

WOODCHURCH PARISH COUNCIL

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MINUTES 100



**Minutes of the meeting held in the Memorial Hall Annexe, Woodchurch
on Friday 26 September 2014 at 7.00 pm**

PRESENT: Mr J West (chair), Mrs G Davies, Miss R Dewar,
Mr A Faiers, and Mr R Woods
PCSO Gary Carr

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR: Mrs A Hicks

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 11 Members of the Public present for part of the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mrs D Penn (illness), Mrs J Haynes (prior commitment), Mr A Hukins (family commitment) Mr P Spice (prior commitment) and Borough Councillor Mr P Davison.

2. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

Mr Faiers declared an interest in Planning Application No 14/01177/AS (personal connection) and Mr Woods declared an interest in planning application no 14/00902/AS (neighbour).

Declarations of Significant Interest

There were no Declarations of Significant Interest.

Updating of Declarations of Interest for the Code of Conduct

Councillors are reminded that they should update their Declarations of Interest with the Monitoring Officer if necessary.

At this point in the meeting the Chairman introduced Mr Mark Macey, the County Sewerage Engineer who explained that Southern Water is not a statutory consultee on planning applications.

Mr Macey said he preferred to answer questions, rather than give a presentation.

Whether the replies to his questions can be published in the public domain.

Mr Macey will respond to all the questions raised via email to the Clerk.



3. **LOCAL NEEDS HOUSING**

We will send the addresses of the landowners to Miss O'Sullivan.

4. **ACCEPTANCE OF MINUTES**

The Minutes of the last meeting held were accepted and it was unanimously agreed that Mr West should sign them as a true record of the meeting.

Proposed Miss Dewar Seconded Mr Faiers

5. **MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECONVENED**

The meeting was opened to the Members of the Public present from 7.23 – 7.28 for questions and comment.

6. **UPDATE ON RESPONSE TO SITE SUBMISSION**

Data Base of residents wishing to be kept informed of progress

Nothing to report.

7. **PLANNING**

Please see attached list.

Proposed letter to Mr Vink, ABC Planning Department, re application no 14/00902/AS

Following advice received from Borough Councillors Hicks, councillors agreed the content of a letter of support to be sent to Mr Vink at ABC.

The Clerk was asked to contact the Borough Solicitor regarding adding land to The Green.

8. **VILLAGE MATTERS**

Disabled Parking

The Clerk will try and find a suitable badge for the post in the car park.

Grass Cutting

Landscape Services have completed 20 cuts and asked whether we would like them to continue to cut the grass. Mr West reported that he had asked them to carry on for the rest of the growing season. Councillors ratified this decision.

Spraying The Green

Mr West reported that he had obtained a quotation for spraying the Plantain around the edge of The Green. The total cost is £210 + VAT.

Resolution: Councillors unanimously agreed to accept the quotation.

Allotments

The Clerk will inform the interested resident that we need a number of applications before we can proceed with this request.

9. **MATTERS ARISING**

There were no Matters Arising not covered on the agenda.



10. ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS

Bank Reconciliation

Account Balance		Balance at Bank	
Opening Balance	46579.22	Money Manager Account	45582.82
Plus Receipts	<u>13525.71</u>	Less uncleared cheques	<u>2419.82</u>
	60104.93		43163.00
Less Payments	<u>16891.93</u>	Plus Community Account	<u>50.00</u>
	43213.00		43213.00

Earmarked Funds

	Balance
	23.05.14
Election/Standards Committee	5000.00
Contingencies	9040.74
Maintenance on War Memorial	788.02
Play Area	2249.39
Village Trees	310.00
CFG	955.00
CTSG	710.00
	19053.15

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Mrs J Batt	856	531.26		531.26	Salary and Expenses
Cash (Mr R Harris)	857	182.10		182.10	Litter Picking
The Post Office	858	367.54		367.54	Income Tax
D Grabham	859	225.00		225.00	Green Maintenance
The Play Inspection Co	860	59.95	11.99	59.95	Annual Inspection

Resolution: Councillors unanimously agreed to pay the above accounts.

Proposed: Miss Dewar

Seconded Mr Woods

Adoption of Externally Audited Accounts

The accounts have been audited and the only matter raised was regarding the valuation the fixed assets. The future valuation of existing assets will remain the same as that submitted this year and any future assets purchased will be included at the purchase price.

Resolution: Councillors unanimously agreed to accept the Externally Audited Accounts.

Website

Nothing to report.

**Insurance**

Nothing to report.

Notice Boards

Mr Faiers will speak to Mr Hukins regarding the installation of the new noticeboard.

