

Smeeth Parish Council
Minutes of a Meeting held on Wednesday 11th July 2018 at 7.00pm
Brabourne Baptist Church

<p>1. Present Cllr Herrick (Chairman) (DH), Cllr Thorpe (Vice-chairman) (GT), Cllr Mrs Alford (HA), Cllr Mrs Morey (JM), Cllr Mrs Nyssens (AN), Cllr Mrs Pereboom (VP) and Cllr MacPhee (CM, and Mrs Wood (Clerk) (SW). Cllr Howard (WH) (ward member) was present. Nineteen members of the public attended.</p>	
<p>2. Apologies Apologies were received from Cllr Miss Martin.</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 9th May 2018 be approved and confirmed as a true record.</p>	SW
<p>5. Open Session The meeting was suspended to allow members of the public present to comment on items other than those on the agenda.</p>	
<p>Parking on Woolpack Hill: Concerns were expressed that cars are parked even where off-road parking is available, and this narrows the road on a bus route. This will be passed to the PCSOs.</p>	SW
<p>Lodge House: There were complaints that a number of users of the Right of Way felt intimidated by loose dogs. It was noted that dogs should be kept under control on a Public Right of Way. The PROW office will be contacted.</p>	SW
<p>The meeting was reconvened.</p>	
<p>6. Matters Arising</p>	
<p>6.1 A20: The road will be rerouted near Pilgrims Hospice, for the J10A works.</p>	
<p>6.2 A2070: This will be 2-way for a 400-yard stretch approaching J10, and will be closed for 2 nights for J10A works.</p>	
<p>6.3 Horse and rider safety initiative: Cllr Mrs Nyssens reported that the 'I'd rather be riding off-road' hack took place and was generally well-received. Cllr Mrs Nyssens reported that she is in contact with KCC re their proposed routes, many of which are unsuitable. An application will be submitted to redesignate the footpaths on Hospital Field as bridleways. Cllr Mrs Nyssens reported that she is liaising with TROT (Toll Rides Off-road Trust) re fields near Granary Court – TROT pays the landowner for use of the land, and riders pay a subscription to TROT. Cllr Howard suggested that Cllr Mrs Nyssens contact the Sandpit Preservation Trust for possible use of its land.</p>	AN
<p>6.4 DPI forms: Have yet to be returned by 2 councillors.</p>	VP/AN
<p>6.5 Joe Farm: Cllr Howard reported that noise monitoring equipment is being installed (hired by Strutt and Parker). A meeting between residents and the noise monitoring company went well. The Vice-chairman noted that the tenancy has changed hands.</p>	
<p>6.6 Otterpool Park: Cllr Mrs Alford attended the meeting. The number of houses proposed has been reduced from 12,000 to 10,000. Cllr Howard reported that ABC has commented adversely on the consultations, and has received assurances that these will be improved. He noted that ABC is a consultee only, because the land at Otterpool is owned by Folkestone and Hythe District Council (FHDC). Otterpool was looked at by the inspectors as part of the examination of the Local Plan, which may have led to a reduction in some of the Ashford housing numbers. Cllr Howard cast doubt on the speed of delivery by FHDC, and stated that he and Cllr Miss Martin are</p>	

following it closely as the ward members most likely to be affected. He said that Shepway DC needs to consider the impact on the A20 of the proposal.

6.7 There have been no further complaints re tractor speed; Cllr Mrs Nyssens stated that there has been an improvement in driver behaviour. Cllr Howard advised that there were still reports of drivers using their mobile phones.

6.8 The request for the dog bin is in hand with the street cleansing dept, which is carrying out a review of bins.

6.9 New Model Standing Orders have been issued and will be reviewed and adopted to suit the Parish Council's requirements.

7. Report from PCSO

PCSO Sinden has been redeployed after a period of sick leave, and replaced by PCSOs Aaron Newell and Matthew Morgan

The Community Warden's post remains unfilled.

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	1156.64
HMRC (P Rodway)	255.01
KCC re Kent Pension Fund (P Rodway)	372.91
P Rodway (Q3 mobile)	25.00
T Denne & Sons (caretaker storage)	108.00
FuelGenie	30.03
P Rodway	1156.64
HMRC (P Rodway)	255.01
KCC re Kent Pension Fund (P Rodway)	372.91
FuelGenie	80.07
S Wood (salary)	306.20
S Wood (salary)	306.20
S Wood (expenses) *	130.08
B Podd	90.00
Brabourne & Smeeth Village Hall Association (donation)	1000.00
Brabourne & Smeeth Playing Field Association (donation)	1400.00
T Denne & Sons (caretaker storage)	108.00
Action with Communities in Rural Kent (subscription)	50.00
KALC (training)	108.00
Lister Wilder (caretaker equipment – vehicle servicing)	110.22
Lister Wilder (caretaker equipment)	6.41

Receipts

Details	£
NatWest interest	4.65

Balance £ 44776.34 (as at 7th March 2018)

The grants towards the caretaker scheme for the current year have not yet been paid by ABC or KCC.

