

Smeeth Parish Council
Minutes of a Meeting held on Wednesday 7th November 2018 at 7.00pm
Brabourne Baptist Church

<p>1. Present Cllr Herrick (Chairman) (DH), Cllr Mrs Alford (HA), Cllr Mrs Nyssens (AN) and Mrs Wood (Clerk) (SW). Sixteen members of the public attended, including the applicant for planning application 18/01454/AS.</p> <p>2. Apologies Apologies were received from Cllr Thorpe (Vice-chairman) (GT), Cllr Mrs Morey (JM), Cllr Mrs Pereboom (VP) and Cllr MacPhee (prior commitments).</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 5th September 2018 be approved and confirmed as a true record.</p> <p>5. Borough councillor's report No report in Cllr Howard's absence.</p> <p>6. 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>No matters were raised.</p> <p>The meeting was reconvened.</p> <p>7. Matters Arising</p> <p>7.1 M20 closure: This will now be over the weekend of 24-25 November, with a significant increase in traffic on the A20.</p> <p>7.2 Parking on Woolpack Hill: PCSO Newell advised that he cannot take action because vehicles are parking legally and there are no signage or road markings in place. The PCSO suggested that it be taken up with Highways.</p> <p>7.3 Loose dogs near the footpath by Lodge House: These were reported to the PROW office but the case is still under investigation.</p> <p>7.4 DPI forms: These have been distributed, and should be returned to the Clerk on completion.</p> <p>7.5 Review of dog bins: A borough-wide review of provision has been carried out, but removal of the dog bin on the Warren has led to an increase in dog fouling. The programme for replacement will be circulated to Parish Councils shortly. Clarification will be sought regarding bins purchased by PCs.</p> <p>7.6 Salt bins: These are located outside John Childs Garage, Brabourne Baptist Church (both purchased by the PC), on Plain Hill and in Manor Pound Lane near the junction with Canterbury Road. All will be refilled by KCC.</p> <p>7.7 Village green application inquiry: To be held at Penstock Hall, from 19 February 2019. It is scheduled over 6 days, including one evening session.</p> <p>7.8 War Memorial: Mr George Taylor was invited to give an update. He advised that the Memorial has been renovated, cleaned, a path laid from the church porch to the memorial, benches have been put in and bolted down, bulbs have been planted and the primroses are starting to appear. A safety barrier will be installed on the road side edge. Mr Taylor requested that the village caretaker keeps the area clear of leaves. The War Memorials Trust grant is still awaited. An application will be made to ABC's WWI fund for £500 to pay for the safety barrier. It</p>	<p style="text-align: center;">SW</p>
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was suggested that the metalwork be protected using SmartWater, available from Richard Graham.

7.9 Remembrance Sunday: The service will be in St Mary's Church, Brabourne; the Scouts will meet at the Five Bells and parade to the church. A beacon will be lit on the Trig Point at 7.00pm, those wishing to attend should arrive at 6.45pm. On 16 November at 11am there will be a gathering at the War Memorial to sing WWI songs, followed by WWI refreshments in the Oak Room, eg bully beef sandwiches, Maconochie soup.

8. Report from PCSO

The Chairman reported that the lack of attendance by PCSOs at PC meetings or reports had been noted at the KALC meeting in September, and this had been taken up with the Ashford District Commander.

14. Community Led Plan

Brought forward with the Chairman's permission.

Mr Michael Hinchliffe was invited to give a report. Mr Hinchliffe advised that following the successful conclusion of the basketball hoop project it was decided to take a break from CLP activities over the summer months. The next task will be to tidy up the village pond which has become very overgrown. This will be taking place on the 17th of this month starting at 9 a.m., as always volunteers are welcome. The next significant project is the installation of the outdoor gym on the village green. The equipment has been purchased and is currently in storage. The CLP group has been in touch with ABC regarding this matter and has submitted a Lawful Development Certificate application. Once this has been processed the CLP group will be in a position to continue with the project.

9. Financial Report

9.1 To agree payments in accordance with the Budget

Resolved:

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

Payments

Details	£
Smeeth War Memorial Restoration Fund (SPC will be reimbursed by ABC)	500.00
P Rodway (Q2 mobile)	25.00
P Rodway (salary)	1295.65
HMRC (P Rodway)	358.16
KCC re Pension scheme (P Rodway pension)	413.77
Lister Wilder (caretaker equipment)	5.26
FuelGenie (caretaker fuel)	183.42
P Rodway (expenses)	56.00
P Rodway (salary)	1295.65
HMRC (P Rodway)	358.16
KCC re Pension scheme (P Rodway pension)	413.77
Lister Wilder	20.57
GeoXsphere Ltd (Parish Online subscription)	42.00
T Denne & Sons (storage) (Sept & Oct)	216.00
B Podd	117.45
Smeeth & Brabourne Football Club (donation)	150.00
S Wood (salary)	315.39
S Wood (salary)	315.39
S Wood (expenses)	8.33
S Wood (Fordred)	180.00
FuelGenie (caretaker fuel)	181.29
Lister Wider (caretaker equipment)	4.39

Receipts

Details	£
NatWest interest	4.82
KCC (caretaker scheme)	8437.18
Brook PC (caretaker scheme)	1212.00
ABC (Precept)	11523.50
ABC (Concurrent Functions Grant)	185.00
ABC (Council Tax Support Grant)	290.00
Fordreds Charity	180.00

Balance £ 70884.40 (as at 7 November 2018)

9.2 Draft Budget for 2019-2020

The Chairman advised that the precept demand is due in January and deferred discussion on the Budget until the next meeting, at which more councilors would be present.

