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WOODCHURCH PARISH COUNCIL

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MINUTES 156

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Minutes of the Ordinary Parish Council meeting held in the Memorial Hall Annexe, Woodchurch, on Thursday, 13 December 2018 at 7.00 pm

PRESENT:

Mr N Jones, (Chair), Mrs G Davies, Mr A Faiers, Mr A Hukins, Mr P Spice,

Mr P Wood and Mr R Woods, Mr W Nash (following co-option)

PARISH CLERK:

Mrs J Batt

BOROUGH COUNCILLOR:

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 8 Members of the Public present, for part of the

meeting.

In the absence of Mr West, Mr Jones, Vice Chairman of the Parish Council took the Chair.

1. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mr J West (personal), Borough Councillor Hicks and Borough Councillor Bradford and County Councillor Angell.

2. <u>APPROVAL OF REASONS FOR ABSENCE</u>

Resolution: Councillors unanimously agreed Mr West's Reason for Absence.

3. <u>CO-OPTION OF PARISH COUNCILLOR</u>

Mr Faiers proposed Mr Wade Nash for the vacant position of Parish Councillor, seconded by Mrs Davies. Unanimous

Mr Nash completed his Declaration of Acceptance of Office and took a DPI form to complete and return to ABC within 28 days, with a copy for The Clerk.

4. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

Councillors Jones, Nash, and Woods declared an interest in matters associated with the WCIE and the 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.

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5. ACCEPTANCE OF MINUTES

The Minutes of the meeting held on 22 November 2018 were accepted and it was unanimously agreed that Mr Jones should sign them as a true record of the meeting.

Proposed Mr Wood

Seconded Mr Woods

6. MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECOVENED

The meeting was opened from 7.07 - 7.43 during which time a resident reported on the Borough Council's Planning Committee Meeting held on 12 December at which application no 17/01913/AS was discussed and permitted by Members of ABC. Residents were disappointed that our Ward Councillors voted in favour of the application.

Mrs Hicks gave Mr Jones a copy of the comments she made to the Planning Committee which he read out to those present.

It was agreed that Mr Woods should liaise with Mr Stafford and they would write to both Mrs Hicks and Mr Bradford and ask them to attend the January meeting to give a full and frank account of their reasons for supporting an application that was so vehemently opposed by the residents of Woodchurch.

The Clerk will contact the Housing Department at ABC ask whether we have to write to inform them that the Parish Council wishes to be consulted on the allocation of the affordable houses.

Two new residents of Woodchurch discussed a planning application on land adjacent to their house, that they were not made aware of when purchasing the property and asked for the support of the Parish Council in its representation to ABC.

7. PLANNING

Please see attached list.

8. <u>VILLAGE MATTERS</u>

Extension of Village Green - Transfer of Land

Nothing to report

Registration of Village Green

Nothing to report.

Churchyard

Nothing to report.

9. MATTERS ARISING

Following a reply from ABC in which the Officer says that he is not offering funding for litter bins and asks which bins are in need of replacement, the Clerk will contact him again to explain that we do not want our bins replaced or removed but would like the money in lieu to enable us to replace the dog bins.

10. ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS

Bank Reconciliation as at last Bank Statement

Account Balance		Balance at Bank	
Opening Balance	47178.25	Money Manager Account	55654.92
		Plus uncleared receipts	0.00
			55654.92
Plus Receipts	<u>32143.26</u>	Less uncleared cheques	2164.63
	79321.51		53490.29
Less Payments	25781.22	Plus Community Account	50.00
	53540.29		53540.29
Less Earmarked Funds	26012.31	Less Earmarked Funds	26012.31
AVAILABLE FUNDS	27527.98	AVAILABLE FUNDS	27527.98

PAYEE	CHQ	NET	VAT	GROSS	DETAILS
	NO	£	£	£	
Parish Clerk	1180	576.31		576.31	Salary and Expenses
Litter Picker	1181	274.06		274.06	Salary
HMRC	1182	53.60		53.60	Income Tax
Woodchurch M Hall	1183	192.00		192.00	Rent for 2019
CST Ltd	1184	687.00		687.00	50% Grass Cutting
Mrs J Batt	1185	26.00		26.00	November Expenses
Mr J West	1186	52.00		52.00	Staff Meals
Woodchurch M Hall	1187	20.00		20.00	Heating Tokens

Proposed Mr Faiers

Seconded Mr Spice

Earmarked Funds

	Balance	+/-	Balance
	25.10.18	Nov	22.11.18
Election/Standards	3609.24		
Committee			3609.24
Wildflower Meadow	7830.00		
Mow and Mulch		35.00	7795.00
Contingencies	NIL		NIL
Maintenance of War	233.02		
Memorial			233.02
Play Area/CEE	1624.31		1624.31
Maintenance of Village	1310.00		
Trees			1310.00
General Reserves	11440.74		11440.74
	26047.31	-35.00	26012.31

<u>Preparation and Adoption of the Budget for 2019/2020</u> Defer to next meeting.



