

SHADOXHURST PARISH COUNCIL

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MINUTES 434

Minutes of the Annual Parish Council Meeting held at The Village Hall, Shadoxhurst, on Wednesday 8 May 2019 at 7.30 pm

PRESENT: Mr D Ledger (Chair), Mr K Carroll, Mr S Cass, Mr R Crowley
and Mr M Richmond Coggan

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR: Mr D Ledger

MEMBERS OF THE PUBLIC: There were 3 Members of the Public present. Two for part of the meeting

PRIOR TO THE MEETING ALL COUNCILLORS PRESENT SIGNED THEIR DECLARATION OF ACCEPTANCE OF OFFICE AND TOOK A DPI FORM TO COMPLETE AND RETURN TO ABC. A COPY MUST BE KEPT FOR THE PARISH COUNCIL RECORDS

Councillors unanimously agreed that Mr Emanuel should be allowed to sign his forms at a later date as he was unable to attend tonight's meeting. Mr Crowley took the forms to give to him and will arrange for them to be completed and returned as necessary.

1. ELECTION OF CHAIRMAN

Mr Cass proposed Mr Ledger for the position of Chairman, seconded by Mr Richmond Coggan.

There were no other nominations.

Mr Ledger agreed to accept the position of Chairman for the coming year.

Mr Ledger signed his Declaration of Acceptance of Office.

2. CO-OPTION OF PARISH COUNCILLOR

There were no applicants for the vacant position of Parish Councillor.

3. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mr P Emanuel, (prior engagement).

4. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

Mr Cass declared a Significant Interest in Planning Application No 19/00500/AS as he is a neighbour.

i) To note the granting of any Requests for Dispensations and the decision

No requests made.

ii) 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.

5. ELECTION OF VICE CHAIRMAN

Mr Crowley proposed Mr Richmond Coggan for the position of Vice Chairman, seconded by Mr Carroll. There were no other nominations

Mr Richmond Coggan agreed to accept the position of Vice Chairman for the coming year.

6. PUBLIC INTERVAL

The Members of the Public present did not have any questions or comments.

7. ELECTION OF OFFICERS TO ADVISORY GROUPS AND OUTSIDE BODIES FOR THE TERM OF THE COUNCIL

Village Hall Advisory Group – Mr Cass, Mr Carroll plus one member of the public

KALC – Mr Ledger and Mr Richmond Coggan

ABC Parish Forum – Mr Cass

Police Committees – Mr Crowley

Shadoxhurst Charities – Mr Ledger, Mr Richmond Coggan and Mrs Ellis

Chilmington Green – Any available councillor and Mr Finnis as non-Parish Council member

Joint Parishes Traffic Committee – Mr Ledger

Representatives on Village Forum – Defer to future meeting

Conservation and Heritage Advisory Group – Mr Crowley, Mr Richmond Coggan with Mrs Ellis and Mr Williams as non Parish Council members

Utilities Advisory Group – Mr Ledger and Mr Finnis as non-Parish Council member

Disciplinary and Grievance Committee – Mr Crowley, Mr Cass

Appeals Committee – Mr Crowley, Mr Cass

Councillor to serve on reciprocal Complaints Committee for Woodchurch Parish Council if required – Available councillors

Communications Group – Mr Richmond Coggan and Mr Crowley

Finance, Governance and Policy Group – Mr Crowley, Mr Richmond Coggan

Charitable Land Trust – Mr Cass, Mr Ledger and Mrs Ellis as non-Parish Council member

