



WOODCHURCH PARISH COUNCIL

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MINUTES 105

**Minutes of the meeting held in the Memorial Hall Annexe, Woodchurch
on Friday 27 February 2015 at 7.00 pm**

PRESENT: Mr J West (chair), Mrs G Davies, Miss R Dewar,
Mrs J Haynes, Mr A Faiers, Mr A Hukins, Mr P Spice and Mr R Woods
Mr S Cole, Policy Manager, ABC for part of the meeting

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR: Mrs A Hicks and Mr P Davison

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 27 Members of the Public present for part of the meeting.

1. APOLOGIES FOR ABSENCE

An Apology for absence was received from Mrs D Penn and Borough Councillor Angell.

2. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

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.

To note the granting of any requests for Dispensations and the decision

No such requests received.



3. ACCEPTANCE OF MINUTES

There was an error on the Earmarked Funds table. Please see table.

The Minutes of the meeting held on 30 January 2015 were accepted and it was unanimously agreed that Mr West should sign them as a true record of the meeting.

Proposed Mr Woods

Seconded Mr Spice

The Minutes of the Extraordinary General Meeting held on 11 February 2015 were accepted and it was unanimously agreed that Mr West should sign them as a true record of the meeting.

Proposed Mr Spice

Seconded Mr Hukins

4. DISCUSSION ON SITE SUBMISSIONS WITH MR COLE, ABC

This item was combined with the Public Interval.

5. MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECONVENED

The meeting was opened to the Members of the Public present from 7.05 7.53 for questions and comment. Please see notes attached.

6. PLANNING

Please see attached list.

7. LOCAL NEEDS HOUSING

The Chairman reported that he had asked the Clerk to inform Miss O'Sullivan that the Parish Council did not support site 2, during the month as Miss O'Sullivan had asked for an indication as to whether we would support this site.

We will still ask Miss O'Sullivan and Miss Thompson to the next meeting.

8. VILLAGE MATTERS

Request for Bouncy Castle on The Green

Nothing to report. To be removed from future agendas.

Parish Caretaker

Deferred until the next meeting as the Chairman has not met with the other 3 chairmen.

Flooding on The Green

Nothing to report. To be removed from future agendas.

Request for a Memorial Bench

The family have requested a 4' bench, which has been ordered and a cheque has been received from the family, along with a letter donating the bench to Woodchurch Parish Council.

Extension of The Green

The Chairman and Clerk met with the Solicitor who is dealing with this on our behalf and she is now drawing up the draft agreement.

We have asked for £5000 to cover the cost of maintenance for 5 years.

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	46964.74
Plus Receipts	<u>25203.28</u>	Less uncleared cheques	<u>1269.06</u>
	71782.50		45695.68
Less Payments	<u>26036.82</u>	Plus Community Account	<u>50.00</u>
	45745.68		45745.68

Earmarked Funds

	Balance 27.02.15
Election/Standards Committee	5000.00
Contingencies	9040.74
Maintenance on War Memorial	550.52
Play Area	2189.44
Village Trees	310.00
CFG	955.00
CTSG	<u>710.00</u>
	18755.70

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Mrs J Batt	886	559.63		559.63	Salary and Expenses
Cash (Mr R Harris)	887	213.90		213.90	Litter Picking
Mr West	888	20.00		20.00	Chairman's Expenses

As Mr West had not got Mr Grabham's bill with him, councillors unanimously agreed that he should take a cheque to write and Mrs Haynes will countersign it.

Resolution: Councillors unanimously agreed to pay the above accounts.

Proposed Miss Dewar

Seconded Mr Hukins

Website

The figures are as follows:-

October 196 visits, Nov 196, Dec 161, Jan 210.

The figures are generally lower due to community information being removed from the Parish Council website, although they increased briefly when the site submission consultation process was underway.

Miss Dewar and Mr Woods will compile a newsletter and include details on the election, the Annual Parish Meeting, local needs housing and the progress of the site submission consultation.

Insurance

Nothing to report.

Notice Boards

Nothing to report.

Risk Assessment

Mr Faiers will complete a risk assessment in time for the next meeting.

Pensions

Neither Mrs Batt nor Mr Harris has asked to be enrolled in a pension scheme. The Pensions Regulator will be informed of this in June.

Provision of Allotments in Woodchurch

Mr West took letters to distribute to landowners in Woodchurch to ask whether they have any land they would be willing to lease to the council for 10 years for allotments.

Response from Southern Water

Nothing to report.

11. CORRESPONDENCE/EMAIL CORRESPONDENCE

Wicksteed Leisure

Notes of the Parish Forum held 28.01.15

Parish Council Forum 28th January, Information Pack for Ashford Borough Council's Land Management Plan – No sites were shown on the plan. The Clerk was asked to file this.

