



WOODCHURCH PARISH COUNCIL

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MINUTES 154

**Minutes of the Ordinary Parish Council meeting held in the
Memorial Hall Annexe, Woodchurch, on Thursday, 25 October 2018 at 7.00 pm**

PRESENT: Mr J West, (Chair), Mrs C Allan, Mrs G Davies, Mr A Faiers,
Mr A Hukins, Mr N Jones, Mr P Spice and Mr R Woods

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR: Mrs A Hicks

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 17 Members of the Public present for part of the meeting.

1. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mr P Wood as he was not going to be in Woodchurch on the day of the meeting and County Councillor, Mr M Angell.

2. APPROVAL OF REASON FOR ABSENCE

Resolution: Councillors unanimously agreed the reason for Mr Wood's absence from the meeting.

3. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

Councillors Jones, West and Woods declared an interest in matters associated with the WCIE and Post Office, as they are Directors of the WCIE.

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.

4. ACCEPTANCE OF MINUTES

The Minutes of the meeting held on 27 September 2018 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

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

The meeting was opened from 7.03 – 7.43 during which time Borough Councillor, Mrs Hicks updated those present on the changes to Ashford Citizens Advice Bureau and the help available from the Bureau which ranges from residents with problems with debt, to assisting rough sleepers, to working to prosecute rogue landlords. The Bureau has left Advice UK along with many other Bureaus, the membership has dropped from 500 – 300 members.

Over the past year the Bureau, which has a branch in Ashford and Tenterden has helped 12000 people with their problems and it is currently looking for volunteers.

The consultation for amendments to the Local Plan has closed today.

The owner of an empty property in Woodchurch explained that his family intended to demolish the house and develop the site with either 4 detached or 3 detached and 2 semi-detached properties. The family is in the process of instructing an architect to draw up plans and submit an application to ABC.

Councillors and residents put forward questions which were answered along with critical comments regarding the proposal.

The owner of the property left the meeting at this point.

A resident discussed his objections to an amended planning application relating to a neighbouring property, which was to be discussed as an amendment to the agenda. Councillors will ask for an extension to give them time to look at the revised drawings.

The Speedwatch Co-ordinator for Woodchurch reported that he is appealing for more volunteers through the WCIC Newsletter.

The outside tap is now in place in the Churchyard.

A resident is contacting PROW regarding the signage that has appeared in Silcocks Wood, prohibiting people entering, despite there being a public footpath running through it. The Clerk will inform Councillor Wood.

A local businessman explained his plans to develop his business. The plans should be with the Parish Council in time for discussion at the next meeting.

Representatives from Woodchurch Primary School explained that they would like to make events such as the Summer Fayre and forthcoming Christmas Fayre village events rather than purely school events and as such would like to hold the forthcoming Christmas Fayre on The Green or, if the weather is bad, they have booked the Village Hall.

Councillors agreed to The School using The Green on 14 December between 2.30 and 6.30 pm, provided no vehicles were driven onto the grass and they clear up after the event.

They also agreed to the Summer Fayre being held on The Green on 6 July 2019.



6. PLANNING

Please see attached list.

A Planning Officer from ABC has asked for more information before she can decide whether planning permission is needed for a proposed camp site in Frogs Hole Lane.

7. VILLAGE MATTERS

Extension of Village Green – Transfer of Land

The Solicitor has sent a Transfer which incorporates a Restrictive Covenant stating that the land is to have the sole use as a Village Green and no buildings can be erected on the land.

The Clerk was asked to contact the Solicitor to clarify that the restrictive covenant is only for the time of the present owner's ownership of the land

Registration of Village Green

The Solicitor has written to say that as well as the Statutory Declaration, the Land Registry requires further evidence of the Parish Council's possession of the land.

Documents providing this evidence will be sent to him.

Churchyard

Mr Jones reported that following their meeting with the Vicar and Churchwarden, Mrs Jones is trying to co-ordinate the various groups who are interested in improving the condition of All Saints Churchyard and formulate a plan of action.

The members of the Community Payback Scheme will be asked to rub down the metal railings in The Churchyard and Mr Jones will update Councillors on behalf of the group once the village meetings have taken place.


8. MATTERS ARISING

There were no Matters Arising.

9. ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS

Bank Reconciliation as at last Bank Statement

<u>Account Balance</u>		<u>Balance at Bank</u>	
Opening Balance	47178.25	Money Manager Account	63595.80
		Plus uncleared receipts	0.00
			63595.80
Plus Receipts	32142.26	Less uncleared cheques	4930.40
	79320.51		58665.40
Less Payments	20605.11	Plus Community Account	50.00
	58715.40		58715.40
Less Earmarked Funds	26047.31	Less Earmarked Funds	26047.31
AVAILABLE FUNDS	32668.09	AVAILABLE FUNDS	32668.09



PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Parish Clerk	1169	576.31		576.31	Salary and Expenses
Litter Picker	1170	320.06		320.06	Salary
PKF Littlejohn	1171	200.00	40.00	240.00	Audit Fee
The Play Inspection Co	1172	65.00	13.00	78.00	Annual Inspection
A R W Kirk	1173	175.00	35.00	210.00	Grass Seeding Meadow
Weed Management	1174	649.50	129.90	779.40	Spraying Plantain

Proposed Mr Woods**Seconded Mr Spice****Earmarked Funds**

	Balance 27.09.18	+/- Oct	Balance 25.10.18
Election/Standards Committee	3609.24		3609.24
Wildflower Meadow Grass Seed	8005.00	-175.00	7830.00
Contingencies Transfer to General Reserves	NIL		NIL
Maintenance of War Memorial	233.02		233.02
Play Area/CEE	1689.31	-65.00	1624.31
Maintenance of Trees Budget	810.00	+500.00	1310.00
General Reserves Transfer ex General Reserves	11440.74		11440.74
	25787.31	260.00	26047.31

Suggestions for items to be included in the Budget for 2019/2020

Councillors were asked to look at the budget and send any suggested amendments to Mr Woods in time for the next meeting.

Grass Cutting for 2019 Growing Season

Councillors unanimously agreed not to request quotations, but to remain with Landscape Services for 2019.

Website, Newsletter and Transparency


Nothing to report.

Risk Assessment

Nothing to report.

Update on KALC Meeting

Nothing to report.

**Update of Future of Post Office**

Residents of Woodchurch were asked to respond to the consultation which is currently being undertaken by The Post Office.

Data Protection

Nothing to report.

Renovation of Benches

Five benches have been completed so far and 2 were included in the Litter Picker's salary for payment tonight.

Mr West will purchase some more Cuprinol.

Consultation on the Main Modifications to the Local Plan 2030 and Addendum to the Sustainability Appraisal

Nothing to report.

10. CORRESPONDENCE/EMAIL CORRESPONDENCE**Correspondence**

Kompan

Broxap

KALC Notice of AGM

Hallett & Co re The Village Green

Woodchurch Surgery – Proposal to reduce the outer boundary of Woodchurch Surgery's Catchment Area – Councillors have no objection to the proposed boundary change and

Mr West signed the letter of confirmation

Quinn Farm Services Ltd

FGS Agri

Email Correspondence – all forwarded to all Councillors

ABC Planning

The following was received from PCSO Richards:

Please accept the apologies of PCSO Richards and PCSO Jones as we are unable to attend this evening due to other commitments.

Crime has continued to remain relatively low in Woodchurch with few incidents reported. I would like to remind all residents to stay vigilant and report anything suspicious via the Kent Police non-emergency number 101 or if you do witness a crime in progress then please do call 999.

I would also like to draw your attention to the online crime reporting system on the Kent Police website. This is now live and gives members of the public the ability to report crime online rather than by phone which some may find easier, faster and more convenient. Full in-depth crime statistics are freely available by visiting www.police.uk

Below are some basic steps to help secure your property, especially with the darker night's drawing in.

- Keep front gate closed at all times.
- Lock all external doors.
- Spotlights can help deter offenders.
- Timer switchers- for lights when you are out at night or on holiday.
- Alarms for out buildings
- Lock sheds and garages
- Mount CCTV to deter and capture evidence of offence.

11. HIGHWAY ISSUES

The leaking communications pipe relay outside 40 Front road has at last, hopefully, been resolved by South East Water.

The stopcock in the pavement at 69 Front Road is leaking.

12. ITEMS FOR INCLUSION ON NEXT AGENDA

No items were put forward for inclusion on the next agenda.

13. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

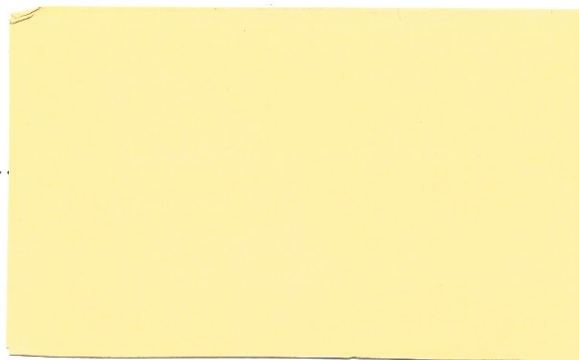
Footballers using The Green on Sunday are parking on the grass. Mr West has asked them not to and situation will be monitored.