Highways and Byways – Mr Carroll and non-Parish Council members

Any other Committees requested by Councillors – None

Resolution: Councillors unanimously agreed to the above appointments

8. DELEGATION OF RESPONSIBILITIES FOR THE TERM OF THE COUNCIL

Annual Review all Parish Council Paperwork – August – Finance and Policy Group
 Six Monthly Review of Fixed Assets – September and March – Finance and Policy Group
 Six Monthly Risk Assessment/Financial Risk Assessment – September and March – F & P
 Internal Parish Council Audit – Mr L Robbins
 Councillors Responsible for Finance – Finance, Governance and Policy Committees
 Annual Review of Insurance Arrangements – On receipt of renewal – All Councillors
 Weekly Play Area and CEE Safety Check – Mr Carroll
 Annual Inspection of Play Area and CEE – The Play Inspection Company
 Councillors responsible for Website and Publicity – Communications Group
 Councillors responsible for assisting with Transparency and Data Protection – All Councillors
 Councillors responsible for accuracy of Council Policies – Finance and Policy Group
 Councillor responsible for Post and Emails – All Councillors
 Councillors responsible for checking Village Hall following hiring – All councillors
 Councillor responsible for Returning Questionnaires – Mr Richmond Coggan
 Councillor responsible for completing Grant applications – Mr Crowley
 Councillor responsible for producing the Newsletter – All councillors plus non-Parish Council
 Councillor responsible for Footpaths – All councillors
 Tree Warden – All councillors
 Councillor to review Planning Applications – Mr Richmond Coggan
 Any other responsibilities put forward by Councillors

Resolution: Councillors unanimously agreed to the above appointments

9. REVIEW AND ADOPTION OF STANDING ORDERS AND FINANCIAL REGULATIONS

The Clerk will meet with councillors to review the new standing orders and Financial Regulations.

10. REVIEW OF LAND AND ASSETS BELONGING TO THE COUNCIL

Councillors unanimously agreed that the Fixed Asset Register (attached) was a correct record of the council's assets.

11. CONFIRMATION OF INSURANCE ARRANGEMENTS IN RESPECT OF ALL INSURABLE RISKS

The Council is in a Long-Term Agreement with Aviva until 2020.

Self-Insurance of Parish Council Assets

The Council does not self-insure any assets.

12. REVIEW OF SUBSCRIPTIONS

Councillors unanimously agreed to continue to subscribe to the following:

Kent Association of Local Councils

Society of Local Council Clerks – 1/4 of the Clerks Subscription

Open Space

CPRE

WKPS

13. REVIEW OF COMPLAINTS PROCEDURE

Councillors unanimously agreed that the Complaints Procedure was in order.

14. REVIEW OF THE COUNCIL'S POLICIES AND PRACTICES IN RESPECT OF ITS OBLIGATIONS UNDER THE FREEDOM OF INFORMATION AND DATA PROTECTION LEGISLATION

Councillors unanimously agreed that the policy in place in respect of Freedom of Information Legislation was in order.

The policies relating to Data Protection have been completed.

15. REVIEW OF THE COUNCIL'S POLICY FOR DEALING WITH THE PRESS/MEDIA

Councillors unanimously agreed that the policy in place is in order.

16. REVIEW OF THE COUNCIL'S EMPLOYMENT POLICIES/PROCEDURE

Councillors unanimously agreed that the policy in place is in order.

17. RESOLUTION TO ADOPT THE GENERAL POWER OF COMPETENCE AND REVIEW OF THE COUNCIL'S EXPENDITURE INCURRED UNDER THE POWER OF GENERAL COMPETENCE

The Clerk reported that the Council has achieved the requirements necessary under the Localism Act 2011, Chapter 1, Part 1, Sections 1-8 to enable members to exercise the General Power of Competence as follows:-

1. It has 6 out of 7 elected councillors
2. The Clerk of the Council holds the Certificate in Local Council Administration (CiLCA)
3. The Clerk of the Council has passed the CiLCA module on the General Power Competence it is recommended that the members consider adopting the General Power of Competence.

RESOLUTION: Shadoxhurst Parish Council resolves from 8 May 2019 until the next relevant Annual Parish Council meeting, that having met the conditions of eligibility as defined in the Localism Act 2011. Chapter 1, Part 1, Sections 1-8 to adopt the General Power of Competence.

Proposed Mr Ledger Seconded Mr Crowley

No monies were spent under this power during the financial year 2018/2019.

At present no expenditure is expected under this power during 2019/2020. Any expenditure during the forthcoming year will be documented.

18. DETERMINING THE TIME AND PLACE OF ORDINARY MEETINGS UP TO AND INCLUDING THE NEXT ANNUAL GENERAL MEETING

Meetings will usually be held on the 2nd Wednesday of each month at 7.30 pm in the Pavilion, excluding August and December. The next APM and APCM will be held on 13 May 2020.

Any amendment to this arrangement will be advertised on the noticeboard and website.

19. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 433 were accepted, and it was unanimously agreed that Mr Ledger should sign them as a true record of the meeting.

Proposed Mr Cass Seconded Mr Richmond Coggan

20. MATTERS FOR REPORT ARISING FROM PREVIOUS MINUTES

There were no Matters Arising not covered on the agenda.

