**

Councillors unanimously agreed to the proposal and Mr Ledger signed the form.

**Confirmation of Day, Date and Time of Future Meetings**

Future meetings will continue to be held on the 2<sup>nd</sup> Wednesday of the month, but will revert to a 7.30 pm start.

**9. CHAIRMAN'S REPORT**

Since the last Parish meeting, we have held another Murder Mystery night. Another great event and our thanks to the Murder Again Team, especially Lis Webb for making it happen.

I spent some time with Judith and the Parish Auditor. This was very useful and the first thing to say is that we are sitting on more reserves than we need to. The previous Auditor had always maintained that we should keep at least 1 and ½ year's precept in reserve. The current one said it is too much and should be three to four months at the most. He also said we have the power to borrow money for projects rather than try and put money in reserves for something long term.

The payback rate for local authorities is very favourable and is something we have never considered. He also clarified the position of having the Village Forum and Fete 'Committee' and we need to formalise this, and they should have the status of a 'working party' or a name to be agreed. We will need to revisit the Terms of Reference and make sure they fit appropriately in the light of his advice. The Forum met on 30<sup>th</sup> October and is not meeting again until January, so we have some time to get this right.

A few of us did a dry run on the Lorry Watch scheme. Due to the calls on my time, I am leaving the co-ordination to Roger Hills, although with medical constraints he has not been able to sort other dates as yet.

As you are aware, we achieved getting the Plaque in time for Remembrance Day. The Church Faculty (through the assistance of the Reverend Caroline and Church Warden Helen) managed to give their approval in record time, however the delay for mounting it on the clock was due to the Insurance Company at the end. Due to be finally fitted on the 21<sup>st</sup> November now the go-ahead is given.

Very grateful thanks go to all those that donated to the cost of it, some anonymous donations were very generous. The plaque was dedicated / blessed at the Remembrance Day service on the 11<sup>th</sup>. My personal thanks go to Paul and Janet for driving the success of this project, to EB Sculpture for the fine job and various others who were involved at times with the design and research, including the History Club. It was a proud moment to achieve it. Thanks also go to the 1<sup>st</sup> Shadoxhurst Scouts, Cubs and Beavers along with Ark Drama 2000 for participating in the Remembrance Day Parade and the service in the Church. Having all the young people in the church and joining in, I felt was a wonderful thing and I was proud to be there.

Sheila, Judith and I recently met to go through Budget for next year. This has been circulated so that we can hopefully go through it fairly quickly at the meeting.

Other things that have taken up my time include working towards the presentation to the recent Planning committee meeting. The result for Delcroft was disappointing and our Ward Members having opposite polar views on this split the voting. The same night there was a KALC meeting in a committee room below, so I was able to attend that. One of the main things from this was the Village Confines exercise that ABC want all relevant Parishes to complete for the 14<sup>th</sup> January. It was expressed at the meeting that this was too hasty with Christmas in the middle and engaging residents at this time of year will be very difficult. We also asked for help and a workshop was requested.

There has been some potential developer contact, pressures on our village are not slowing down. Finally, we can acknowledge that the main high pressure sewer was fractured recently on the Jarvis Homes development. Whilst it was repaired through the night by Southern Water (SW), it highlights the susceptibility of our fragile system in the light of added development. ABC do not hold lack of infrastructure as a reason not to develop or allow development. The developer is held to be fully responsible for providing infrastructure even off site. However, the cumulative effect is not taken seriously by ABC. I have reconvened the Utilities Working Party urgently to talk to Jarvis Homes (20<sup>th</sup> and to SW on 21<sup>st</sup> just before our PC meeting). I will give a verbal update at the meeting.

**10. SHADOXHURST WEBSITE**

The clerk met with Mr Stanley to review the website. The various issues raised will be discussed at a future meeting.

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

Mr Crowley in November

Mr Ledger and Mrs Ellis in December

Mr Cass in January

Mr Carroll in February

**Due to the length of our agendas at the moment owing to all the planning concerns in Shadoxhurst, it was agreed to convene a working group to deal with the day to day running of the Village Hall and Pavilion. Councillors Ellis, Cass and Carroll agreed to meet to discuss issues relating to the Village Hall and Pavilion and report back at meetings**

**General Issues relating to the Village Hall**

Mrs Procter will forward the Fire Risk Assessment to the Clerk.

We have not heard back from Mr Richmond Coggan or the Electrician as to whether lower wattage or dimmer switches can be installed to the lights in the hall.

