# Smeeth Parish Council Minutes of a Meeting held on Wednesday 10<sup>th</sup> January 2018 at 7.00pm Brabourne Baptist Church

#### 1. Present

Cllr Herrick (Chairman) (DH), Cllr Thorpe (Vice-chairman) (GT), Cllr Mrs Alford (HA), Cllr Mrs Morey (JM), Cllr Mrs Pereboom (VP) and Cllr MacPhee (CM, and Mrs Wood (Clerk) (SW). Mr Kingston (Community Warden) was present. Ten members of the public attended.

#### 2. Apologies

Apologies were received from Cllr Howard (WH) (ward member).

#### 3. Declarations of Interest

There were no Declarations of Interest.

#### 4. Minutes

Minute 9.1 (page 559): 'Cllr Howard advised that the Parish Council must judge the current proposals; if an amended were'. 'Application' should be inserted after amended'.

#### Resolved:

That subject to this amendment, that the Minutes of the meeting of the Parish Council held on 16<sup>th</sup> November 2017 be approved and confirmed as a true record.

# 5. Open Session

The meeting was suspended to allow members of the public present to comment on items other than those on the agenda.

The Parish Council was asked its view of the Hospital Field planning application (16/00303/AS); the Chairman replied that the Parish Council objected to the application.

There were concerns that there was no mention of the Church Road proposals or traffic using The Ridgeway; the Chairman noted that these will be covered by John Wilde's evidence (Brabourne Parish Council's traffic expert witness).

The village caretaker was congratulated on his work on the parish footpaths.

The definition of a windfall site was requested; the Chairman advised that this is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in the Local Plan. Anyone can submit an application on any site in addition to those in the Local Plan; any such application would be considered by the Parish and Borough Councils but the Borough Council would look more favourably on sites in the Local Plan.

The Chairman confirmed that the Parish Council stood by its withdrawal of comments on the playing field proposals. Revised comments on the Church Road site, particularly with regard to traffic, had been submitted and these still stand.

It was confirmed that the Caldecott site had been withdrawn from the Local Plan.

It was reported that Richard Honey is collating a list of all sites for which planning permission has been granted but not yet built. The Chairman acknowledged that this is a problem which has given rise to the shortfall in housing numbers being delivered in the borough; there is, however, no penalty on such builders. It was noted that the shortfall results in new sites having to be put forward.

The meeting was reconvened.

## 16 Emergency Plan and Community Led Plan (CLP)

(Brought forward with the permission of the Chairman)

Mr Hinchliffe reported on the Community Led Plan's current projects:

- 1) Carol-singing organised by Nicki Allen raised £460.60, which was donated to the outdoor gym project.
- 2) Bulb planting: More bulbs will be planted by Smeeth WI, 30 bags of bulbs having been donated by Thompsons and more having been given by a resident. Additional sites for

- planting will be identified. The CLP group has obtained 20 signs which will be put in showing that the bulbs had been planted by the WI and acknowledging the support of the garden centres.
- 3) Outdoor gym: The gym will be supplied by Great Outdoors, a Faversham-based company and the equipment made in Britain. It is hoped that it will be installed when the weather improves and will be for use by all age groups.
- 4) Basketball hoop: A schedule of works for its installation has been drawn up.
- 5) Housing needs survey: Data analysis indicates that 46 respondents would like to live in the village if affordable housing were on offer. A number of respondents wish to downsize to bungalows. A summary will be prepared and sent to the Parish Councils and ACRK.

# 6. Matters Arising

- **6.1** Andrews Garage: No planning application has yet been submitted.
- **6.2** Cherry Hill bungalow: The planning application has been approved despite concerns that it would result in overdevelopment.
- **6.3** War Memorial: The Parish Council was advised that the War Memorials Trust requires another estimate for the works and written permission from the Parish Council. A fundraising quiz will be held on 18<sup>th</sup> February at the village hall, organised by Peter Clayton.
- **6.4** Calland: Work began on 7<sup>th</sup> January, residents having been notified of the start date.
- 6.5 Horse and rider safety initiative: In hand with Cllr Mrs Nyssens.
- **6.6** Dog fouling: An item has been published in Parish News.
- **6.7** Fordred's Charity: The replacement cheques were received in December. The payments were distributed before Christmas; one potential recipient had moved but two others identified for consideration in 2018.
- **6.8** Smeeth Field rent: Information from the Agriculture and Horticulture Development Board showed that the rent paid is fair. It was recommended that it be reviewed every five years, this to be incorporated into the new agreement.