21. CHAIRMAN'S REPORT

After our last meeting, I chaired a reconstituted group meeting of the KALC Joint Parishes Traffic Committee. It is early days, but it has begun again with useful contacts and progress. The hustings meeting was on the following night. I also attended the Creative Shadoxhurst event the next day, which was another gem of an event for the village and our thanks to Ian and Carol who were deeply involved in both. There was also a meeting of the Village Forum. The second meeting of the Gardening Club was held and the co-ordination has been taken over by Peter Webb. Much of my time though was spent walking the roads of Weald South and speaking to numerous residents, in the villages. I wanted to thank all those that voted for me and put their faith in me.

**22. VILLAGE HALL, PAVILION, RECREATION FIELD AND VILLAGE GREEN
Inspection of Village Hall following Hiring**

Mr Crowley in May

Mr Cass in June

Mr Carroll in July

General Issues relating to the Village Hall

Mr Ledger will look for the paperwork regarding the procedure for arranging for extra keys to be cut.

Following a call from the lady who runs the Yoga Club cancelling further bookings, Councillors agreed that she does not need to pay for the remaining Thursdays in May.

General Issues relating to the Pavilion

Nothing to report.

Field/Car Park/Play Area/Village Sign

The little gate needs repairing as it does not self-close.

Hiring Fees for the Village Hall and Pavilion

Councillors are satisfied that the fees are adequate.

Meeting with Future Scholars

The Clerk will email contact details to Mr Cass and he will arrange to meet with staff to discuss the outside store.

Quotations for Work to Recreation Field

Mr Ledger is liaising with the FA regarding this matter.

Adoption of Terms of Reference for Village Hall and Pavilion Working Group

Resolution: Councillors unanimously agreed to adopt the Terms of Reference.

Mr Cass will forward them to the Clerk

Proposed Mr Cass Seconded Mr Richmond Coggan.

Report from Village Hall and Pavilion Working Group

Nothing to report.

Renovation of Memorial Seat and Pump

Mr Richmond Coggan will ask the gentleman to repaint the pieces currently picked out in white in gold.

Village Hall Heaters

Defer to future meeting.

Tree Inspection

Mr Richmond Coggan will forward the name of a Tree Inspector to the Clerk.

23. CORRESPONDENCE AND OTHER GENERAL COUNCIL BUSINESS**Correspondence**

ABC Declaration of Acceptance of Office and DPI Forms

Seafarers UK Fly the Red Ensign

Kent Voice

HAGS

Countryside Voice

WKPS

Clerk and Councils Direct

ABC re Election on 23 May

Email Correspondence

The letter from Kentish Stour re Pond restoration and creation in Shadoxhurst will be included in the next newsletter.

Arrangements for dealing with Parish Council Post and Emails

The Clerk will inform Mr Ledger of any significant post as it arrives.

Emails

All emails are forwarded to all councillors who will monitor them and bring any of particular importance to Shadoxhurst to the attention of Councillors at the next meeting.

Councillors should inform the Clerk if they wish a particular email to be included on an agenda for discussion.

Mr Ledger will inform the Clerk of any emails he feels Shadoxhurst should unsubscribe from.

Website

Mr Richmond Coggan will liaise regarding promoting and making better use of the website.

Internet Banking

Nothing to report.

NALC Legal Briefing L09-18 Public Sector Bodies Regulations 2018

Nothing to report.

Proposal to form a Charitable Land Trust in Shadoxhurst

Councillors agreed that there should be six Trustees as six people have shown an interest in being involved with this project.

The Trust will be called the Shadoxhurst Countryside Trust and the paperwork is with the Solicitor.

Risk Assessment

Mr Richmond Coggan forwarded the Risk Assessment during the month.

Items for attention will be discussed at the next meeting.

A Certificate of Electrical Compliance is required for the Hall and Pavilion. The Clerk will contact the electrician.

Storage of Parish Council Documents

Councillors are satisfied that the minutes and all other documents are secure in the cupboard in the Village Hall and the filing cabinet in the Pavilion.

Retention and Storage of Post and Emails

Post that is not specific to Shadoxhurst will not be kept unless it is considered to be important, or the Clerk is particularly asked to keep it. Old post will be recycled.

Emails

Sensitive emails should be printed off by the Clerk. Councillors should inform the Clerk if they wish a particular email to be printed. Emails to be kept indefinitely.

IT Security and Good Housekeeping

Councillors should all bear the following in mind when using their home/work computer for Parish Council business.