8.2 To consider a donation to Ashford Borough Citizen's Advice

It was agreed that the request be refused.

8.3 To consider a donation to Carer's Support

SW

It was agreed that the request be refused.

8.4 To sign the Heads of Terms agreement for Smeeth field

Resolved:

That these be signed by the Chairman and Vice-chairman.

13. Community Led Plan

Brought forward with the Chairman's permission.

Michael Hinchliffe advised that work on the basketball hoop has been completed, and a sign erected acknowledging all who helped with fundraising; this includes local businesses who donated services free of charge or at cost. There had been a small overspend of £65.34, and Michael Hinchliffe asked if the Parish Council would consider a small donation towards this. It was proposed that the Parish Council donates £65.34 to the Community Led Plan group.

Resolved:

That the Parish Council donates £65.34 to the Community Led Plan group.

The next project is the outdoor gym, and other projects are in hand.

9. Planning Committee report

9.1 18/00789/AS Andrews Garage, Plain Road, Smeeth

Replacement of light industrial units and construction of 10 new houses

The Chairman suspended the meeting to allow members of the public to comment on the application.

A number of objections were made to the application: it would be out of keeping with existing properties; the proposed dwellings would be out of line with the existing; it is an over-development of the site; would result in a significant increase in traffic on Plain Road, both residential and delivery vehicles to the industrial area (noting that there would be 50 parking spaces on the industrial site). There is no footway along Plain Road. The proposed entry is 18 feet wide (wider than parts of Plain Road) and near the bus stop, posing a safety hazard to those waiting at the stop. The new road to the industrial site may open up land to the rear of existing properties. It was felt that any new dwellings should be bungalows, which would be more in keeping.

Concerns re road safety were expressed: an incident was described in which a bus had broken down at the bus stop, the driver was waving vehicles past and stated that the road 'is dangerous'. Errors were reported in the application, and fears expressed re light and noise pollution.

The Chairman advised that the planning officers should address these errors and issues.

Cllr Howard stated that he was speaking in his capacity as ward member. He felt that the application would be an over-development of the site, but the principle of development was acceptable. He has asked that it be decided by the Planning Committee, irrespective of the number of proposed dwellings (if the number were reduced from 10 the decision could be delegated to a planning officer). Cllr Howard stated that he has objected on the grounds of scale and design, but the 'light industrial use' proposed would be quieter than that from the garage. He thought that officers may recommend that the application be withdrawn and resubmitted in a modified form after additional pre-application advice. It would then go out for further consultation. He noted that the consultation period is set by statute, but at the planning officer's discretion comments can be accepted after the deadline – this is the case here. Cllr Howard stated that the site is not in the Local Plan, and would be a 'windfall site'.

The Chairman advised that Smeeth Parish Council Planning Committee looks at applications, these are reported at the Parish Council meeting and the Council's comments fed back to ABC. The options are: support, comment or object. The Planning Committee was initially supportive of the application because it provided properties of the type needed and local employment. He acknowledged that the Committee had not visited the site; Cllr Howard stated that, unlike planning officers, parish councillors have no more right of entry than members of the public but have local knowledge which is fed back.

Cllr Mrs Alford stated that an application for housing on the site had been expected; she has no objection to the housing but has concerns regarding the industrial site and the change from agriculture to industrial.

Cllr Mrs Pereboom stated that she accepts the need for the access road, but asked if there is a Business Case for the industrial site.

It was reported from the floor that there are steep slopes to the site, should there be a report on their stability. Cllr Howard replied that if works would undermine nearby properties, this would be a planning issue, otherwise it would be for Building Control. Cllr Howard further noted that the road width is to comply with guidelines. The planning officer cannot speculate as to future applications, but has indicated that further applications for development on the area opened up by the new road would unlikely to be given planning permission.

The Vice-chairman stated that B1 use is for offices. It was pointed out that the proposed building materials and layout would not indicate use as offices.

Cllr Howard agreed with the concerns re design, contrasting it with Wood Turners (the old rake store site).

Concerns were expressed that the B1 usage could be abused, Cllr Howard replied that this would be a matter for planning enforcement.