The Electrician has still to complete the upgrades in the Hall.

Following a comment from the Ballet School, the cleaner has been asked to clean the Pavilion on the 1<sup>st</sup> Wednesday of every month instead of the Village Hall.

**General Issues relating to the Pavilion**

Mrs Procter will forward the Fire Risk Assessment to the Clerk.

The Electrician has been completed upgrades in the Pavilion.

Following a comment from the Ballet School, the cleaner has been asked to clean the Pavilion on the 1<sup>st</sup> Wednesday of every month instead of the Village Hall.

**Lighting and Heating in the Pavilion**

Nothing to report.

**Replacement Water Boiler**

The quote for the Water Boiler was accepted and has been installed.

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

Nothing to report.

**Renovation of Village Pump, Seat and Sign**

Nothing to report.



**Grass Cutting Specification**

We are in a 3-year contract with Aspire until 2020.

**Valuation of the Hall and Pavilion**

Defer to future meeting.

**Tree Inspection**

Defer to future meeting.

**Request by Children's Football Team to use the Recreation Field**

Following a discussion with Mrs Grimmond, it was agreed that the condition of the pitch is not of a standard to support another team.

**12. BOROUGH COUNCILLORS REPORT**

Councillor Hicks reported that the map on page 17 of Ashford Voice is incorrect.

ABC has introduced a new app which can be used to report issues, pay bills check recycling and refuse services and contact ABC or find a local councillor.

Mrs Hicks went to the KALC AGM and reported that a motion was put forward once again that villages should be able to impose a 20mph speed limit.

**13. COUNTY COUNCILLORS REPORT**

Councillor Angell was not in attendance at the meeting.

**14. VILLAGE RESPONSIBILITIES****Village Sign Area**

Defer to future meeting.

**Condition of Byways in Shadoxhurst**

Defer to future meeting.

**Rural Bus Service**

Defer to future meeting.

**Emergency Planning**

Defer to future meeting.

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

No items were put forward for inclusion.

**16. KENT HIGHWAYS/PROW****KCC Footpath Review**

Nothing to report.

**Items to be reported to KHS/PROW**

No items were put forward.

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

Defer to future meeting.

**Parking outside Rectory Bungalows**

Defer to future meeting.

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

There being no other business the meeting closed at 11.00 pm.

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

Chairman

# SHADOXHURST PARISH COUNCIL

## RECORD OF PLANNING APPLICATIONS

NOVEMBER 2018

18/01316/AS Kings Head, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LQ  
Proposed alterations to existing car parking including new tarmac resurfacing, creation of new public footpath, new landscaping, fencing and erection of timber pergola structure to mark main entrance to public house from car park.

**Parish Council: OBJECT**

**The Parish Council objects to this application as it stands**

**We note that there are concerns about the changes and the accessibility for disabled people. It is paramount that these views are taken into account. We also note that the current crushed stone car park surface will be replaced with tarmac. We do not agree with the hard surfacing as this will exacerbate the flooding issues in this part of the village. Even providing drainage, will increase the run off into the present system that is struggling to cope now, often resulting in flooding of the terraced houses opposite that are lower lying. The surface should be firm but permeable to allow some water to soak downwards. With these amendments, we would support the application.**

18/01389/AS Little Criol Wood, Criol Lane, Shadoxhurst, Ashford, TN26 1AQ  
Erection of two detached chalet style bungalows

**Parish Council: OBJECT**

**18/00370/AS was refused by ABC saying it would represent unsustainable and unacceptable development on various policies but gave two specific reasons:**

- 1. Loss of trees in ancient woodland protected by TPOs**
- 2. Lack of ecological surveys.**

**Our objections were not uploaded to the Planning Portal but were summarised as:**

- Historical loss of trees**
- No need for development**
- Contrary to policy**
- Should be built on previously developed land**

**The new application seeks to address the reasons for refusal and does not address**

- The drawings are inconsistent and appear to show that further TPO'd trees will be felled, as such any development should be replacing the existing mobile homes, as land previously developed**
- There has already been clearance of trees that were part of Little Criol Wood and TPO'd trees have been felled.**
- No further trees should be felled.**
- There are already two mobile units on the site and granting this application will then provide two houses and two mobile homes, giving four separate family units where there are two. This is an unacceptable increase on this land.**

