

Smeeth Parish Council
Minutes of a Meeting held on Wednesday 6th July 2016 at 7.00pm
Brabourne Baptist Church

1. Present	Action
<p>Cllr Herrick (Chairman), Cllr Thorpe (Vice-chairman) (GT), Cllr Mrs Morey (JM), Cllr Mrs Pereboom (VP), Cllr MacPhee (CM) and Mrs Wood (Clerk) (SW). Two members of the public were present.</p>	
<p>2. Apologies Apologies were received from Cllr Miss Martin, Cllr Howard (ward members) and PCSO Hobbs.</p>	
<p>3. Declarations of Interest There were no Declarations of Interest.</p>	
<p>4. Minutes Resolved: That the Minutes of the meeting of the Parish Council held on 11th May 2016 be approved and confirmed as a true record.</p>	
<p>5. Open Session The meeting was suspended to allow members of the public present to raise matters of concern with the Parish Council.</p> <p>Concerns were expressed re the inclusion of a site in Church Road (S38) in the draft Local Plan. The Chairman explained the process in preparing the draft: landowners and developers were contacted by ABC and asked to put forward any sites they considered as suitable for development (the 'call for sites'). A number of sites were put forward in Smeeth, but none in Brabourne. The sites put forward were assessed against a set of criteria and a shortlist of sites that may be appropriate for development was published in the draft Local Plan. This is now out for consultation.</p> <p>It was noted that a planning application for 6-7 houses was put forward on the site fronting Church Road a number of years ago, but withdrawn when it was indicated that planning permission would not be granted because it was outside the village envelope. It was also reported that planning permission was refused for a dwelling for a family member in the garden of a property adjoining the Church Road site.</p> <p>It was further stated that the proposal blights nearby properties.</p> <p>The draft Local Plan is out for consultation until 10th August, and the Chairman encouraged residents to comment; comments could be made on traffic given that the site is opposite the entrance to the playing field. However there are no details as to type of home, layout etc, the Plan only identifies the site. The Chairman noted that the Parish Council has not yet submitted its response to the proposal.</p> <p>The Chairman advised that the site may not be included in the final Plan, and even if it did would be subject to the usual planning process – a planning application would have to be submitted, giving another opportunity to comment.</p> <p>The Parish Council was asked who would submit the planning application, and was advised that it would be the landowner(s). Creeping urbanisation of the village was regretted.</p> <p>The Chairman urged those present to attend the drop-in sessions being organised by ABC, and comment on the draft Local Plan. He emphasised that this is the only site assessed as having potential for development in Brabourne and Smeeth in the Local Plan.</p> <p>Cllr Mrs Morey asked what would be the next steps. The Chairman replied that comments would be assessed and, where appropriate, the draft amended. The final Plan will go to the Planning Inspectorate for an examination in public. The site will be for market housing because it was not thought that the trigger for affordable housing/local needs housing had been met. [Post-meeting note, the trigger for this is 15 homes, ref para 5.28 of the Tenterden and Rural Sites DPD, therefore 35% of the homes should be affordable.]</p> <p>The meeting was reconvened.</p>	

6. Matters Arising

6.1 Prescription delivery service: There has as yet been no request for the service from Smeeth residents, therefore it was agreed that there is no immediate need to seek a replacement following Cllr Hinchliffe's retirement. The Clerk will ask Brabourne PC if there have been any calls on the Brabourne volunteer.

7. Report from Community Warden and PCSO

No report in the Community Warden's absence. PCSO Hobbs' report is attached to the Minutes.

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	£
Lister Wilder (caretaker equipment)	55.32
P Rodway (salary May)	1202.59
P Rodway (HMRC)	274.75
P Rodway (expenses)	55.65
Peter Brett Associates	450.00
John Childs Garages	312.12
Lister Wilder (caretaker equipment)	69.29
P Rodway (salary June)	1202.59
P Rodway (HMRC)	274.59
P Rodway (expenses)	55.65
John Childs Garages	236.99
S Wood (June salary)	303.17
S Wood (July salary)	303.17
S Wood (expenses)	12.65
B Podd (salary)	108.00
Lister Wilder (caretaker equipment)	396.59
Information Commissioner (DPA renewal)	35.00
T Denne & Sons (Holdings) Ltd (caretaker storage)	216.00
Fuelgenie (fuel used by caretaker in May)	204.19
Fuelgenie (fuel used by caretaker in June)	236.81

Receipts

Details	£
NatWest interest	3.50
Cancelled cheque	147.50
Brook PC (caretaker scheme)	1824.00
HMRC VAT refund	2564.13

Balance £ 41502.78 (as at 6th July 2016)

The contribution of £8000 from KCC towards the caretaker scheme has not yet been paid.

A VAT refund of £772.17 is awaited.