EMAIL CORRESPONDENCE

Received from PCSO Gary Carr

During February there has only been one crime reported to Kent Police in the ward.

A trailer was stolen from farmland near Shadoxhurst. There have been several heating oil thefts throughout the district this month. I would encourage residents to make sure that their tanks and outbuildings are locked and alarmed to help prevent theft. Please make sure that tools are not left in vans overnight as works vans have been targeted at rural locations this month.

There is a temporary KCC Warden who is covering Woodchurch as well as her main patch of Hothfield and Bethersden. She can be contacted on 07813 711940 but obviously she is dealing with a very large area at the moment.

Kent Police can offer crime prevention advice to residents if they call 101. There are several websites which give advice on how to secure your property. www.securedbydesign.com, www.thecrimepreventionwebsite.com.

12. HIGHWAY ISSUES

The fibre optic covers outside of 9 Appledore Road

Mr Spice asked for letters to be sent to 3 residents asking them to cut their hedges back.

Mr West will speak to PCSO Carr about the transit and lorry parked along Front Road.

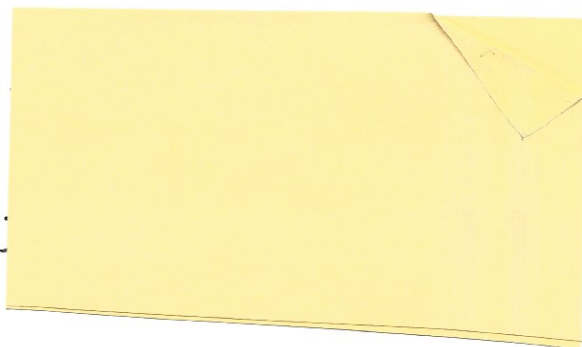
13. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

Councillors were reminded of the candidate's meeting for those wishing to stand for election on 11 March.

The next meeting is due to be held on Friday 27 March at 7.00 pm.

There being no further business the meeting closed at 8.35pm.

Signed



..... Dated

27/3/15

Notes on discussion with Mr Cole, Planning Manager, Ashford Borough Council

Mr Cole explained his position within ABC and the site submission process.

The following sites have been short listed to be advanced to the next stage of consultation:-

WS 25, 26 and 29 - Lower Road Sites

WS27 - Land to the South of Rectory Close

WS28 - Land between 82 and 120 Front Road

WS 69 - Bournes Field (Land to the North of Bournes Place)

These sites are not proposed to be a definitive list of Local Plan site allocations at this stage. The final list of proposed site allocations to be included in the new Local Plan will not be determined until next year as Ashford Borough Council still has a number of assessments to apply to the remaining sites.

Mr Cole explained that certain criteria, specific to Woodchurch need to be met before a site will be included within the local plan for development in the village.

Residents were invited to write or email ABC with their concerns regarding the sites submitted. He apologised that a resident had not received a reply to a recent communication.

Previous comments made by residents will be taken into account by ABC when determining suitable sites for development.

In due course a sustainability appraisal will be carried out on all sites across the Borough and the most deliverable sites will be included in the local plan.

The Local Plan will look to see whether sites not suitable for general development would be suitable for local housing.

With regard to sites included in the current local plan that have had applications submitted and refused, Mr Cole said that ABC would have to have a very good reason to de-allocate a site.

Guidelines will be set out for those sites to be developed and these will be agreed with the parishes.

Information regarding the site submission process is available on the ABC's website.

It was suggested that the Parish Council should arrange a public event in the form of a workshop to enable further discussion with ABC around the issues associated with the short listed sites. Mr Cole said he would be happy to facilitate this.

Once the draft local plan is produced, everyone will have the chance to comment on the content.

Comments from residents included:-

All agencies should be included before a decision on whether to include a site is made.

The members of the Parish Council should knock on doors and offer advice to residents personally affected by these developments.

More details are needed on the proposals put forward – number of houses etc.

Mr Cole said that it is unlikely that the number of houses proposed for a site would increase.

In response to a question about the number of homes the council are proposing for Woodchurch, Mr Cole said there is no prescribed number. ABC will look at all sites submitted across the Borough and the most suitable will be included in the Local Plan.

Comments from the Parish Council included:-

Residents were asked to look at response to the consultation which is available on the website.

The Parish Council would like to know the scoring criteria and any other information used by ABC to determine the suitability of a site. Mr Cole said this would be available at a later stage.

The Parish Council clearly stated, in its response to the consultation last year, that the parish wanted no more development than the expected normal annual growth.

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2015

FEBRUARY 2015

Decision Notices received from ABC

14/00453/AS Park Farm House, Kirkwood Avenue, Woodchurch, Ashford, Kent TN26 3SE
Erection of Detached 3 bedroom dwelling with garage and replacement garage
Borough Council: Permit