10. Planning Committee report

10.1 The Chairman advised that ABC is carrying out an exercise to define the village confines. PCs will be consulted on the draft with comments due by 7 January. It may be necessary to call a public meeting to discuss the draft confines. The exercise is on the agenda for the KALC meeting on 14 November.

10.2 The Chairman reported that Hobbs Parker will be submitting an outline planning application for the Church Road site and had sought permission to give a presentation at the meeting. This was refused because the agenda was business-heavy; it was also felt that Brabourne PC and all interested residents should be present. A request for a meeting with councillors outside the meeting was also refused.

10.3 18/01454/AS Andrews Garage, Plain Road, Smeeth

Demolition of Andrews Garage and the construction of 5 houses and the demolition of redundant buildings and replacement with light industrial units B1 use

The Chairman advised that the previous application had been withdrawn, the current application is for fewer dwellings and light industrial units.

The meeting was suspended to allow members of the public to comment on the application, as follows:

It was felt that this is an inappropriate development for the location. The PC adopted the Village Protection Policy (VPP) at its September meeting but the application does not comply with the VPP. Errors in the application were noted, eg the style of existing properties, which are predominantly bungalows, not two-storey.

The Plain is ribbon-development, with no development to the rear; the application is in 3 rows and therefore out of character.

Properties in The Plain are individually styled; the proposed properties are identical which is out of keeping with the existing.

The habitat survey is inaccurate: distances given are wrong; there are omissions, eg the presence of nesting turtle doves (which are listed as a Vulnerable species).

The traffic survey is based on out-of-date information, and does not reflect current traffic conditions. The development will lead to a significant increase in traffic. The size of commercial vehicles that may use the industrial units is a concern.

The development will adversely impact the village amenity, contrary to the VPP.

The statement that there will be no impact on neighbouring properties is queried – there will be overlooking, reducing the amenity of existing properties.

The application runs counter to all points in the VPP.

It was acknowledged that the site should be developed, but this should be in keeping with the existing, ie bungalows, linear development, no development to the rear.

The proposed 1.5 storeys are irrelevant: windows in the roof are at the same height as in a 2-storey building.

There are concerns re light pollution from the industrial units.

