

Smeeth Parish Council
Minutes of a Meeting held on Wednesday 9th January 2019 at 7.00pm
Brabourne Baptist Church

<p>1. Present Cllr Thorpe (Vice-chairman) (GT), Cllr Mrs Morey (JM), Cllr Mrs Pereboom (VP), Cllr Mrs Alford (HA), Cllr Mrs Nyssens (AN) and Cllr MacPhee (CM), and Mrs Wood (Clerk) (SW). Cllr Howard (ward member) was present and eighteen members of the public attended.</p> <p>2. Apologies Apologies were received from Cllr Herrick (Chairman) (DH) (indisposed).</p> <p>In the absence of the Chairman, Cllr Thorpe assumed the Chair.</p> <p>3. Declarations of Interest Cllr Mrs Morey: planning application 18/01676/AS (voluntary declaration) Cllr Mrs Alford: planning application 18/01676/AS (voluntary declaration)</p> <p>4. Minutes Resolved: That the Minutes of the meeting of the Parish Council held on 7th November 2018 be approved and confirmed as a true record.</p> <p>5. Borough councillor's report Cllr Howard reported that the new cinema had opened and a number of empty units had now been taken and would be occupied within 2 months. The junction at Newtown Road/the Designer Outlet had now reopened. The first phase of the Designer Outlet expansion would be completed by Autumn 2019 and all units had been taken. The Microbrewery was on schedule to open in March 2019. An increase in footfall in the town centre was reported, due to the success of the table tennis tables in the summer and the snow dogs' trail. The snow dogs' auction raised £142,000 for Pilgrims Hospice; some were bought by ABC courtesy of a local benefactor. The Local Plan had been found sound by the Planning Inspectors, and a 5 year housing land supply (5YHLS) could be demonstrated. The Plan would go to the full Council for approval in February or March. Work on the next Plan would begin after the local elections in May 2019 to ensure a continuation of the 5YHLS. ABC goes into purdah in March because of the May elections.</p> <p>Plough Inn: Cllr Howard reported that he submitted comments on the planning application, and had called it into the Planning Committee for determination if the planning officer was minded to Permit. Cllr Howard stated that he supported the development of the bungalows to the rear of the Plough, but could not support the application for the Plough Inn because the proposed dwellings were out of keeping with existing properties, of poor design, and their proximity to the road.</p> <p>Church Road: Cllr Howard noted that the site was in the Local Plan but he had received comments on the need for traffic calming and for an extension of the 30mph restricted zone. Cllr Howard recommended that Cllr Clair Bell (KCC) be asked to fund the latter if it was refused by Highways.</p> <p>Cllr Howard was asked if there was a surplus in housing numbers given that the 5YHLS had been met; Cllr Howard confirmed that there was a small one.</p> <p>A comment was made that moving the speed restriction sign would not be effective and would likely not be enforced. Cllr Howard noted that the nature of Church Road conferred some traffic calming measures, but he would welcome other suggestions.</p> <p>Cllr Howard noted that the Local Plan was for 35 units on the Church Road site; the current application was for outline permission, there may be scope to reduce this when an application for full planning permission was submitted. A comment was made from the floor that this was thought unlikely because of the planning obligations, eg drainage, traffic lights at Smeeth crossroads. Cllr Howard replied that there was a precedent for a reduction in numbers, citing</p>	<p style="text-align: center;">SW</p>
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A recommendation was made that those who comment on the application to Cllr Howard should also submit these to ABC; Cllr Howard agreed, noting that some who contacted him were seeking advice and help. He stated that he read all comments on the ABC website.

A resident noted that although there were pinchpoints in Church Road, these were not traffic calming measures, indeed traffic drove over the pavement at these points. Cllr Howard replied that he slowed down for pinchpoints but did not have the expertise to advise on appropriate traffic calming measures; he noted that it was unknown what measures would be put in at the crossroads, these being the responsibility of KCC and not ABC.

14. Community Led Plan

Brought forward with the Chairman's permission.

Michael Hinchliffe reported that there had been little activity over the winter months. Gary Warwick was thanked for his donation of 100s of bulbs for the 'Tidying up the village' scheme. Thanks were given to Lucie Edmed for organising the planting; recently planted areas included the junction of The Ridgeway and Hythe Road, the Plain Road side of The Warren and on the playing field near the fencing. There were plans to plant at the entrance to the playing field. More volunteers were encouraged to come forward to help.

A Certificate of Lawful Development was given to the outdoor gym by ABC, and it would be installed in the Spring.