# 7. Report from Community Warden and PCSO

**Community Warden:** Mr Kingston reported that the rabbit-proof fencing on the playing field has been repaired; the car park has reopened and the wooden posts replaced. All was quiet over the holiday period. Cllr Mrs Pereboom reported the theft of beekeeping equipment from a resident's garden. Mr Kingston advised that he will be stepping down at the end of January but will leave contact details for the Community Warden's service. The Chairman thanked Mr Kingston for his efforts on behalf of the community during his term as Warden.

PCSO: No report in the PCSO's absence.

# 8. Financial Report

# 8.1 To agree payments in accordance with the Budget

#### Resolved:

That the following payments be agreed in accordance with the Budget:

#### **Payments**

Details	£
P Rodway (allowance for mobile phone Q2)	25.00
P Rodway	1156.64
HMRC	255.01
KCC re Kent Pension Fund	372.19
Lister Wilder (caretaker)	46.03
FuelGenie	161.68
P Rodway	1156.64
HMRC	255.01
KCC re Kent Pension Fund	372.19
Lister Wilder (caretaker)	19.82
T Denne & Sons (3 months' storage)	324.00
FuelGenie	72.88

SW

AN

AN

B Podd	90.00
SLCC (subscription)	30.83
S Wood (salary)	306.20
S Wood (salary)	306.20
S Wood (caretaker van – Green Flag renewal)	93.00
S Wood (caretaker van – car tax renewal)	240.00

## **Receipts**

Details	£
NatWest interest	1.94
Fordred's Charity	175.00

Balance £ 52197.58 (as at 10<sup>th</sup> January 2018)

### 8.2 To consider the draft Budget for 2018-19

The draft Budget was circulated and it was proposed that the Precept is increased by 3% (in line with inflation) to £23,047. It was further proposed that the Council Tax Support Grant (£580) and Concurrent Functions Grant (£370) be claimed in addition.

#### Resolved:

That the Precept is increased to £23,047 and that the Council Tax Support Grant (£580) and Concurrent Functions Grant (£370) be claimed in addition.

#### 9. Planning Committee report

The Vice-chairman reported on three planning applications:

Park Farm, Pound Lane, Brabourne Erection of 1.2m gates and new field access for farm vehicles:

Tanners Yard Granary Court Road, Smeeth Proposed metal recycling unit: Supported.

Barn at Maid Morton, Hythe Road, Smeeth Prior approval for the change of use and conversion of agricultural barn to dwelling: Supported.

The Chairman reported that the Granary Court Buildings planning application was withdrawn on 30<sup>th</sup> November 2017.

# 10. Local Plan to 2030

The Chairman reported that the Local Plan was submitted to the Secretary of State on 21<sup>st</sup> December 2017, and can be viewed on the Ashford Borough Council website:

[https://www.ashford.gov.uk/media/5464/submission-version-of-plan.pdf]

Hard copy is available at Civic Centre, Ashford and Tenterden Gateway, Wye and Charing libraries. All who submitted comments will be contacted; two inspectors have been appointed and may invite further information/clarification. The Plan covers housing, industry and other issues in addition to planning. The Plan will be subject to a hearing in public, likely to be held in early summer.

# 11. KALC representative report

Cllr Mrs Morey advised that she attended the AGM on 18<sup>th</sup> November at which Wingham Parish Council proposed that the speed limit through rural villages should be reduced to 20mph. It was resolved that Parish Councils should have the power to introduce 20mph speed limits.

Minutes of the meeting have been circulated and the next meeting will be held on 17<sup>th</sup> January.

# 12. Update on J10A Working Group

Cllr Mrs Pereboom reported that the plan for J10A has been signed off; the works will run from January 2018 to May 2020. There is agreement to pay for traffic lights at the Barrey Road junction and the Mersham rat-run will be closed. Traffic through the village should be monitored when work is underway.

# 13. Footpaths and Highways

**13.1 Sandy Place parking** Problems have reoccurred, the Clerk to contact Laura Payne and Phil Cook (Ashford Borough Council Planning officer and Tree officer, respectively).

SW

SW

**13.2 HGV parking on the A20** The overnight parking ban trial is ongoing. There has been no noticeable displacement to Smeeth.

**13.3** Traffic islands on the A20 The islands have been removed to allow movement of a large load from Dover docks to the Converter station, temporary islands are in place. Monitoring will continue.