Setting and Adoption of the Precept for 2019/2020

ABC has agreed that we can submit our Precept request after our January meeting.

NALC Legal Briefing L09-18 Public Sector Bodies Regulations 2018

Defer to next meeting.

Website, Newsletter and Transparency

Nothing to report.

Risk Assessment

Councillors were concerned that someone drove across The Green when it was being made ready for the School Christmas Fair.

One of the palings on the fence has been removed. The Clerk will ask Mr West to ask Mr Munday for a replacement.

Update on KALC Meeting

Nothing to report.

Update of Future of Post Office

We have been informed that The Post Office is going into Townland Stores within the next 3 months.

Data Protection

The Clerk will forward the Data Processor Questionnaire to Mr Nash.

Purchase of Benches

Resolution: Councillors unanimously agreed to purchase 2 benches from Tenterden Garden Centre. If the display model is still available, we will purchase it at a cost of £199.99, plus one at the full price of £249.99. If it is not available, we will purchase 2 at the full price of £249.99. The Clerk will liaise with Mr West and if delivery is free will have the benches delivered to Mr Jones address. If not, Mr Faiers will collect them.

Renovation of Benches

The weather has not been suitable for renovating the benches.

Woodchurch in Bloom

Mrs Oliver gave an overview of Woodchurch in Bloom's achievements during 2018 and reported that they were proud to have won the Silver Award and to have received amazing feedback from the panel of judges.

The Woodchurch in Bloom Group, which started with 5 members now has 20+ volunteers and is working with other Woodchurch societies to ensure that they don't become a closed group. The members have also set up a Facebook page and are going to have a page on the WCIE Website.

The Committee thanked the Parish Council for approving the Village Boards and an additional board showing the local wildlife was also suggested.

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Mrs Oliver asked for Woodchurch in Bloom to be added to the January Agenda so that she can update the members of The Parish Council with the plans for 2019 and asked whether the Parish Council would consider sponsoring a plaque which could be put up in the Village and supporting the Group financially next year.

Councillors asked Mrs Oliver to investigate the cost of a plaque and suggested that it could be put on the post of the Woodchurch Village Sign. They also agreed to contribute £500 in 2019, which will be matched by the Group.

It was suggested that the local children should be asked to design a path through the Wildflower Meadow.

The Clerk will ask Mr West about the arrangements for the production of the boards.

2019 Election

Councillors were reminded that the Parish Council elections are due to be held on 2 May 2019 and if they wish to retain the Power of General Competence, at least 2/3 of the Council must be elected.

Amendment to the Agenda Defining Parish Boundaries - Omitted from the agenda in error Resolution: Following a report from Mr. West; Councillors were satisfied with Defined Confines suggested by Ashford Borough Council for Woodchurch.

NOODE

Proposed Mr Jones

Seconded Mr Faiers

11. CORRESPONDENCE/EMAIL CORRESPONDENCE

Correspondence

No correspondence received

Email Correspondence – all forwarded to all Councillors

ABC re Precept Resident re Lower Road ABC re Litter Bins

12. HIGHWAY ISSUES

No issues put forward for report.

13. ITEMS FOR INCLUSION ON NEXT AGENDA

Potential Woodchurch Community Calendar/Diary – Mr Byrne will be invited to come and update Councillors

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14. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

Trustees Meeting for Charities – The Clerk will contact Mr West and arrange a date that at least 4 members of the Council can attend.

The meeting regarding the Community Transport Scheme has been rescheduled for 19 December. Mr Bradford is in support of the project going ahead in Woodchurch.

Mr Jarvis will be on holiday on 24th, 28th and 31st December.

The next meeting is due to be held on 24 January 2019.

There being no further business the meeting closed at 8.25 pm.

Signed.... Dated 24/1/19

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2018

DECEMBER 2018

18/01671/AS Land north of 22, Lower Road, Woodchurch, Kent

Erection of three detached two-storey dwellings together with all necessary infrastructure.