A dog walker who regularly parks on The Green and walks his dog to Lower Road and back has been asked not to park on the grass.

A Councillor has been approached by a couple of residents asking whether the Under 10s team is made up of Woodchurch children as they cause a considerable disturbance and the language is not pleasant to listen to. It was confirmed that there are several Woodchurch children on the team.

There being no further business the meeting closed at 8.30 pm.

Signed...



..... Dated 22/11/18

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2018

OCTOBER 2018

18/01416/AS 66A Front Road, Woodchurch, Ashford, Kent TN26 3SA
Proposed internal alterations to layout. Demolish single storey side extension utility room and replace with larger single storey extension. Convert integral garage and workshop to form accommodation. Replace windows and rendered facades with timber cladding.

Parish Council: Support

18/01445/AS Rose Cottage, Susans Hill, Woodchurch, Ashford, Kent, TN26 3RE
Proposed dwelling and new vehicular access to serve existing dwelling (alternative to planning permission 18/00342/AS)

Parish Council: Support

The following amended plans were not included on the agenda in error, but Councillors agreed to discuss at this meeting:

17/01913/AS Land between 82 – 120 Front Road, Woodchurch
Erection of 10 no. two storey dwellings together with access, parking, landscaping and ancillary works

Parish Council: OBJECT – Comments to be prepared by Councillor Woods and sent to all councillors for their comments before submission to ABC.

18/00790/AS Place Barn Farm, The Green, Woodchurch, Ashford, Kent, TN26 3PF
Erection of new detached summerhouse

Parish Council: Ask for an extension and point out anomalies with dates and the proposed structure

An Appeal has been submitted in respect of the following application:

17/01544/AS 93 Front Road, Woodchurch, Ashford, Kent TN26 3SF
Change of use and rear extension to detached single garage to self-contained bungalow

Decision Notices received from Ashford Borough Council

18/01176/AS 1 Lower Road, Woodchurch, Ashford, Kent, TN26 3SQ
Single storey rear extension; front porch
Borough Council: Permit

18/01165/AS 33 Front Road, Woodchurch, Ashford, TN26 3QB
Single storey rear extension
Borough Council: Permit

WOODCHURCH PARISH COUNCIL RESPONSE TO AMENDED PLANS SUBMITTED BY SOUTHERN SPACE FOR LAND BETWEEN 82-120 FRONT ROAD REF 7/01913/AS

The Parish Council objects to the amended proposals

Generally

The emerging Local Plan specifies that this site is suitable for up to 8 units. This has the support of the village and its local Ashford Borough Council members. The Parish Council will not support any over-development; in this case an additional 2 properties.

The application is inconsistent with the developer's earlier promise of shared equity tenures. Conversely, the Parish Council and residents of Woodchurch have been consistent in their call for housing tenures that satisfy the needs of the village, not the developer. The greatest need in Woodchurch is for affordable accommodation. Consequently, the Parish Council will not support a mix of 6 shared equity and 4 private sale tenures on this site.

Other issues

- 1) Foul water drainage. Temporary measures to deal with this are not acceptable. Southern Water has stated that the Front Road sewer does not have the capacity to take the additional outflow from this site and yet the developer claims there is "*no capacity issue preventing the development from connecting to the FW sewer in Front Road*". The Parish Council will not support any application on this site until this issue of foul water drainage is resolved and Southern Water has presented its future improvement plan for that part of the village.
- 2) Design - The height of the roof on plots 3-4 and 9-10 is inconsistent with the surrounding properties. The Parish Council also supports the objections of the owner of 120 Front Road which is particularly affected by the design and location of the proposed dwelling on plot 10
- 3) Parking arrangements - the tandem parking scheme is unacceptable and is likely to lead to on street parking on Front Road on a difficult bend and at the junction with Kirkwood Avenue. Planners will not be aware that the Post Office in the village is expected to relocate in early 2019 to a site much closer, and on the same side of the road, to the application site. The combination of Post Office footfall traffic and on street parking at the application site will create a potentially dangerous bottleneck on the hill/bends on the main road through the village.
- 4) Traffic past the site. The Parish Council is aware that the Highways Dept of KCC think there is no speeding on Front Road. This is untrue. Illuminated 30mph-SLOW DOWN signs have recently been installed (presumably by KCC) on Front Road to help combat the speeding issue and Kent Police has supported a Speed watch campaign. Recent tests have shown that a significant number of motorists substantially exceed the speed limit.

In summary -The Parish Council considers this application not only to be overdevelopment but also one which puts the needs of the developer before the needs of the village. This site has a history of applications which have been rejected due to insensitive over-development. This application should be rejected for the same reason.