All councillors should provide the Parish Council with a secure email address and ensure that virus software is current.

Councillors should be aware that all correspondence and emails are confidential until they are tabled at a Parish Council meeting. If anyone else is privy to the information contained in emails received by you on a home/work computer, please ensure that they are aware of this fact.

Councillors should all ensure that their computers are encrypted and should not use mobile phones to receive Parish Council information.

The Freedom of Information Act now extends to emails that would previously have been considered to be private, if they relate to council business.

Compliance with Transparency Code

All information required under the code is published on the website.

Compliance with Data Protection Legislation

This matter continues to be progressed.

Storage of Computer Records

All information is backed up on The Cloud.

Social Media Policy

Councillors unanimously agreed that the policy in place is in order.

Lorry Watch/Speed Watch

This will be progressed as soon as possible. The Co-ordinator is liaising with the Police

Village Forum

The AGM is due to be held on Saturday 11 May.

Conservation Area Advisory Group

A new officer has been allocated to Shadoxhurst and a meeting will be arranged.

24. FINANCE AND GENERAL COUNCIL BUSINESS

Internal Auditors Report

This has not yet been received.

Review of the Effectiveness of the Internal Auditor

Councillors unanimously agreed that they were satisfied with the effectiveness of the Internal Auditor, Mr Lionel Robbins and agreed to employ him again next year.

Review of Statement of Internal Control

Councillors were satisfied that the Statement of Internal Control, was in order and Mr Ledger and the Clerk signed the document.

Consideration of the Findings of the Review by Members of the Meeting as a Whole

Councillors considered the findings of the review and agreed they were satisfactory.

Approval of the Annual Governance Statement by Resolution – Sec 1

Councillors completed the Annual Governance Statement.

Resolution: Councillors unanimously approved the Annual Governance Statement.

Proposed: Mr Cass **Seconded:** Mr Carroll

Signature and Dating by the person presiding at the meeting and The Clerk – Sec 1

Mr Ledger and the Clerk signed and dated the Annual Governance Statement.

Consideration of the Accounting Statements by Members of the Meeting as a Whole

Councillors considered the Accounting Statements and agreed they were accurate.

Approval of the Accounting Statement by Resolution – Sec 2

Councillors considered the accounting statement.

Resolution: Councillors unanimously approved the Accounting Statement.

Proposed: Mr Richmond Coggan Seconded: Mr Cass

Signature and Dating by the person presiding at the meeting – Sec 2

Mr Ledger signed and dated the Accounting Statement, previously signed and dated by the Clerk.

Sections 1, 2 and the Internal Auditors Report will be published on the notice board and website.

Review of Direct Debits

Resolution: Councillors agreed to continue to pay the electricity bill for the MUGA to EDF and the Maintenance Charge for the Computer to IT Lettings by Direct Debit and a Direct Debit has now been set up for Castle Water.

Accounts to be Paid

Please see attached list.

Resolution: Councillors unanimously agreed to pay the attached accounts and noted the Direct Debit Payment to EDF of £162.00 for the electricity for the Village Hall and £92.00 for the electricity for the Pavilion, along with the payment to IT Lettings for computer maintenance.

The charge of £92 for the Pavilion was considered to be too high and the Clerk will discuss this with EDF and ask for it to be reduced.

Proposed Mrs Cass

Seconded Mr Richmond Coggan

Review of Salaries

Resolution: Councillors unanimously agreed to increase the Parish Clerk's Salary to £13.68 per hour with effect from 1 April 2018. Total for year £5690.88.

Proposed Mr Richmond Coggan

Seconded Mr Cass

25. PLANNING

Please see attached.

Chilmington Green

Nothing new to report.

There is likely to be an application from Foster and Payne and possibly one from Greenvolt.

Mr Ledger will circulate a proposed letter regarding the proposed Farley Close development.

Storage of Planning Applications

Councillors confirmed that the Clerk can dispose of all Planning Applications, once they have been discussed at a meeting, as they are available on the website.

26. OUTSIDE REPORTS

Footpaths

Nothing to report

27. VILLAGE RESPONSIBILITIES

Nothing to report.

28. HIGHWAYS/PUBLIC RIGHTS OF WAY

Items to be reported to Kent Highways/Public Rights of Way

Councillor Angell informed Councillors that the gully connected to the French Drain in Tally Ho Road is causing flooding in Blindgrooms Lane. Options are being investigated and the Engineers will make a decision as to the best course of action.

