

# SHADOXHURST PARISH COUNCIL

## MINUTES 438

### Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 11<sup>th</sup> September 2019 at 7.30pm

**PRESENT:** Mr D Ledger (Chair), Mr K Carroll, Mr P Emanuel, Mr S Cass & Mr R Crowley

**PARISH CLERK:** Ms C Laming

**BOROUGH COUNCILLORS:**

**COUNTY COUNCILLOR:**

**MEMBERS OF THE PUBLIC:** There was one Member of the Public in attendance. Mr Peter Wood from Woodchurch Hub Local Minibus.

**1. APOLOGIES FOR ABSENCE**

Mr M Richmond Coggan

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

Councillors approved Mr M Richmond Coggan reason for absence.

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

**Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

**Declarations of Significant Interest.**

Mr P Emanuel is declaring an interest in The Street

Mr S Cass is declaring an interest in Ravensbourne, Nickley Wood Road

**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. Councillor Nomination**

There was no nomination

**5. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING**

Minutes 437 of the meeting held on 14<sup>th</sup> August 2019 were accepted and it was unanimously agreed that Mr D Ledger should sign them.

**Proposed** Mr P Emanuel

**Seconded** Mr S Cass

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

There were no Matters Arising not covered on the Agenda.

**7. PUBLIC INTERVAL**

The meeting was opened to the Members of the Public from 7.35pm – 7.44pm during which time Mr Peter Wood from Woodchurch Parish Council spoke about their new Woodchurch Wagon which is a 16 seater minibus to provide residents, through their local clubs, societies and charities transport at an affordable cost. The minibus is also available to local commercial and private social groups for a £10 booking fee. For more information please visit [www.woodchurchhub.uk](http://www.woodchurchhub.uk)

**8. 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 Hornash Lane, Hornash House – OBJECT**

- We believe that this is the oldest house in the village and is therefore of much more historic significance than the application implies. The Parish Council is extremely upset that the conservation of this building has not been a priority to ABC
- Overdevelopment of the site
- Beyond the village confines: 1<sup>st</sup> house is inside, 2<sup>nd</sup> house is half and half, 3<sup>rd</sup> & 4<sup>th</sup> houses are outside
- The application form answers “no” to any “new or altered vehicular access proposed to or from the public highway”. I would see this as incorrect as the proposed plan is going from 2 car access to 20. The fire brigade is concerned that the access is insufficient that will cause a larger access. This will impact the listed building
- Considering it’s a grade 2 listed building I would be concerned about the visual impact of the new buildings – it seems very cluttered and not in keeping with the surrounding buildings space
- The plans seem poorly thought through, not giving any thought to the types of materials used bearing in mind the proximity to a listed building; the heights and bulks of the proposed houses are inappropriate for the setting
- There is a road opening at the end which would give a further opening to the field behind. If this is approved (my thinking is strongly object or approve an additional one house only) perhaps the land trust could get involved and secure a strip of land to prevent any further development into the fields behind.

These details will be formalised for subsequent submission.

**Parcel CH4, Land at Chilmington Green – NO COMMENT**

**Ravensbourne, Nickley Wood Road – OBJECT**

**Green Farm, Church Lane – SUPPORT**

**2 Hornash Lane – Ask for Extension**

GreenVolt – Mr D Ledger to draft an agreement in principle.

**Proposed** Mr S Cass

Seconded Mr P Emanuel

**Chilmington Green**

Drop in Event 30<sup>th</sup> September 2019, venue to be confirmed, but will not just cover Chilmington Green as this is being widened to the South Ashford Garden Community.

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

A work phone has now been bought. It has been decided that a new online calendar would work much better than the existing calendar. Ms Laming to set up from 1<sup>st</sup> January 2020.

It has been agreed that the Village Hall hire hourly rate to increase. Aspire to reimburse the damaged window at The Pavilion. Chart Glass to be instructed to repair the glass.

**EMAIL CORRESPONDENCE BROUGHT TO THE ATTENTION OF THE MEETING****All emails are forwarded to all Councillors**

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

**FINANCE**

Bank Statements are still missing. Access to these will be available once internet banking is up and running. All payments as listed below were authorised, and cheques were signed.

Parish Clerk Expenses - £57.49

Warren Hyder - £1595

PPL PRS – £230.69

Lodestar Cleaning - £318.15

Deposit Return - £50

Parish Clerk Salary - £444

Four Seasons Fencing - £919.80

GDPR Fee - £40

Dead Horse Morris - £200

M.Dowle - £155.63

**Proposed** Mr S Cass

Seconded Mr K Carroll

**Internet Banking**

Internet Banking account has been opened. Waiting on a card holder to access it.