- There are still ABC Policy constraints and this application still sits outside these.
- If ABC are mindful to grant this, then the application should be refused in its present form or withdrawn or amended to place the bungalows on the position of the existing mobile homes, so that the number of dwellings remains at 2. This then utilises already cleared ground and does not compromise the ancient woodland further. As an amendment we would support this.
- As it stands, it is over development and we strongly oppose this application.
- Should this application in any form be granted, we would seek the following conditions to be imposed:
  1. The two mobile homes be removed from the site once the two houses commence to be lived in
  2. The current overbearing flood lights that intrude considerably in all directions off site be removed or repositioned to an acceptable position, angle and intensity that does not cause

Constant development of this site has been an issue as the impact increases further. This needs to be regularised, but as it stands it should be refused. Should it be refused, then we ask that the Planning Enforcement Team investigate the unacceptable light pollution that emanates from the site all night and every night. This was mentioned in our previous objection but has not yet been dealt with.

18/01444/AS 31 Molloy Road, Shadoxhurst, Ashford, TN26 1HR  
 Replace 18ft section of bushes (approx. 12ft high) with 6ft openable gates  
**Parish Council: No Comment**

18/01516/AS Land between 17 Oak View and 2, Silver Birch Court, Shadoxhurst, Kent  
 Erection of one 3 bedroom detached dwelling, with associated landscaping and parking.  
**Parish Council: OBJECT**  
**We strongly object and agree with the reasons that the 8 objectors raise on the website.**  
**There are ownership disputes relating to the private road that appear to be intractable.**  
**Even if resolved, it would appear that any vehicles manoeuvring on or off the proposed drive / parking area, it will necessitate driving onto other private property. Approving this may contravene the previous permission granted for the Silver Birches**  
**Neither the owners of 1 and 2 Silver Birches are in favour and cite numerous objections.**  
**The land currently is a pleasing visual green break between the two developments. Removing the trees and replacing with a house simply urbanises this part completely and will be unsightly.**  
**It tries to shoehorn a house and token garden onto a very cramped site that should be left in a natural state**  
**Issues over parking and access seems to us intransigent and thus prove as a development that it is impractical. There is no available visitor parking to the development and anyone parking on Woodchurch Road near here is going to cause or be in great danger. Visitors parking in Silver Birches will greatly disadvantage current residents and there is no available parking on Oak View.**

**Construction will be impossible without severe and very unreasonable disturbance and imposition on existing residents and road users**  
**A highly constrained site which serves no value to our already crowded street scene we ask for this to be refused as it is very detrimental to the amenity of many residents in the vicinity.**

18/01550/AS The Gables, Mock Lane, Great Chart, Ashford, Kent, TN23 3DS Construction of 39 new apartments, comprising of 25 one bedroom, and 14 two-bedroom dwellings, with associated provision of new roads, footpaths, car parking spaces, landscaping and private amenity space, within land known as the Gables, Mock Lane, Chilmington Green, Ashford, Kent.  
**Parish Council: No Comment**

**Amended Plans have been received for:**

18/00207/AS Parcel P The Hamlet, Land at Chilmington Green, Bartlets Lane, Great Chart, Kent Reserved Matters approval for the development of Parcel P for 99 dwellings, together with associated access roads, footpaths, drainage, car/cycle parking, groundworks, landscaping and infrastructure  
**Parish Council: No Comment**

**Decision Notices received from ABC**

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.  
**Borough Council: Amended Plans Approved**

17/01881/AS Criol Lands Farm, Criol Lane, Shadoxhurst, Ashford, TN26 1LJ  
Permission for mobile home for an agricultural worker (retrospective)  
**Parish Council: Support – Permit Temporary**

18/00871/AS Roselea, Bethersden Road, Shadoxhurst, Ashford, Kent, TN26 1LH  
Single storey rear extension  
**Borough Council: Permit**

18/00982/AS The Laurels, Hamstreet Road, Shadoxhurst, Ashford, Kent TN26 1NL  
Single storey side/rear extension with additional room in roof space  
**Borough Council: Permit**

18/01332/AS The Oaks, 12A Park Farm Close, Shadoxhurst, Ashford, TN26 1LD  
Construction of first floor extension over porch and alterations to roof comprising removal of existing dormer and construction of new duo-pitch roof.  
**Borough Council: Permit**





## **Parish Council November 2018 Supplementary Report Foster and Payne proposals**

Following a Parish Council meeting address in October 2018, Foster and Payne (F&P) have had talks with Ashford Borough Council, in particular the Housing Department, and some details became clear. Sheila and I recently spoke with Aline Hicks (Ward Councillor and Portfolio Holder for Housing) who was at the ABC meeting and she showed us a brochure with details of a potential layout. From the ABC meeting, adjustments to the layout were made and these were brought to a further meeting with Aline, also attended by Parish Members, David Ledger, Colin Carroll and Stuart Cass on the 19<sup>th</sup> November 2018.

