

# SHADOXHURST PARISH COUNCIL

## MINUTES 441

### Minutes of the Ordinary Parish Council Meeting held in The Pavilion on Wednesday 18<sup>th</sup> December at 7.30pm

**PRESENT:** Mr D Ledger (Chair), Mr M Richmond Coggan, Mr K Carroll, Mr J Hayward, Mr P Emanuel  
& Mr R Crowley

**PARISH CLERK:** Ms C Laming

**BOROUGH COUNCILLORS:** Mr D Ledger

**COUNTY COUNCILLOR:** Mr Mike Angell

**MEMBERS OF THE PUBLIC:** There were two Member of the Public in attendance.

1. **APOLOGIES FOR ABSENCE**

Mr S Cass

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

Councillors approved Mr Cass reason for absence.

**Proposed** Mr D Ledger

**Seconded** Mr R Crowley

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

**Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

**Declarations of Significant Interest.**

There were 1 Declaration of Significant Interest. Mr M Richmond Coggan for Moat Farm.

**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 440 of the meeting held on Tuesday 19<sup>th</sup> November 2019 were accepted and it was unanimously agreed that Mr D Ledger should sign them.

**Proposed** Mr R Crowley

**Seconded** Mr K Carroll

**MATTERS ARISING FROM THE PREVIOUS MINUTES**

There were no Matters Arising not covered on the Agenda.

5. **PUBLIC INTERVAL**

The meeting was opened to the Members of the Public from 7.35pm – 8.01pm during this time Callum and James from Greenvolt discussed the next development and asked the Councillors for feedback on the adjusted plans. It was agreed that the next stage was to finalise the plans and house types before the going back to ABC. A meeting of the residents and hosted by SPC to be arranged for January 2020.

6. **PLANNING**

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

Please see attached list for decisions on current applications.

**Hornash House** – Mr Ledger has raised his concerns again with the tarpaulin which has once again come off to one side. The Conservation Officer has assured us it will be fixed. The planning application is still on hold.

**GreenVolt** – See Public Interval

**Chilmington Green** – Nothing to Report

**Brinklow Terrace** – No further information. Planning Officer talking about bringing it to the February Committee next year at the earliest.

**Farley Close** – See separate report below.

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

No e-mails or correspondence outstanding.

### **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**

See attached sheet for November 2019 accounts.

#### **Internet Banking**

Councillors are currently signing up to have access to Internet Banking

#### **Insurance**

Due 26<sup>th</sup> February 2020. Renewal forms to be looked at.

#### **Lorry Watch/Speed Watch**

Nothing to Report.

#### **Conservation Area Review Group Report**

Nothing to Report.

#### **Utilities Advisory Group**

Time spent on analysing the various planning applications. Site meeting held with KCC Drainage officers and key residents, although one resident upset the meeting by being rude and interrupting discussions. Unfortunately, this distraction negated having a full and successful meeting on such a vital matter.

#### **Village Forum**

Discussions adjourned until next PCM. Next Meeting is 14<sup>th</sup> January 2020

#### **Risk Assessment**

Completed – Next Due September 2019

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

The Christmas Fair on Saturday 7<sup>th</sup> December 2020 was a success and raised £600.

## 8. **CHAIRMAN'S REPORT**

With some adjustments to our meeting calendar things have shifted a bit. Thank you all for adapting and being flexible. I also attended two KALC meetings. I wanted to congratulate the proto-trustees of the Countryside Trust for organising the Christmas Craft Fayre, another successful event to end our year.

## 9. **SHADOXHURST WEBSITE**

KCC will stop hosting in the next few months. Mr M Richmond Coggan to speak to Wade Nash, Woodchurch Parish Councillor, to discuss requirements.

## 10. **VILLAGE HALL, PAVILION, RECREATION FIELD, VILLAGE GREEN AND SIGN**

Inspection of Village Hall and Pavilion before and following Hiring

Mr M Richmond Coggan in January

Mr K Carroll in February

Mr R Crowley In March

#### **Village Hall Cleaning 2020**

The Clerk to put out to tender.

#### **Electrical Testing**

Completed 5<sup>th</sup>-6<sup>th</sup> December 2019

**Village Sign**

A second Village Sign at the Village Hall has been ordered.

**Lighting**

The strip lighting to be replaced in the Kitchen.

**Village Hall Heaters**

The heaters have now been installed. Next stage it to manage the control. Ongoing.

**Booking Form/Price Increase**

New booking form has now been issued.

**Report from VH & P Working Group**

Next meeting 7<sup>th</sup> January 2020 at the Village Hall 10am.

**11. BOROUGH COUNCILLORS REPORT**

Planning training which has helped me to focus on committee thinking and rationale. It may or may not help us as a village in the coming years. Some knowledge may be dangerous! But involvement with the Local Plan and Policy Task Group may help the insight. There was a meeting of the Overview and Scrutiny Task Group which is preparing to look in depth at the Council's budget for the next financial year during January. I also was on duty for my first Planning Committee meeting this week as a substitute for a colleague. The big Hamstreet development for 80 houses and a 60 bed care home was granted outline permission, in spite of our attempt to defer it for some further information and clarity over highway problems. The decision was anticipated as it was a site in the Local Plan, but it is important to get things right.

**12. COUNTY COUNCILLOR'S REPORT**

Mr Mike Angell discussed the crime increase in Ashford and how much there is at the moment.

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

Glebe Farm

VE Weekend 8<sup>th</sup>-10<sup>th</sup> May 2020

Children's Fair 20<sup>th</sup> May – 2<sup>nd</sup> June 2020

Insurance – Came & Co – Renewal 26<sup>th</sup> February 2020

**14. KENT HIGHWAYS/PROW****Completion of Highway Improvement Plan**

Defer to next meeting

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

Defer to next meeting

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

Defer to next meeting

**Roundabout (Junction of Hornash Lane/Tally Ho Road)**

Defer to next meeting

**Lodges Hornash Lane**

Defer to next meeting

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

There being no other business the meeting closed at 9.28pm.

Signed  
Chairman

Dated

**SHADOXHURST PARISH COUNCIL**

**RECORD OF PLANNING APPLICATIONS**

**2019**

**DECEMBER 2019**

19/01670/AS

**Glentrague, Hamstreet Road, Shadoxhurst, Ashford, Kent, TN26 1NN**

Proposed First Floor Side extension

Comment Deadline – 26<sup>th</sup> December 2019

This is a very moderate extension on top of the existing ground floor.

**Recommend Support**

19/01679/AS

**Land north of Farley Close, Woodchurch Road, Shadoxhurst, Kent**

Proposed development of 22 residential dwellings and associated parking, access and landscaping works.

Comment Deadline – 26<sup>th</sup> December 2019

This, of course, is the challenging one. We raised a number of objections to the plans put forward 2 years ago with the hope of limiting the number of houses which, at that time, was 21. The Planning Committee refused the application which was then taken to appeal. The inspector negated all the objections except that there was a sufficient number of affordable housing (the plans had 7 and the 2030 local plan required 8). The scheme now has 8 affordable homes, so passes all the tests of the Planning Inspector. We are clear that the Planning Committee will pass this application, therefore we

**Recommend Support** There are still issues that need to be resolved, and a report to the Planning Officer with caveats is under preparation.

19/01659/AS

**Agricultural Building, Moat Farm, Church Lane, Shadoxhurst**

Prior approval for the change of use of an agricultural building and land within its curtilage to a Flexible use incorporating Business Use falling within B1 Use Class

Comment Deadline – 27<sup>th</sup> December 2019

Simple change of use for a disused agricultural building, keeping the same footprint.

**Recommend Support**