6. Open Session

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

Cllr Thorpe advised that the PC's role was to ascertain residents' views, both of those at the meeting and those who were not, and represent those views to ABC. He stated that the PC was a consultee and not the decision-making body. Cllr Thorpe noted the comments already made and referred to traffic concerns – if the road were widened it may likely encourage greater speed, therefore close consideration should be given to removal of the pinchpoints.

Church Road planning application:

The PC was asked if it had looked in general terms of the problem of speeding through the village. Cllr Thorpe and the Clerk replied that a series of measures, proposed by the Speedwatch team on the basis of its data, had been put to KCC but refused because they were not supported by crash data. Cllr Thorpe agreed with a comment that traffic calming in Church Road would lead to more traffic using The Ridgeway.

A reduction in the speed limit to 20mph was thought to be ineffective and would be ignored. Cllr Mrs Morey agreed, noting that KCC would be unlikely to agree because the relevant criteria were not met, and the difficulty of enforcement. The lack of footpaths in the village was raised, therefore a 20mph speed limit should be considered; Cllr Thorpe replied that the lack of footpaths was a discussion item for the PC 40 years previously.

The size and speed of agricultural vehicles was a concern.

The reactive nature of traffic calming measures was regretted, it should be proactive and implemented before work began on the site. Cllr Mrs Pereboom suggested that chicanes or speed bumps be put in; Cllr Thorpe stated that this would be proposed.

It was noted that road widths in Sellindge have been reduced, but had resulted in lorries mounting the pavement.

There was disagreement with the statement in the planning application that 35 houses would not generate significant traffic flow. Taken with the developments in Sellindge there would be increasing pressure on the A20. Traffic lights at the crossroads would slow traffic but lead to difficulty getting out of the village and rat-running along The Ridgeway.

The additional traffic would be a hazard to those using the playing field.

It was suggested that the application would be permitted because of the PC's comments; Cllr Thorpe stated that the PC withdrew its original comments and submitted further comments. In answer to a question, the Clerk advised that ABC did not respond to comments put forward during the Local Plan consultation process, but these were considered when the Local Plan was revised. Cllr Mrs Morey stated that the PC had commented to ABC on the narrowness of the

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<p>road, the pinchpoint and the difficulty of getting out onto the A20; despite these comments the site remained in the Local Plan.</p> <p>The PC was informed that an objection on the size of the development had been submitted, with a comment that there should be smaller but fewer homes, to meet the needs of the community. Others were encouraged to submit comments.</p> <p>Cllr Mrs Morey advised that the developer would be asked for contributions towards traffic calming measures and road improvements, these were accepted by the developer in the Transport Statement.</p> <p>The PC was asked if it would be commenting on the traffic; Cllr Mrs Morey agreed that it would, to be fair to all residents, helping those of both Church Road and The Ridgeway. Concerns were expressed regarding the limited visibility when pulling out into Church Road from The Ridgeway. It was noted that traffic was already increasing, eg delivery vans.</p> <p>Cllr Thorpe confirmed that residents' comments would be collated and used to inform the PC's response. All were urged to submit comments as individuals.</p> <p>It was thought that others in the parish may not be aware of the implications for traffic of the planning application. Cllr Mrs Morey disagreed, noting that residents undertook a number of traffic surveys during preparation of the Village Protection Policy (VPP).</p> <p>Residents were asked for constructive proposals on the use of S106 money for traffic calming. It was thought that speed bumps may impede agricultural traffic; Cllr Thorpe disagreed. Cllr Mrs Alford and Cllr Mrs Morey advised that speed bumps give rise to problems of noise; Cllr Mrs Alford suggested chicanes, but Cllr Mrs Nyssens felt that these would give rise to traffic backing up.</p> <p>It was noted that the planning application stated that green space may not be provided, given the site's proximity to the playing field. The Clerk advised that the S106 money would be to improve and maintain the playing field. The PC was asked where would the remaining money go if costs were less than the S106 contribution; the Clerk replied that it would be allocated elsewhere.</p> <p>The PC was reminded of the flooding in Church Road. Cllr Thorpe advised that dredging had been carried out and, as yet, there had been no recurrence.</p> <p>It was felt that 35 homes would be too many, the access being too close to the pinchpoint, The Ridgeway triangle and the playing field.</p> <p>Cllr MacPhee noted that the development may be regarded by ABC as infill, but it would be an island detached from the village and not wanted in the CLP. He felt that the Transport Assessment was inadequate and disagreed with the assertion that there was easy access to public transport, given the poor bus service. Cllr MacPhee stated that the development should only go ahead if improvements were made to Church Road and access to the village improved, however this may open up the village to other development..</p> <p>Cllr Mrs Nyssens asked if the infrastructure could support 35 homes. Cllr Thorpe noted that Smeeth Primary School had capacity, but Sellindge Surgery was full.</p> <p>The meeting was reconvened.</p>	
<p>7. Matters Arising</p> <p>7.1 Loose dogs near the footpath by Lodge House: An investigation by the PROW office deemed that this was not a nuisance; there had been no further reports of incidents.</p> <p>7.2 PC-owned bins: Some of the dog bins removed had been paid for by the PC, a request will be put for a refund. Dog waste can now be placed in the black bins; Cllr Mrs Pereboom thought that removal of the dog bins would lead to an increase in dog fouling. Cllr MacPhee felt that it was a cost saving exercise.</p> <p>7.3 DPI forms: In hand with the Clerk.</p>	<p>SW</p> <p>SW</p>
<p>8. Report from PCSO</p> <p>Cllr Mrs Nyssens reported that the PCSO visited Pemsey Farm after reports of a prowler. There was an attempted break-in of Caroline's Hairdressers on 6th January and reports of break-ins to garden sheds. Residents were urged to be aware.</p> <p>The Clerk to ask the PCSO for a report for meetings.</p>	<p>SW</p>
<p>9. Financial Report</p>	