**Insurance**

Nothing to report.

**Transparency**

Nothing to report.

**Data Protection**

Nothing to report.

**Lorry Watch/Speed Watch**

Nothing to report.

**Conservation Area Review Group Report**

Mr R Crowley reported that the hedges can be shortened at the Church. Extending the Village Green, the road is unregistered.

**Utilities Advisory Group**

Nothing to report.

**Village Forum**

Thursday 31<sup>st</sup> October 7.30pm at The Pavilion.

**Risk Assessment**

Due October 2019 – Mr M Richmond Coggan to carry out this month.

**Information update of the Charitable Land Trust in Shadoxhurst**

The Trust has met today.

See Report Below (No.15)

**10. CHAIRMAN'S REPORT**

Mr D Ledger attended the successful Barn dance arranged to raise money for the Countryside Trust. A goodbye buffet was arranged for Mrs J Batt for her long service as Parish Clerk. Speedwatch has resumed and Mr D Ledger helped out at the monitoring last Friday. There are still volunteers needed to help.

The Fete is the dominating event coming up and thanks go to Mr Peter Webb who is putting a lot of work into co-ordinating. There are many involved, but Peter's leadership is excellent. Unfortunately, Hornash Lane will be closed near Eversleigh from the 25<sup>th</sup> and this may put people off coming to the Fete from the Bromley Green direction. It will be closed for some 10 days for electricity upgrade work.

**11. SHADOXHURST WEBSITE**

Calendar needs to be updated.

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

Mr D Ledger in September

Mr P Emanuel in October

Mr R Crowley in November

**Report from Village Hall and Pavilion Working Group****Village and Pavilion Working Party Notes 17<sup>th</sup> September 2019**

The heating Repair and Replacement was discussed, other electricians contacted have not turned up. Stuart to write to the SPC with recommendations. Redecoration of Village Hall needs to be signed off. The new Village Sign is with Will to review as requested by Rob. Completion of the handover of part of garage 24<sup>th</sup> July with Sarah. New Pin Boards and repair to floor has been completed. The gate swings need to be looked at and the Car Park gate is to be, locks and procedures to be reviewed at the next meeting.

The Key safes have been moved, the key safe at the Village Hall to under the light at the side, the Pavilion key safe, fitted. Both Health and Safety updates to be reviewed at the end of September. Mr Cass has asked Gary at Lodestar if he can provide him with the specification of Caretaking works.

Hall booking form to be reviewed by The Parish Clerk and Sunday lets only from 12 midday to 6pm to be included on the booking form.

Date of next meeting - Tuesday 15<sup>th</sup> October, 10am @ Village Hall.

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

From the 1<sup>st</sup> October Mr M.Dowle to take over the caretaking work from Lodestar Cleaning.

The Metal Air Ambulance Charity Bin has now been removed from the Village Hall Car Park.

The new Play Report/Risk Assessment from The Play Inspection Company inspected the play area on 3<sup>rd</sup> September and has rated the play area as a moderate Risk. All findings to be looked at.

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

Mr R Crowley has said he will draft some designs for the new village sign over the next few weeks.

**Village Hall Heaters**

Kingsnorth Electrical has now been appointed to carry out replacing the Village Hall Heaters. Works to commence during October Half Term. The Parish Clerk to research and source suitable Internet and Broadband.

**Tree Inspection**

Discussions to make this into a Working Group Party and take the 5 dead trees down around the Rec.

**13. BOROUGH COUNCILLORS REPORT**

Mr D Ledger has been attending a number Overview & Scrutiny Task Group meetings regarding a 'Master Planning' exercise a couple of years ago. It is very complex, and we have heard from witnesses involved on all sides to formulate conclusions and recommendations which will be put forward to Cabinet. Today was the seventh and probably final meeting.

Mr D Ledger also attended this month's Planning Committee meeting speaking on behalf of Woodchurch PC and nearby residents to object but by a very close margin, this was granted. He also attended a planning training event and was an observer on Climate and Environment Advisory Group meeting yesterday

**14. COUNTY COUNCILLORS REPORT**

None Received

**15. COUNTRYSIDE LAND TRUST REPORT**

**Draft application for the Charity Commission:** There are more questions for the Trust to be answered. Meeting with solicitor to finalise this form and get the application in.

Update meeting with Greenvolt and villagers. Nothing back from Greenvolt yet. Look at the more up to date visual google plan. General discussion around this potential development. Possible footpath provided, just to make life safer for pedestrians along that stretch of road.