Parking outside Rectory Bungalows

Mr Ledger, in his capacity as our Borough Councillor will discuss this with Ashford Borough Council’s Housing Department.

Reclassification of Hornash Lane Byway

Remove from future agendas.

Highway Improvement Plan

Mr Richmond Coggan will look at this with a view to completing

29. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

There being no further business the meeting closed at 10.39 pm.

Signed Dated
Chairman

SHADOXHURST PARISH COUNCIL		FINANCIAL YEAR 2019-2020				
FINANCE - MAY 2019						
EARMARKED RESERVES - PARISH COUNCIL						
	Balance	Receipts and Payments	Balance			
	10.04.19	May Meeting 2019	08.05.19			
Recreation Facilities	4000.00		4000.00			
Bulb and Tree Planting	200.00		200.00			
Bus Shelters	800.00		800.00			
Contingency	957.31		957.31			
Website	23.01		23.01			
Millenium Sign	600.00		600.00			
Tree Surgery	400.00		400.00			
Recreation Field Drainage	2000.00		2000.00			
TOTAL	8980.32		8980.32			
EARMARKED RESERVES - VILLAGE EVENTS ACCOUNT						
	Balance	Receipts and Payments	Balance			
	10.04.19	April Meeting 2019	08.15.19			
	2636.72					
			2636.72			
BANK RECONCILIATION - PARISH COUNCIL ACCOUNT						
Opening Balance	28101.61	Balance per Treasurers Account	37307.15			
Plus Receipts	9843.00	Plus Uncleared Receipts	0.00			
	37944.61		37307.15			
Less Payments	-1822.05	Less Uncleared Cheques	-1184.59			
	36122.56		36122.56			
Less Earmarked Funds	-8980.32	Less Earmarked Funds	-8980.32			
	27142.24		27142.24			
Less Village Forum Funds	-2636.72		-2636.72			
AVAILABLE FUNDS	24505.52		24505.52			
PARISH COUNCIL ACCOUNTS TO BE PAID						
PAYEE	CHQ	DETAILS	NET	VAT	GROSS	
	NO					
Mrs J Batt	1105	Salary	372.45			
		General Admin	15.00			
		Expenses	4.50			391.95
Long Term Deposit Account	1106	2 x Deposits	300.00			300.00
TOTAL EXPENSES MAY 19			691.95	0.00	691.95	
EARMARKED RESERVES - VILLAGE HALL AND PAVILION						
	Balance	Receipts and Payments	Balance			
	10.04.19	May Meeting 2019	08.05.19			
Village Hall Repairs	797.40					
Plumbing		-45.00	752.40			
Pavilion Repairs	623.00		623.00			
Decorating	1000.00		1000.00			
TOTAL	2420.40	-45.00	2375.40			
BANK RECONCILIATION - VILLAGE HALL AND PAVILION ACCOUNT						
Opening Balance	9332.27	Balance per Treasurers Account	9928.90			
Plus Receipts	1336.01	Plus Uncleared Receipts	0.00			
	10668.28		9928.90			
Less Payments	-1466.71	Less Uncleared Cheques	-727.33			
	9201.57		9201.57			
Less Earmarked Funds	-2375.40	Less Earmarked Funds	-2375.40			
AVAILABLE FUNDS	6826.17		6826.17			
VILLAGE HALL AND PAVILION ACCOUNTS TO BE PAID						
PAYEE	CHQ	DETAILS	NET	VAT	GROSS	
	NO					
Lodestar Cleaning Contracts Ltd		Cleaning	209.08			
		Caretaking	56.04			265.12
L Fenton		Plumbing Repairs	45.00			45.00
Business Stream		Waste Water - Village Hall	132.33			132.33
TOTAL EXPENSES APRIL 19			442.45	0.00	177.33	
BANK RECONCILIATION - LONG TERM DEPOSIT ACCOUNT						
Opening Balance	910.00	Balance per Treasurers Account	910.00			

SHADOXHURST PARISH COUNCIL

RECORD OF PLANNING APPLICATIONS

2019

MAY 2019

19/00499/AS 83 Tally Ho Road, Shadoxhurst, Ashford, Kent TN26 1HW
Application for a new Vehicle Crossing
Parish Council: No Comment