9.1 To agree payments in accordance with the Budget**Resolved:****That the following payments be agreed in accordance with the Budget:**

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Payments

Details	£
P Rodway (salary)	1185.12
HMRC (P Rodway)	283.86
KCC re Pension scheme (P Rodway pension)	413.77
Fuel Genie	108.93
P Rodway (salary)	1185.12
HMRC (P Rodway)	283.86
KCC re Pension scheme (P Rodway pension)	413.77
P Rodway (Q3 mobile & expenses 25.00 + 27.72)	52.72
T Denne & Sons (caretaker storage - Nov/Dec)	216.00
Lister Wilder (caretaker – equipment)	28.38
Fuel Genie	72.38
S Wood	315.39
S Wood	315.39
S Wood (expenses)	353.66
Society for Local Council Clerks (subscription)	32.80

Receipts

Details	£
NatWest interest	24.50
Smeeth Field rent	175.00
Brabourne Parish Council (caretaker)	2923.86
Brook Parish Council (caretaker)	1807.00

Balance £ 70553.61 (as at 9th January 2019)**9.2 Draft Budget for 2019-2020**

The draft Budget was circulated. It was proposed that the Precept be increased by 3% to £23738.

Resolved:**That the Precept be increased to £23738.**

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It was proposed that the Council Tax Grant and Concurrent Functions Grant be claimed in addition.

Resolved:**That the Council Tax Grant and Concurrent Functions Grant be claimed in addition.**

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9.3 Request from the Lost Words campaign group for a donation to Smeeth School to fund purchase of the book

The Clerk advised that the book was a response to the decision by the Junior Oxford Dictionary to remove words that relate to the natural environment, such as wren, bluebell, dandelion, conker and acorn. These were excluded because they were no longer used in children's daily language. The request had not been made by the school. Cllr Thorpe stated that the PC's policy was to refuse such requests, and the PTA would be better placed to accede to the request.

10. Planning Committee report**10.1 18/01676/AS Plough Inn, Lees Road, Brabourne Lees****Proposed demolition of existing public house; erection of 4 no. semi-detached dwellings complete with associated parking and landscaping**

Cllr Mrs Nyssens stated that she was opposed to the application, taken with the development to the rear it would be an over-development of the area resulting in too many vehicles accessing