Parish Council: OBJECT

- 1) The application site is within the Woodchurch Conservation Area and outside the confines of the village as currently drawn. The Conservation Area is an open space; essentially farmland with uninterrupted views from Lower Road to the Green, the Church and beyond. Woodchurch residents have consistently agreed that no housing development should take place on this "green heart" of the village. The Parish Council agrees with them.
- 2) A principle has been established that the area forms a significant part of the contiguous undeveloped area lying between The Green and Kirkwood Avenue. It gives the village a pleasant open character making a significant contribution to the character of the village and the Woodchurch Conservation Area. The Woodchurch Village Design Statement considers this area to be crucial to the open character of the village and states that new developments should respect the sense of openness and seek to protect important view for future generations.
- 3) This site was turned down for inclusion in the 2030 Local Plan but has now been submitted as a windfall application. However, it does not address the identified local housing need. The village does not need more 4-bedroom homes which will exacerbate the growing tenure imbalance.

Woodchurch Parish Council has consistently argued that the need is for smaller, premises to satisfy demand from our young and young families for affordable accommodation and from our growing elderly population for more manageable accommodation.

- 4) There are no guarantees that the area to the west of the site (outlined in blue) will be safeguarded if this application is approved. The Parish Council would like an assurance that this land will remain an open space or transferred to the Parish Council via a Section 106 agreement in order to maintain the Conservation Area's open aspect in perpetuity.
- 5) The proposal to build 3 large dwellings on the site frontage with Lower Road will detract from the Conservation Area's appeal as an open space. The dwellings dominate the frontage and with little space between them, will largely obscure the views of the Green and countryside beyond.

This is at odds with both the rationale for the Conservation Area and the pattern, spacing and characterful design of the existing properties on that side of Lower Road.

- 6) 3 large dwellings on the site is considered over-development. A proposal for two homes of a similar size with large gaps between them and a single access road serving both premises would be considered more acceptable.
- 7) Lower Road is already a busy through road which is made less easy to navigate due to the amount of on street parking. The Parish Council is not convinced that the proposed parking scheme for this site will ease the situation. Indeed, 3 more access/exit points and the temptation to park on street on what is a narrow part of Lower Road, is highly likely to impede traffic and could create the potential for collisions if residents and visitors in the proposed homes use reverse gear to access Lower Road
- 8) Residents in this part of the village complain about water runoff from the field causing flooding in the road. In the application it is unclear how that will be remedied. Moreover, given the consultant is also unclear about the surface water system, the Parish Council would not want to see any development approved until it can be proved that the flooding problems will be eradicated.
- 18/01679/AS Coleham Green Farm, Shadoxhurst Road, Woodchurch, Ashford, Kent, TN26 3PP Increase in height to existing single storey extension and changes to fenestration; new rooflight; erection of 2 no timber framed cart lodges and 1 no. timber framed garage; realignment of existing site entrance gate to improve highway visibility.

 Parish Council: Support
- 18/01680/AS Coleham Green Farm, Shadoxhurst Road, Woodchurch, Ashford, Kent, TN26 3PP Increase in height to existing single storey extension and changes to fenestration; new rooflight; formation of en-suite in proposed roof space with access to bedroom; replacement windows, internal alterations at ground floor; replacement weatherboarding.

Parish Council: Support

18/01725/AS Land SE of adjacent and rear of Drayson House, The Green, Woodchurch, Kent Provision of new driveway access to new dwelling permitted under application 16/01604/AS

Parish Council: Support

The following was not received in time to include on the agenda, but Councillors agreed to discuss at this meeting as it was not considered to be contentious.

18/01754/AS Redbrook House, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QR Change of use, conversion of and extension to outbuildings along the western boundary of the property to create a disabled friendly holiday let (Revised holiday let details to those approved under application 16/00237/AS)

Parish Council: Support

Decision Notices received from ABC

18/01062/AS Stonebridgelands, Front Road, Woodchurch, Ashford, TN26 3SL Outline application for one detached single storey dwelling with all matters reserved except access.

Borough Council: Permit

- 18/01203/AS Garth End, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QS Proposed agricultural building used for hay and machinery storage **Borough Council: Permit**
- 18/01504/AS Finchurst, Counter Farm, Brook Street, Woodchurch, Ashford, Kent, TN26 3SP Proposed extension and alterations to main dwelling Creation of new detached garage to adjoining land

 Borough Council: Permit