19/00550/AS Woodland Vale, Nickley Wood Road, Shadoxhurst, Ashford, Kent, TN26 1LZ
Removal of existing bungalow and erection of a replacement dwelling
resubmission of 18/01311/AS
Parish Council: OBJECT on the following grounds:

1. We are concerned that the application is misleading and flawed for the following reasons:
 - a) Application 13/00495/AS was granted for three Gypsy caravans on the northern part of the site. Four mobiles are presently on site, (reputedly to be Eastern Europeans) not bone fide Gypsies and Travellers
 - b) These are located in a position, not given planning permission in 2013
 - c) A day room was located, and this has become a dwelling, the subject of this application, in effect, 'replacing a dwelling' with a larger dwelling. The original building has no permission to be dwelling in the first place.
 - d) Bizarrely the consultation with (only) 9 neighbours for this application, includes the mobiles 1-5 on Woodland Vale itself. Does this indicate a fifth mobile not currently there? It seems strange to consult with those on their own land and suggests that the site may be split or separated in future.
 - e) There appear to be five 'dwellings' on the site where there is only permission for three
 - f) Gates have been erected without permission
 - g) A business has been run on site for a few years, for which there is no planning permission
 - h) The application does not address any of the current planning breaches
2. Woodland Vale has been the subject of many complaints and breaches of Planning. We are as yet, unacquainted with the results of any enforcement action taken by ABC on this site, in spite of requests for updates. Please can ABC inform the Parish Council of the exact status of all the breaches and investigations before this application is determined?
3. There was a recent visit by ABC Officers with respect to problems of foul water and effluent flowing onto other land towards Derring Wood. This is not yet resolved.

4. The site deserves better protection with respect to the Ancient Woodland designation in the vicinity. The current position of the four mobile homes is where ancient trees have been felled and hard paved without planning permission.
5. The application is not for a replacement dwelling, as there is no prior permission for a dwelling. Indeed, HOU7 states “*is replacing an existing dwelling that has a lawful residential use.*” The application should be duly amended or re-submitted.
6. This is a new dwelling and the determination and decision should be tested against ABC Policies in that consideration.
7. Any consideration of granting permission of this application as it stands will not address the planning breaches currently in place.
8. The Parish Council supports the replacement of mobile homes with permanent dwellings in Nickley Wood Road in general. There may be an opportunity to regularise the situation with Woodland Vale if done sympathetically and robustly.
9. Should the application be granted, we strongly recommend that a number of conditions be placed, however we are mindful that the conditions applied to the 2013 permission have
 - a) not be complied with and
 - b) not been properly enforced by ABC.
10. We would recommend the following conditions, if granted:
 - a) The four mobile homes must be removed within three months of permission being granted. The designation for Gypsies and Travellers can then be removed with that.
 - b) One mobile home to house the family will be permitted whilst the construction of the house is carried out.
 - c) The land to the rear must be landscaped to have trees planted so that the woodland can be in part re-instated
 - d) The waste water system must be fully approved for the size of the dwelling and constructed first. The mobile home referred to in a) must be plumbed into this system whilst being lived in.

19/00503/AS Land at Chilmington Green, Ashford Road, Great Chart, Kent
Reserved matters application for the Landscaping Works to the Phase 1 Northern Gateway (Access A) at Chilmington Green pursuant to planning permission 12/00400/AS

Parish Council: No Comment

19/00510/AS 135 Tally Ho Road, Shadoxhurst, Ashford, Kent, TN26 1HW
Demolition of existing dwelling and garage, erection of three new dwellings and three detached garages with parking spaces and two vehicular accesses.

Parish Council: OBJECT

This application is to replace a relatively small bungalow with three large 4-bedroom houses just along Tally-Ho Road from the Village Hall, before the Lonfield turn. It includes an extra entrance on to Tally-Ho Road very close to the junction with Hornash Lane. There are two objections from residents in Molloy Road based on scale, drainage, traffic access etc. Councillors consider this to be an overdevelopment of this site with buildings that are larger in total bulk than the surrounding ones.

19/00513/AS 57 Molloy Road, Shadoxhurst, Ashford, Kent TN26 1HR
Partial garage conversion retrospective

Parish Council: Support

Decision Notices received from ABC

18/01728/AS Annexe, Alex Farm, Duck Lane, Shadoxhurst, Ashford, TN26 1LT
Change of use from an annexe to an independent dwelling class C3(a)
Parish Council: Support 6:1 abstention
Borough Council: Permit – Mins May 19