<p>The proposed road to the industrial units may pose a security risk to existing properties on Plain Road.</p> <p>There is no requirement for the industrial units because existing stock is unoccupied and planning applications have been made for more units at Woodturners and Evegate. Office space is also available at Granary Court Buildings. It was suggested that industrial units would be better placed at Granary Court Buildings; if there were no industrial units at Andrews Garage there would be no need for the road to the piggery.</p> <p>The applicant stated that the empty units are, in fact, in use. Advice was taken from ABC re development at Granary Court Buildings and Andrews Garage. It is not permitted to remove B2 use without a replacement, therefore the application proposes replacing B2 with B1. The security concerns were not thought to be justified.</p> <p>Safety concerns were expressed re the proposed road, which will be only 3.5m from a vertical quarry face and a drop of 53 feet. The quarry face had been backfilled with loose soil in previous years.</p> <p>The applicant stated that advice has been taken from a geotech engineer: the quarry face is stable and only at risk if eroded from the base. Highways have not raised any concerns.</p> <p>Highways have commented on road width and turning width, but have not referred to stability. The application is counter to the NPPF re stability.</p> <p>The elevation drawings are inaccurate and do not show the quarry face behind the piggery that drops to Tanners scrapyard.</p> <p>The Chairman stated that all issues raised will be looked at by the planning officer, who will also carry out site visits. The Chairman acknowledged residents' concerns and agreed that the VPP is to help the PC in its assessment of planning applications, but it is not part of ABC planning policy.</p> <p>The sandpit was bought by villagers to protect it as a village asset, the Sandpit Preservation Society asks that a pedestrian link to Plain Road be provided if the application is permitted. There are concerns that the visual amenity of the sandpit will be adversely impacted.</p> <p>Previous advice was to withdraw the earlier application [18/00789/AS] and resubmit as 2 planning applications for the housing and industrial units. The current application should also be 2 separate applications.</p> <p>The Chairman advised that the PC will formulate its response in line with the VPP and comments made.</p> <p>11. Local Plan to 2030</p> <p>The Chairman reported the consultation on the Main Changes ran from 13 September – 26 October and is now closed. It is expected that the Inspectors' report will be published in December 2018 and the Local Plan adopted by ABC in February 2019.</p> <p>12. KALC representative report</p> <p>Cllr Mrs Morey's report is attached to the Minutes.</p> <p>Cllr Mrs Morey will attend the KALC AGM on November 17th at which proposals put forward by Langdale Parish Council and Swale Area Committee will be discussed (attached to the Minutes). It was proposed that Motions 1 and 2 be supported. Cllr Mrs Alford felt that more information is needed for Motion 3; Cllr Mrs Nyssens agreed and expressed concerns re a possible inconsistency in application of enforcement. It was proposed that support could not be given for Motion 3.</p> <p>Resolved:</p> <p>That Cllr Mrs Morey be mandated to support Motions 1 and 2, but not support Motion 3.</p> <p>13. Footpaths and Highways</p> <p>13.1 Sandy Place parking. A proposal for an additional parking space under the sycamore tree has been drawn up by ABC, comprising a dropped kerb and grass-crete, costing ~£2000. The PC will be asked to meet the costs if the proposal is to go ahead. Following a site meeting with the</p>	<p>DH</p> <p>JM</p> <p>SW</p>
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<p>Clerk, ABC will look into the possibility of putting in more parking spaces on the grass verge.</p> <p>13.2 Lees Close parking. Nothing to report, the Clerk to follow-up.</p> <p>13.3 Safety concerns were reported relating to driver behaviour around horses, with the possibility that this may lead to an accident. The Chairman advised contacting the Police, with any available evidence eg that from a GoPro, asking them to visit and warn the offender(s). The PCSO will also be alerted.</p> <p>13.4 Traffic calming. Measures have been proposed by the Speedwatch team and will be forwarded to Highways.</p> <p>14. Emergency Plan Emergency Plan. The meeting with the volunteer coordinator is in hand with Cllr MacPhee. The Chairman advised that the Emergency Plan will comprise a list of equipment and volunteers. Cllr Mrs Nyssens offered help with equipment.</p> <p>15. Village caretaker scheme Cllr Mrs Morey's report is attached to the Minutes.</p> <p>16. Speedwatch See 13.4. The Chairman reported that sessions are being carried out in November.</p> <p>17. Local Needs Housing (LNH) The Chairman reported that this is on hold pending completion of the Local Plan process. ABC has been made aware of the PC's wish that the new properties in Calland be allocated to local people, if possible.</p> <p>18. Playing fields The Chairman reported that the village fireworks event was held on the playing fields, and raised ~£4000. The event was well attended; the Chairman confirmed that the fireworks display was organised by a professional company.</p> <p>19. KALC Community Awards Scheme Nominations will be discussed at the next meeting, in closed session.</p> <p>20. Correspondence All correspondence has been circulated.</p> <p>21. Any other business 22.1 A bridleway has been reopened, and 2 Byways' signs replaced. A request was made for riding access to the sandpit and a bridleway on village green at The Warren, to avoid the need to ride along Bridge Road. 22.2 The Church Road site in the Local Plan may give rise to S106 money; councillors are asked to nominate projects for this money.</p> <p>22. 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 23, namely distribution of Fordred's Charity payments. Resolved: That the press and public leave the meeting during discussion of Fordred's Charity payments.</p> <p>23. Fordreds Charity distribution The payments will be distributed as agreed.</p> <p>24. Date and time of next meeting Wednesday 9th January 2019 at 7.00pm in Brabourne Baptist Church.</p> <p>The meeting closed at 8.35pm.</p>	<p>SW</p> <p>SW</p> <p>CM</p> <p>GT</p>
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Agenda item 12: KALC representative report

I attended last KALC meeting at Ashford on September 12 when the Ashford Police Station commander attended and afterwards we were invited to submit a report about PCSO attendance in our parishes and at our Parish council meetings . I submitted a report via Sue Wood explaining that the last written report we had received was in September 2017 and that since that time we had received no report and there had been no attendance from PCSO. The District Commander undertook to follow this up.

Motions for debate at the AGM on November 17:

1. Langdon Parish Council propose that KALC should lobby Southeastern to negotiate the terms of parking charges with local communities at its railway stations where they have affected the well being of local residents.

2. Swale Area Committee propose KALC should take action to support the “20’s Plenty for Kent” proposal to “Make KCC a 20mph Local Authority” .
In summary requiring KCC to;
 - a) change interpretation of DfT setting local speed limits guidance to make schemes affordable
 - b) set default speed limit of 20mph in all new residential developments
 - c) implement schemes supported by residents where funding already exists and support local communities to source funding for new schemes and
 - d) open up potential external funding by using 20mph as a tool to increase active travel

3. Swale Area Committee propose KALC should lobby Kent Police to delegate enforcement powers to local authorities and/or trained civilians to deliver more frequent and less costly enforcement of speed limits.

The next KALC meeting is on 14 November and the KALC AGM is on 17 November and I shall attend both. There are 3 motions for debate at the AGM- two from Swale and one from Langdon and I have asked Sue to put all three on the agenda for 7 November so that they can be considered at Smeeth PC meeting so I know the views of Smeeth PC ready for the vote on 17 November.

Agenda item 15: Village caretaker scheme

The family of Maureen Darvell has donated a bench in her memory to be put on the grass area at the Warren. The Caretaker is aware and will arrange for its secure installation in due course. If anyone knows of any matters that require the attention of the caretaker please can they let Sue Wood know so that she can arrange for the Caretaker to be informed.