8.2 To agree enrolment as an employer in the Local Government Pension Scheme

The Clerk advised that it is a statutory requirement concomitant on Mr Rodway's age and salary that he is enrolled in a pension scheme. The Local Government Pension Scheme is run by KCC on behalf of Parish Councils, but the PC has to pass a resolution that it agrees to enrolment as an employer. After this KCC will commission an actuarial report prior to enrolment. All PCs in the cluster must pass the resolution.

Resolved:

That the Parish Council agrees to enrolment as an employer in the Local Government Pension

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<p>Scheme.</p> <p>8.3 To consider breakdown cover for the caretaker's van Following the caretaker's van breakdown and the need for recovery, it was proposed that breakdown cover for the van be taken out. The Clerk was asked to bring costings to the next meeting.</p> <p>8.4 To consider a contribution towards a replacement van for the caretaker The Clerk reported that repairs to the van costing £1600 have already been carried out, and more are needed at a likely cost of £1000. Advice received is that more repairs are likely and the van is underpowered for towing the trailer and mower. A possible replacement is being offered for sale locally, expert advice on its condition will be sought.</p> <p>9. Planning Committee report Cllr Thorpe (Chairman, Planning Committee) reported on the following planning applications: Evegate Business Park Change of use Meadows, Church Road Demolition of existing flat roof single storey garage, conversion of basement to living accommodation. There were no objections to the applications. A third application is out for consultation: Mead House Change of use of land for the keeping of horses and erection of stables.</p> <p>10. Local Plan to 2030 consultation The Chairman advised that the consultation is open to 10th August. A drop-in session will be held in the village hall on 22nd July, copies of the Plan will be available and a Planning officer will be present to answer questions. The Ashford Area Committee of KALC will be running a workshop on 13th July on the Local Plan, Cllr Mrs Morey will attend. The Chairman asked if the Parish Council wished to comment on S38. Cllr Mrs Pereboom noted that if this proposal and the application on Hospital Field go ahead, it would result in over 150 new homes in the community. The Vice-chairman agreed and expressed concerns re the resulting number of traffic movements on Church Road, and thus near the school. It was noted that Sellindge Surgery and the schools have no spare capacity. The site was identified as a possible site for Local Needs Housing in the Parish Councils' desktop survey, but ruled out by the Planning dept. Cllr MacPhee noted that traffic exiting the development would join a pinchpoint, this may give rise to a need to widen the road, thereby removing one of the objections to the Hospital Field application. It was agreed that S38 cannot be supported in its present form, and comments as to its unsuitability will be submitted. Cllr Mrs Pereboom will produce a poster publicising the drop-in session at the Village Hall on 22nd July, for the 3 noticeboards.</p> <p>11. Planning application 16/00303/AS – Hospital Field The application is likely to go to the Planning Committee meeting on 20th July. The Parish Council has submitted an objection. It was noted that there is a need for 1- and 2-bedroom properties in the area, and not the larger homes proposed in the application. The Vice-chairman regretted the practice of developers appealing to the Secretary of State, with the perceived result of permitting development, notwithstanding local feeling. The Vice-chairman reported the developers' habit of hoarding housing land pending price increases. Cllr MacPhee noted the impact on the community of the proposal, executive homes and HS1 giving rise to a dormitory village.</p> <p>12. Village Protection Policy The Clerk reported that the VPP has been submitted to ABC by Peter Brett Associates, but not yet been presented to the Cabinet. It is unclear if this is also the case for the Aldington VPP, the Clerk to follow-up with Cllr Miss Martin.</p> <p>13. KALC representative report Cllr Mrs Morey advised that Alison Breese is the new Chairman of the Ashford Area Committee. The Minutes of the previous meeting have been circulated and the next meeting is on 13th July.</p>	<p>SW</p> <p>SW</p> <p>SW</p>
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14. Update on J10A Working Group

Minutes of the Working Group have been circulated. Cllr Mrs Pereboom stated that she attended the last meeting at which the plans were presented. There was a lengthy discussion on the problems at Barrey Road; a request for a roundabout had been refused and it was reported that crash data does not support the installation of traffic lights. Although there have been numerous accidents, these have not been reported to the Police and it is not permitted to use insurance company data to generate crash statistics. A filter lane was refused, but consideration is being given to white lining to slow traffic and sort it into lanes turning left and going straight on to J10.

15. Footpaths and Highways

15.1 The request for a programme of Highways works has been raised with the Joint Transportation Board.

15.2 Highways is carrying out a review at Smeeth crossroads.

15.3 Sandy Place parking: The Planning Officer is waiting for advice from the Tree Officer re the impact on the large sycamore of parking beneath the canopy.

15.4 Streetlighting: The CLP wishes to repaint the streetlights, but can only do so for lights owned by ABC, it is prohibited from doing so on KCC-owned lights. Ownership is, however, unclear.

15.5 The salt bin near John Childs Garage is owned by BPC; a request for a replacement will be put to Highways.

15.6 There was agreement that the appearance of the verges has improved since maintenance was taken over by the caretaker.