The Vice-chairman commented that noise had been raised as an issue, but noted that Andrews Garage had been operational 7 days/week. Taken with noise from Tanners Yard he felt that the B1 use would be no noisier.

It was noted that many houses in Plain Road had been converted to larger homes, with more vehicles and therefore more vehicle movements.

Speed of traffic was raised as an issue.

Cllr Mrs Morey advised that Andrews Garage was B2 and the application is for B1 use on agricultural land, with the housing on the former garage site; B1 is for office use, research and development, and industrial use appropriate for a residential area.

Concerns were expressed that industrial vehicles would be driving past the new houses, furthermore, it is unlikely that children from the new homes would walk to school, adding to vehicle movements.

Cllr Mrs Pereboom asked if residents would welcome the new housing, which would include affordable? The Chairman noted that the trigger for affordable is 10 units, of which 40% should be affordable, ie 4 homes, including 1 for local needs housing.

Cllr Howard advised that there is a provision that if affordable housing is not appropriate for a site, then a contribution would be taken and used to provide affordable housing elsewhere, but doubted that this would apply here.

Cllr Mrs Alford asked if residents would object as strongly if the application were only for housing.

A comment from the floor suggested that a cul-de-sac with fewer houses would be welcomed.

The Vice-chairman suggested that the application be separated. The Chairman stated that this would therefore be an application for housing and another for the industrial site.

Cllr MacPhee stated that he would object to any application for development on the edge of a nature reserve.

A representative for the Sandpit Preservation Society advised that the Society has commented on the application, raising concerns re stability (particularly in relation to unit 5), and the implications long-term for a nature reserve.

The meeting was reconvened.

The Chairman stated that the Parish Council will use residents' comments, to inform its response. It was proposed that the Parish Council objects to the application, for the reasons Minuted.

Resolved:

That the Parish Council objects to the application, for the reasons Minuted.

9.2 The Plough Inn Cllr Howard advised that the sale has been completed; the hoardings were erected to keep the site secure and the site has been visited by a planning officer – the hoarding must be moved back from the road because it would otherwise be a planning breach. The new owner's plans are unknown, but no Demolition Notice has been served (which would be a requirement if total demolition is planned). Cllr Howard stressed that no application has been served. The case officer has been asked to consider emergency listing, noting that anyone can submit an application to Heritage England for listing, but the historic importance has to be justified.

DH/GT

9.3 Planning applications

Hospital Field: The Chairman advised that the appeal by Gladman Developments against refusal of planning permission has been withdrawn.

The Vice-chairman reported on the following planning applications:

Granary Court Road: No objections to the development because it is infill, but there are drainage issues. Cllr Howard recommended that a condition be proposed that the applicant should provide a full drainage plan, which must be agreed prior to commencement. There is anecdotal evidence that the stables are being unlawfully occupied, the Vice-chairman stated that he will pursue this with Planning Enforcement.

Briar Cottage: New garage. Objection because of roof height and overlooking of a neighbouring property. Amended plans were submitted with a reduction in roof height. The application was approved.

Walnut Tree Farm: Change of use to light industrial. Commented, on the grounds of likely increased traffic in Church Road. The application was approved.

Nuholm, Plain Road: Two storey side and rear extension. Commented on the extent of the demolition and rebuild. The application was approved.

Studley, Plain Road: Replacement garage and extension. The application was approved.

Longueville, Pound Lane: Extension to roofline. The application was approved.

Wood Turners, Church Road: Increase to size of site. No objections because the design is in keeping, but with the condition that there is additional parking and screening.

Dalveen, Plain Road: Conversion of bungalow to 2-storey 5-bed property. Objection.

Fortescue House, Plain Road: Rear extension. No objection.

Maid Morton, Hythe Road: Barn conversion. No objection.

Evegate Business Park: Additional business units. No objection.

10. Local Plan to 2030

The Chairman reported that the preliminary findings of the inspectors have been published; the Church Road site remains in the Plan, but there are no other changes that affect the parish.

In answer to a question about the Village Protection Policy (VPP) and its emphasis that the cumulative effect of developments should be considered, Cllr Howard advised that it had been put into the Local Plan process. Parts of the VPP which apply to all areas had been included, and those specific for villages were included in an appendix. Cllr Howard stated that the draft Local Plan had been submitted to the Planning Inspectorate (PINS) in December 2017; two inspectors held hearings in May and June to consider evidence and decide if the Plan is 'sound'. Their initial findings are that it is sound, subject to a number of changes, eg removal of the 'A20 Corridor Sites', and a reduction to housing numbers proposed in Brook. In light of these the Plan is being amended by planning officers after which it will be sent back to PINS. He noted that the VPP may be used as supplementary planning guidance, particularly with respect to the rural areas.