### **Layout changes include:**

1. Reduction to 38 units in a mixture of 1 & 2 bedroom bungalows or apartments on two floors
2. A communal room / manager suite / medical room at the front of the development rather than the rear
3. A village war memorial in the access road
4. Street scene from Woodchurch Road to uninterrupted view through the site to the countryside beyond
5. Tennis court removed

### **Other factors that arose at the meeting:**

1. They will only involve one field as adjoining field owners have refused to get involved
2. There is a potential paddock to the east which is owned by the person in a bungalow who wishes to have one of their new units. This is not currently in the mix, although they have entered into an option but could be used as additional parking, limited additional accommodation and potentially something green for the village?
3. The manager's building has a lounge and is for residents / villagers, e.g. for joint coffee mornings
4. There is no warden and the manager will live off site, but be a daytime link
5. The company currently have 50 units across their two sites in Dover and only one resident has any form of daily care at the moment, so suggesting most are self sufficient
6. The element that the company cannot guarantee their longevity in running the site was discussed. They intend to have 50% as rental so the company will maintain a continuing interest in the site. So, it is not a case of selling all and then going like other developers.
7. The other 50% will be leasehold, but they are not looking to charge ground rent in the old fashioned way; but may consider a company shares scheme. There will be a need to charge a monthly maintenance charge for the gardening and other essentials.
8. Covenants will be imposed to only sell on to >55's when people die / move.
9. Their Captain Webb site has 80% local people living there with a waiting list of locals.
10. We discussed other covenants to prevent people from building extensions and adding dormers, and possibly conservatories.
11. We made clear our concerns with lighting and they would have low level lighting and movement sensors.
12. The edge of the site has a lot of mature trees and there was a discussion about possibly giving this to the PC to retain as a ransom strip. Similarly, the memorial may be vested in the PC for maintenance.
13. GP provision is now dismissed although a room in the manager's suite could be used. (however why would someone come out of their house, surely the nurse/doctor would do a home visit?) Woodchurch surgery said it would be cheaper to taxi people to them than make any satellite provision.
14. Shop element also reduced at best to a 'campsite shop' style if needed, i.e. bread and milk. There was a discussion about Stubbs Cross shop delivering, or a supermarket through online delivery.
15. Parking was a concern and F&P were keen for each unit to have a space. We thought there needs to be quite a lot of visitor parking too.



16. It was also pointed out that they need to closely at sewerage capacity and surface water matters as the field floods and the ditches will depend on others off site for maintenance.
17. The number of units was suggested as being a lot for the village to absorb given the other developments. So far nothing above 19 has been permitted. Their view is the square footage of each unit is much smaller, the density is less and maybe 5 or 6 of theirs would take up the footprint of an executive house and garden currently being built.

They are very happy to co-operate with any consultation we do, either side of Christmas. We said it was important to gauge resident's views as we have considerable pressure not just from them. The stress and pressure was emphasised with all that is going on in the village. They appeared not to be in a hurry to do anything further before the new year. They are also investigating all kinds of schemes that exist to get the best they can provide.

### **Postscript / update 21/11/18**

Paul Vicary of DevCom rang to ask if it would be useful to come to our PC meeting tonight? I said not to come as everyone was briefed from our Monday meeting and we have a very heavy agenda. What I forgot to add above, was that they currently have an option on a bungalow to the east as the owner wants one of their bungalows. There is a paddock that comes with the bungalow that abuts the field they want. We did have some discussion on Monday, but it makes the land shape more awkward though could be used for additional parking.

Paul said today they were not now going to pursue this as it would make the site unbalanced and more complicated and less viable for them. I said that from the village perspective, it would at least tie down the land and prevent access beyond. To make it viable, he said they would need to put a few units onto it, enlarging the number which at 38 is (to me) already high. I asked if I heard them right at the PC meeting that they wouldn't have pets? I said people may not be allowed dogs at Dover, however might they be allowed here, in which case might having somewhere to take them as something for site residents, not villagers, be something required? He didn't know their view and would get back to me on that.