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16. Community Led Plan and Emergency Plan

Community Led Plan: The Chairman asked for an update on the proposal to move the War Memorial. It was noted that a move to the verge on Church Road would require planning permission because the land is owned by KCC, the cost of moving the Memorial is unknown and it was recommended that the community be consulted on the proposal. Restoration would be carried out after the move, if it takes place. It is unknown who erected the Memorial, the Clerk to follow-up. Responsibility for maintenance devolves to the PC. An earlier suggestion to move the Memorial to the triangle at the Church Road/Ridgeway junction was ruled out on safety grounds; the village green was put forward as an alternative.

Michael Hinchliffe is asking for donations of pond plants for Hoskins pond, the Vice-chairman recommended that he seeks advice re suitable plants from the Kent Wildlife Trust.

Cllr Mrs Pereboom circulated the draft 'pothole' leaflet. 1200 A5 leaflets will be printed (courtesy of a £100 grant from Cllr Howard) and delivered to all homes in September by the Horticultural Society during its next leaflet drop.

Minutes of the CLP coordinators' meeting have been circulated.

Emergency Plan: Cllr MacPhee reported that he met Michael Hinchliffe and collected all the relevant papers. The value of the data was questioned and will be raised with Della Fackrell (ABC). Cllr MacPhee advised that he will edit the existing lists after the next meeting of the Emergency Plan group.

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16.1 Decorative village signs Michael Hinchliffe is seeking the Council's views on decorative village signs; there is one existing sign, at The Ridgeway/A20 junction. It was agreed that there is no objection in principle but clarification is needed as to where they would be located and wording.

17. Village caretaker scheme

The Chairman reported that Mr Paul Rodway's appointment has been confirmed. Michael Hinchliffe is pursuing the KCC contract, the Clerk will ask Cllr Wickham to follow-up. The caretaker is enjoying the role and positive feedback has been received from the parishes.

CM

18. Speedwatch

Graham Snazelle is seeking more volunteers, who will have to be trained (a half-day course).

19. Rural speed limits

General discussion was deferred in the absence of Cllr Miss Martin.

20. Local Needs Housing

The Chairman advised that the site behind Fortescue Place has not been included in the draft Local Plan, market housing would have subsidised the local needs housing. Cllr MacPhee was asked if there had been any progress by the CLP group, and replied that although the group has not met it has indicated that it would like another housing needs survey. Cllr Mrs Pereboom and the Chairman felt that in the absence of an identified site any survey should be deferred. The Clerk is to ask Tessa O'Sullivan (ACRK Rural Housing Enabler) to follow-up other sites, eg Fortescue's Yard, Plain Road.

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21. Playing fields

Brian Sander's report is attached.

22. Correspondence

22.1 Local Government Boundary Commission – Electoral Review of Ashford. The ward members are to be asked for their views.

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22.2 Community Infrastructure Levy – consultation on charging schedule.

23. Any other business

23.1 The 2 vacancies on the Parish Council remain unfilled.

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23.2 Advice is to be sought from KALC regarding the implications for parish councilors who do not hold British citizenship.

24. Date and time of next meeting

Wednesday 14th September 2016 at 7.00pm in Brabourne Baptist Church.

The meeting closed at 9.00pm.

PCSO's report: Figures for Smeeth 11/5/16 to 3/7/16

1 Criminal Damage, offender known and being dealt with.

1 Burglary Dwelling, offenders disturbed and left with nothing.

1 Burglary other than Dwelling, equipment taken from business unit. Security advice given.

4 Theft, 3 of which were telephone cable taken along the A20. Spoken to company and given words of advice.

No reported antisocial behaviour in the area.

Patrols continue to be carried out in the area, but report any concerns to police by dialling 101 regarding any suspicious persons or vehicles seen in the area.

Brabourne & Smeeth Playing Field Association – Improvements to playing field

Following completion of the contractual works the field was officially re-opened by Trevor Minter, Chairman of Shepway Sports Trust, at a "ribbon-cutting" ceremony on Friday 27 May 2016. The contractor, P W Judges & Son, has to carry out two further fertiliser-spreading operations; these will be implemented over the course of the next two to three months. The grass continues to grow well and the ponding reported to the Smeeth Parish Council meeting on 09 March 2016 has not recurred but the situation will be subject to on-going monitoring.

The PFA is currently investigating various options for maintenance of the facility and, as an interim measure, a landscape contractor, Roger Harmer & Sons Ground Maintenance Ltd, has

been instructed to carry out mowing on a regular basis.

The next stage of the overall improvements project is to place two shipping containers on the car park to provide secure storage for sports, leisure and maintenance equipment. ABC has granted planning consent for the work and the installation is planned for completion by the end of July 2016; the PFA committee wishes to thank both parish councils for their support of the application.

The PFA committee is very pleased to note that the first community event to be held on the resurfaced field is the village fête, to take place on Sunday 17 July.

The PFA secretary, Brian Sanders, continues to liaise with the CLP Co-ordinators Group concerning Facilities for the Young (Group 8) and Improved Sports Facilities (Group 9).

Brian Sanders
29th June 2016