11. KALC representative report

Cllr Mrs Morey reported that presentations by Ashford Police and Rural Means Rural were given at the last meeting, the latter is a lobby group from Aldington. The next meeting is on July 18th, at which Simon Cole will give an update on the Local Plan.

12. Footpaths and Highways

12.1 Sandy Place parking A response from Anthony Crossley re a site visit is still awaited.

12.2 Signpost The 'restricted' sign at the corner of PHR Farms in Lees Road has been removed twice, and has been reported to KCC.

13. Emergency Plan and Community Led Plan (contd)

Emergency Plan: Cllr MacPhee reported that the new coordinator has been working abroad, the meeting therefore has yet to be organised.

14. Village caretaker scheme

Cllr Mrs Morey reported that the Caretaker Committee met on May 17th to discuss the 3-year Business Plan. Operating costs were reviewed and allowance made for depreciation. The

CM

<p>caretakers hours were reviewed, with particular reference to the seasonal split. Costs are apportioned as follows: Brabourne (35%), Brook (12%), Mersham (38%) and Smeeth (15%). Costs were recalculated to take account of work previously paid for by the Parish Councils. A stand-alone bank account is being set up. Requests for work to be carried out should be sent to the Clerk. The caretaker's appraisal is due and is being arranged.</p>	SW
<p>15. Speedwatch The Chairman reported that no Speedwatch sessions were carried out in June, because the coordinator was unwell. Brabourne and Smeeth Speedwatch has come 19th out of 65 Speedwatch groups, and this qualifies the group to have assistance from the Police. The latter will mount sessions with hand-held cameras and stop drivers who are exceeding the speed limit.</p> <p>16. Local Needs Housing (LNH) The Chairman reported that this is in abeyance until the Local Plan has been adopted.</p> <p>17. Playing fields The Chairman gave an update from the PFA Chairman: road scrapings have been spread over the car park to eliminate potholes. The swings have been painted and seats replaced. The small wooden structure in the corner has been refurbished and a new slide purchased to replace the existing – installation is due in late July. The basketball facility is in use and the village fete was a success. The Chairman stated that the PFA will be asked not to cut the hedge behind the basketball hoop, but to let it grow until it is the same height as the rest of the hedge fronting The Ridgeway.</p> <p>18. General Data Protection Requirement To comply with legislation relating to the General Data Protection Requirement, the Parish Council must adopt a number of policies. The following drafts were circulated: the Parish Council's Privacy Notice, Data Protection Policy, Subject Access Request form, Data Breach Policy, Data Breach Reporting Form, Personal Data Management Audit and Policy, and Data Retention Policy. It was proposed that they be adopted. Resolved: That the Parish Council adopts the Privacy Notice, Data Protection Policy, Subject Access Request form, Data Breach Policy, Data Breach Reporting Form, Personal Data Management Audit and Policy, and Data Retention Policy.</p> <p>19. Bedingfield The Vice-chairman reported that Bedingfield is a charity that was set up more than 300 years ago; Timothy Bedingfield owned property and land in Smeeth, and land in Dymchurch and Lyminge. The land was put in Trust and the income given to the Bedingfield Trust for distribution. Some of the land was sold off and it is thought that Smeeth Field is part of the Trust, although the paperwork has been lost. Income from the Trust is now very low and the distribution is now a cup to the local Primary Schools, to be given to the child who shows the most enthusiasm for school.</p> <p>20. Correspondence Seafarers UK – celebrating Merchant Navy Day on 3rd September. Parish Councils are asked to fly the Red Ensign.</p> <p>21. Any other business 21.1 War Memorial refurbishment project: Enough money has been raised to proceed with the plan, and works starts in mid July. The fallen tree has been removed. The Memorial will be rededicated at a service led by the Bishop of Dover on 5th September at 11.30am. 21.2 Village green inquiry: No date has yet been set. 21.3 Parish Council's Internal Auditor: A replacement is still being sought, the audit is carried out annually in April. 21.4 Cllr Howard advised that Aldi will open in August; Cineworld opens at Christmas; a statue will be erected in Elwick Place of a queen of Romania, who was a granddaughter of Queen Victoria, the statue will face Victoria Park; ward member grants are available.</p>	SW

22. Date and time of next meeting

Wednesday 5th September 2018 at 7.00pm in Brabourne Baptist Church.

The meeting closed at 9.45pm.