Αll

**13.4** Flooding opposite The Woolpack This has been reported to KCC; flooding is thought to be due to drains blocked by fallen leaves or silt.

## 14. Bridleways

No report in Cllr Mrs Nyssen's absence.

# 15. Parking at Smeeth School

The Chairman advised that there has been no improvement and reports have been received of traffic driving over the pavement. The Chairman will contact the Headteacher and arrange a meeting with the Police, previous such meetings had resulted in a marginal improvement, but the Chairman noted that a long-term solution is needed.

DH

#### 16. Emergency Plan and Community Led Plan (contd)

Emergency Plan: Cllr MacPhee will pass data to the Clerk for secure disposal. An appeal for a coordinator will be published in Parish News, on the website and the community Facebook page.

CM SW

# 17. Village caretaker scheme

Cllr Mrs Morey advised that the caretaker will resend his timesheets following the Clerk's return after compassionate leave. Lucie Edmed asked that the caretaker be thanked for his help re the bulb-planting. A meeting to discuss progress of the scheme is to be held with Ashford Borough Council.

SW SW

# 18. Speedwatch

The Chairman reported that sessions were carried out in December, and a lower percentage of motorists speeding recorded. It is hoped that this is improving driver behaviour. More sessions will be conducted in January and February.

# 19. Local Needs Housing (LNH)

Results from the CLP survey are awaited (see item 16).

The Parish Council was asked for the definition of a 'local person'. The Chairman replied that this would be someone who either lives or works in the village, has a family connection, or wants to move back into the village. The Clerk will ask Ashford Borough Council for its definition. The Chairman noted that if no one with a local connection is identified the scheme is rolled-out to nearby villages, it is thought that a points system is operated, the Clerk to contact Ashford Borough Council.

SW

SW

It was noted that those wishing to be considered for LNH should be on the Housing Register. In answer to a question if these houses would be for village people, the Chairman replied that this is the case only for housing provided by a local housing association such as EHRA (English Rural Housing Association), eg Fortescue Place. For other developments a certain percentage should be 'affordable' but these are not limited to local people. Cllr MacPhee stated that he had asked the Borough Council for a definition of a local person but this had not been forthcoming, having been described as being 'too complicated'. Cllr MacPhee further noted that LNH is only built on land made available at below market price. He queried the 'Right to Buy', the Clerk advised that EHRA has confirmed that its properties will not be part of the scheme.

The Chairman stated that other sites for LNH may become available when the Local Plan is approved, eg those in the desk-top survey.

The Chairman reported that four new homes are being built in Calland, the start of works having been delayed by UKPN. These are social housing and will, in the first instance, be offered to local neonle

It was noted that a presentation was given at the CPRE AGM by a company that would identify sites, assess the need and deliver ecohomes. Cllr MacPhee replied that the CLP housing group had held a meeting with EHRA and discussed possible sites in the village; he suggested that information re the company delivering ecohomes be passed to the CLP.

# 20. Playing fields

The Chairman reported that the repairs to the fencing have been carried out, the cost of £3,500 was met from money left over from the refurbishment of the playing field — donors agreed that surplus money could be used for maintenance. In answer to a question from Cllr Mrs Morey the Chairman and Vice-chairman reported that the PFA AGM will be held in March.

Cllr Mrs Morey asked for an update on payment of the peppercorn rent. The Chairman replied that a letter is awaited from Strutt and Parker to confirm that non-payment will not have consequences.

The PFA next meets on 28<sup>th</sup> February; Paul Dawson (PFA chairman) has indicated that he will make every effort to obtain this letter before the meeting.

# 21. Correspondence

All correspondence has been circulated.

#### 22. Any other business

- **22.1** Cllr Howard has invited applications for ward member grants.
- **22.2** Dryers at Joe Farm: Environmental Services made a site visit and are now aware of the problem, their response is awaited.
- **22.3** Water shortage and implications for new housing developments: It was noted that Bewl Reservoir is low and the Broad Oak reservoir at Canterbury has yet to be built. The Chairman noted that water companies are consulted on planning applications and have a long-term strategy in place. Cllr MacPhee stated that this has been raised with the Borough Council, who advised that this is the responsibility of South East Water.

#### 23. Date and time of next meeting

Wednesday 7<sup>th</sup> March 2018 after the Annual Parish Meeting which begins at 7.00pm in Brabourne Baptist Church.

The meeting closed at 8.40pm.