**Foster and Payne:** Mr D Ledger still talking to the planning officer. This development could be refused.

**Delcroft:** No news

**Other Land:** Woodgate Trust may have information about other possible land and landowners who we could approach. Toby in the new house at the end of Hornash Lane owns the field currently up for rent in Hornash Lane. There is Dering Wood 5 acres near Nickley Wood.

**Pledges update:** £1640 and Quiz £170, Barn Dance £316 = £2126. Next push to reach £5k. Fundraising Thermometer to be made to be able to show members of the public money raised.

**Xmas Fayre:** fundraising elements: table hire, tea/coffee/mince pies/cake.

Advertise this event in next newsletter, on Facebook and Nextdoor.

Tables will be £20 each and is purely a selling event for all stallholders. Date Saturday 7th December.

**Other future fundraiser:** Boot Fair May 2020

**Date of next Meeting for the Land Trust:** 16 October 12.30 – Kings Head

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

Storage space at the Village hall

Play Report

Village Entrance Gates

Christmas Fair

Highways Improvement Plan

**17. KENT HIGHWAYS/PROW**

**Completion of Highway Improvement Plan**

Hornash Lane

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

No items were put forward.

**Painting of Yellow Lines in Woodchurch Road Bus Stop Lay By/ Parking outside Rectory**

**Bungalows**

Mr Ledger has written to the Officer at ABC and is awaiting a reply.

Mr D Ledger & Mr K Carroll to see residents parking and if having yellow lines put down will be a solution.

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

There being no other business the meeting closed at 9.33pm.

Signed  
Chairman

Dated

**SHADOXHURST PARISH COUNCIL  
RECORD OF PLANNING APPLICATIONS  
2019**

**SEPTEMBER 2019**

- 19/01101/AS     **Land Rear of Hornash Lane, Hornash Lane, Shadoxhurst, Ashford, TN26 1HT**  
Construction of 6 Detached dwelling's and 4 car ports  
**Parish Council - OBJECT**
- 19/01170/AS     **Parcel CH4, Land at Chilmington Green, Ashford Road, Great Chart, Kent**  
Construction of an electricity sub-station within Main AAP Phase 2  
**Comment Deadline – 21<sup>st</sup> September 2019**  
**Parish Council – NO COMMENT**
- 19/01146/AS     **Ravensbourne, Nickley Wood Road, Shadoxhurst, Ashford, Kent, TN26 1LZ**  
Erection of a single storey wooden log cabin  
**Comment Deadline – 9<sup>th</sup> September 2019. Pending Decision**  
**Parish Council - OBJECT**
- 19/01168/AS     **Green Farm, Church Lane, Shadoxhurst, Ashford, Kent, TN26 1LS**  
Formation of a pond for Great Crested Newts  
**Comment Deadline – 9<sup>th</sup> September 2019**  
**Parish Council - SUPPORT**
- 19/01247/AS     **2 Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HT**  
Proposed erection of porch, two storey and single storey rear and side extensions  
**Comment Deadline – 29<sup>th</sup> September 2019**  
**Parish Council – ASK FOR EXTENSION**
- 19/01196/AS     **Wymondham, Woodchurch Road, Shadoxhurst, Ashford, Kent, TN26 1LQ**  
Construction of new vehicular access from highway (retrospective)  
Full Planning  
**Comment Deadline – 7<sup>th</sup> October 2019**

**Decision Notices received from ABC**

- 19/00662/AS     **Land and buildings south of Glebe Retreat, Duck Lane, Shadoxhurst**  
Proposed demolition of existing outbuildings and hardstanding and replacement with 4 new family dwellings and their associated landscaping & car parking on a brownfield site at Glebe Farm, Duck Lane, Shadoxhurst.  
**Withdrawn By Applicant**
- 19/00733/AS     **Electricity Substation on Land Parcel H, Land at Chilmington Green, Ashford Road, Great Chart, Kent**  
Construction of an electricity sub-station within Main AAP Phase 1, Land Parcel H at Chilmington Green - Application for Reserved Matters pursuant to condition 10 of outline permission 12/00400/AS  
**Grant Consent**

- 19/01079/AS **Land at Chilmington Green, Ashford Road, Great Chart, Kent**  
Full application for the Community Management Organisation (CMO) First Temporary  
Premises at Chilmington Green  
**Grant Consent**
- 19/01002/AS **10 Molloy Road, Shadoxhurst, Ashford, TN26 1HS**  
Lawful development certificate - extension to existing vehicle crossover  
**Proposed use/Development not Lawful**