Risk Assessment

Wicksteed has agreed to repair the leg press free of charge.

The Clerk was asked to contact them and ask them to repair the rocking chicken and the bottom step on the slide and to inspect the rest of the equipment.

11. CORRESPONDENCE/EMAIL CORRESPONDENCE

Wicksteed

South East Water

Serious Crime Directorate

Kent Holiday Cottages

Healthwatch

KCC Kent Minerals and Waste Local Plan (MMLP) 2013 – 30 Notification of Publication

Submission Document Consultation – 31 July to 12 September 2014

APEK

EMAIL CORRESPONDENCE

Councillors did not bring any correspondence to the attention of those present.

Received from PCSO Gary Carr

In September there have been two incidents reported to the police. A window was broken at a commercial premises and money was taken. An outbuilding was broken into in the village and expensive bicycles were stolen. There were no anti-social behaviour calls in the village this month.

Kent police can offer local residents information and advice concerning securing your property, personal safety at home, bogus callers and can provide bike marking kits, property marking pens and shed alarms.

Received from Borough Councillor Davison:-

I was pleased to attend the Annual General Meeting of the Shirkoak Residents' Association on Friday 19 September.

Before attending I arranged with Ashford Borough Council for residents who were unable to attend the earlier meeting on LEASE to attend a further meeting that ABC will arrange. I advised the AGM of the work I do in the Council on behalf of residents including Shirkoak.

Following the meeting I have taken up a resident's request to check access for public service vehicles between mobile homes. ABC have agreed to check the measurements.

Otherwise it was a well-attended and useful meeting.

12. **HIGHWAY ISSUES**

The Clerk was asked to report the condition of Back Lane to KHS.

13. **FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS**

There being no further business the meeting closed at 8.50 pm.

Signed



..... Dated 24/10/14

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2014

SEPTEMBER 2014

14/00902/AS Land between 82 – 120 Front Road, Woodchurch, Woodchurch, Ashford, Kent
Erection of 10 detached dwelling houses including access road, garaging, parking and landscaping.

Parish Council: OBJECT 4:1 abstention

Previous comments with regard to this site still apply and councillors would like to refer the Planning Officer to their response to Ashford Borough Council in May 2014 regarding the sites submitted for potential development in the village which can be found on Woodchurch Parish Council's website www.woodchurch.gov.uk

Councillors would like officers to take note of additional concerns which have been raised in response to this new application.

1. Once again the scale, mass and bulk of the development is out of all proportion with other properties in the village.
2. The disposal of surface water is generally of concern and a competent assessment of the effect of this development is required.
3. The developer must connect to the most appropriate sewerage system as recommended by Southern Water to prevent any adverse effect on properties lower down the village.
4. The size of the drainage tank is of extreme concern from a health and safety perspective.
5. No development should start prior to full engineering plans for the disposal of surface and foul water being agreed.
6. This site was originally put forward for local needs housing which is required in the parish.
7. Woodchurch Parish Council agrees with KCC Highways and Transportation's recommendation to refuse planning consent

14/01107/AS Appleberry Farm, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QS
Proposed change of use from stable block to holiday accommodation including new drive from existing access

Parish Council: Support

14/01128/AS Gower Farm Barn, Susans Hill, Woodchurch, Ashford, Kent TN26 3RE
Change of use from holiday let to residential

Parish Council: Support

14/01177/AS Woodhouse, Shadoxhurst Road, Woodchurch, Ashford, Kent TN26 3QP
Revised scheme to applications 10/01645/AS and 11/00914/AS for single storey extension on the South-East elevation, first floor extension on the North-West elevation and single storey garden room extension on the North-East elevation (Part retrospective)
Parish Council: Support 4:1 abstention

Decision Notices received from ABC

14/00254/AS Shadoxhurst Garage, Woodchurch road, Shadoxhurst, Ashford, Kent
Erection of 17 new dwellings together with roads, access, sewers and external works
Borough Council: Permit

14/00738/AS Greenbanks, Bethersden Road, Woodchurch, Ashford, Kent TN26 3QW
Erection of a two storey side extension and infill front extension to form internal granny annexe and ancillary accommodation
Borough Council: Permit

14/00932/AS Maywood Land Farm, Redbrook Street, Woodchurch ,Ashford, Kent, TN26 3QT
Erection of conservatory to rear elevation
Borough Council: Permit

14/0952/AS 103 Lower Road, Woodchurch, Ashford, Kent, TN26 3SG
Part two storey/part single storey rear extension
Borough Council: Permit