<p>Lees Road at a busy point.</p> <p>Cllr Mrs Morey felt that The Plough was not viable, noting that many rural pubs are closing. A previous application for listing was refused, the building not being deemed of significant historic interest. The building could not likely be preserved as a single dwelling on cost grounds. Cllr Mrs Morey stated that she objected to the style and design of the proposed dwellings, noting that the new homes to the rear are bungalows. She further noted that the application seeks the removal of 3 trees subject to TPOs. Cllr Mrs Morey queried the layout of the parking spaces; vehicles would have to reverse from Lees Road either into or out of the space. She noted that traffic from the allotments to the rear and bungalows would all be emerging onto Lees Road adjacent to the site, and sight lines would be impeded.</p> <p>Cllr Thorpe noted that there were 2 issues in the application: demolition of the Plough and the proposed dwellings. Cllr Mrs Nyssens and Cllr Mrs Alford stated that they would regret the loss of an historic building. Cllr MacPhee stated that the façade was all that remained of the eighteenth century building. Cllr Mrs Pereboom noted that restoration was likely to be too expensive, and felt that the application should have taken account of the TPOs, otherwise they would have been of little value. Cllr Mrs Morey advised that the applicant would likely have to replant. She further stated that smaller, starter homes were needed but was not against development per se.</p> <p>It was proposed that the Parish Council comments on the application, regretting the loss of an historic building and expressing concerns on traffic and the style and size of the proposed dwellings.</p> <p>Resolved: That the Parish Council comments on the application, regretting the loss of an historic building and expressing concerns on traffic and the style and size of the proposed dwellings.</p> <p>The PC was asked to consider if the application complied with the VPP.</p> <p>10.2 18/01801/AS Land between Peelers and Oakleigh, Church Road, Smeeth Outline application for residential development for the erection of up to 35 units, to include access from Church Road only, with all other matters reserved See item 6. The need for the development was queried, if the 5YHLS demonstrated a small surplus (see item 5).</p> <p>10.3 Village confines exercise The Clerk advised that ABC had previously relied on a written definition of ‘village confines’, but was now producing maps showing draft confines, for use when determining planning applications. In smaller villages development would only be permitted within the confines, but would be considered outside the confines in larger villages, thought able to support development. The draft confines map would be uploaded to the website and village Facebook page, and comments invited. The Chairmen of Smeeth and Brabourne PCs and the Clerk will meet to review the draft map and comments. In light of these a revised draft would be taken to a joint meeting of the PCs, before submission to ABC by its deadline of 19th February.</p> <p>11. Local Plan to 2030 The Inspectors’ report was published on 7th January 2019 and the Plan found to be sound. The Church Road site remained in the Plan.</p> <p>12. KALC representative report Cllr Mrs Morey’s report is attached to the Minutes.</p> <p>13. Footpaths and Highways 13.1 Sandy Place parking. An additional parking space will be put in during February, and the sycamore will be retained. Costings for additional spaces and works in Lees Close are awaited. 13.2. Traffic calming. See item 6.</p> <p>15. Village caretaker scheme Cllr Mrs Morey’s report is attached to the Minutes.</p>	<p>SW DH/MH/SW SW</p> <p>SW</p>
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<p>16. Speedwatch Speedwatch sessions will recommence shortly.</p> <p>17. Local Needs Housing (LNH) Cllr Thorpe reported that the search for suitable sites will recommence, now that the Local Plan process has been completed.</p> <p>18. Playing fields Nothing to report.</p> <p>19. Correspondence All correspondence has been circulated, including a letter of thanks re the Fordreds charity gifts.</p> <p>20. Any other business No business was raised.</p> <p>21. Resolution to exclude the public It was proposed that, under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, because of the confidential nature of the business to be dealt with, the public and press leave the meeting during discussion of item 22, namely the KALC Community Awards scheme 2019. Resolved: That the press and public leave the meeting during discussion of the KALC Community Awards scheme 2019.</p> <p>22. KALC Community Awards scheme 2019 The PC's nomination will be submitted to KALC.</p> <p>23. Date and time of next meeting Wednesday 6th March 2019 at 7.00pm in Brabourne Baptist Church.</p> <p>The meeting closed at 8.55pm.</p> <hr/> <p>Agenda item 12: KALC representative report</p> <p>I attended KALC AGM on 17th November.</p> <p>A talk was given by both the Alzheimer's Society and Diabetes UK about their work in the community. Langdon PC is currently negotiating with Southeastern Railways about their car parking charges and so withdrew their motion for debate. Both motions for debate from Swale Area regarding (i) KCC becoming a 20mph Local Authority and (ii) lobbying Kent Police to delegate powers of enforcement of speed limits to local authorities/ trained civilians were passed. Wingham PC explained that KCC had finally agreed to arrange and pay for the necessary traffic surveys in the form of the three Automated Traffic Count strips required for 7 days to see if the data supports their request for 20mph.</p> <p>I also attended Ashford Area Committee of KALC on 14th November which was addressed by District Commander Somerville who acknowledged the importance of police contact with the parishes. Mr Daniel Carter from ABC addressed the meeting about the Village confines exercise . Parishes were invited to comment by 14th January 2019 . The parishes of Smeeth and Brabourne have been defined as one settlement according to the definition of the confines. The Local Plan is now with the Inspectors and if no changes are made to the plan it is likely to be adopted in February 2019.</p>	<p>SW</p>
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The next Area Committee meeting of KALC is to be on 23rd January 2019

Agenda item 15: Village caretaker scheme

The scheme continues to be successful. Paul is now working Winter hours because of reduced daylight which in good weather conditions are between 9.00am – 3.45pm. He has been cutting and pruning hedges, clearing storm drains, carting away the reeds that were recently removed from the Pond at Church Road by volunteers , and in November he arranged for the removal of 10 lorry tyres which had been dumped on the Ridgeway .

If anyone is aware of anything that might require Paul's attention please contact Sue Wood.