

# WOODCHURCH PARISH COUNCIL

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## MINUTES 79

### Minutes of the meeting held in the Memorial Hall Annexe, Woodchurch on Friday 25 January 2013 at 7.00 pm

**PRESENT:** Mr J West (chair), Miss G Davies, Miss R Dewar, Mrs J Haynes,  
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 8 Members of the Public present.

#### 1. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mrs D Penn (prior engagement), Mr A Faiers (work commitment), Mr C Steer (work commitment), Borough Councillor Davison and County Councillor Angell.

#### 2. DECLARATIONS OF INTEREST

##### Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

##### Declarations of Significant Interest

Mrs Haynes and Mr Woods both declared a Significant Interest in Application No 11/01430/AS as they are near neighbours.

Mr Woods ~~both~~ declared a Significant Interest in Application No 12/01431/AS as he is a near neighbour.

##### i) 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.

##### ii) Award of Dispensations to allow Councillors to discuss and vote on items in which they have an interest

The Clerk reported that she had been informed by officers from ABC that councillors did not need a dispensation to enable them to discuss and vote on matters associated with the refurbishment of the toilets.

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3. **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 Mrs Haynes

Seconded Mr Spice

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

The meeting was opened to Members of the Public present from 7.06 - 7.15 pm.

5. **PLANNING**

Please see attached list.

Councillors confirmed that the Clerk can dispose of copies of planning applications that are not considered to be contentious following the meeting at which they are discussed.

6. **VILLAGE MATTERS**

**Village Hall**

The planning application for the replacement building is to be submitted in the Parish Council's name. Mr Woods has prepared a letter of support.

Vandals have caused substantial damage to the roof of the hall.

**Village Green**

Mr West reported that someone has been driving on The Green again.

**Community Safety Issues**

Parking outside the school remains an issue. Mr West will talk to Mr Banyard.

The Clerk was asked to contact the Police and ask what is happening with the police house.

7. **MATTERS ARISING**

There were no Matters Arising not covered on the agenda.

8. **ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS**

**Account Balance:-**

Opening Balance	£40849.01	Money Managers a/c	£52212.41
Plus Receipts	39133.31	Less u/c cheques	415.30
Contra DJ Cash	1597.84		51797.11
	81580.16	Plus Community a/c	50.00
Less Payments	28135.21		<b><u>51847.11</u></b>
Contra DJ Cash	1597.84		
	<b><u>51847.11</u></b>		

**Charity Account Balances**

Sir Edward Hales Charity - £6591.93  
Sir Edward Hales Charity - £403.01  
Woodchurch Windmill - £1145.13  
Woodchurch Windmill - £3975.99

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**Earmarked Funds**

	Balance
Election/Standards Committee	5000.00
Contingencies	
Budget 2011/2012	7040.74
Maintenance on War Memorial	1151.02
Diamond Jubilee	944.00
	<b>14135.76</b>

**Accounts to be Paid**

PAYEE	NET £	VAT £	GROSS £	DETAILS
Mrs J Batt	484.68			Salary
	65.95		550.63	Expenses
Mr D Fogden	216.10		216.10	Salary
Mr P Shaw	190.00			Grass Cutting – War Memorial
	65.00		255.00	Crown Lift Ash Tree
KCC (KCS)	493.80	98.76	592.56	Grounds Maintenance
Wicksteed	1122.60	224.52	1347.12	Five-a-Side Goal Posts
J Munday	35.00			Installation of Litter Bin at Brattle
	60.00		95.00	3 Wooden Posts
<b>TOTAL</b>	<b>2733.13</b>	<b>323.28</b>	<b>3056.41</b>	

**Resolution:** Councillors unanimously agreed to pay the above accounts.

**Proposed Mrs Haynes Seconded Mr Woods**

**Risk Assessment**

Nothing to report.

**Plan of action for repairs to Play Equipment**

**Reference document:** Digley Associates Annual Inspection Report July 2012

Junior Multiplay (slide etc) metal parts to be rubbed back and re-painted where rusted or throughout. Swap bolts over if required.

**Repairs to Play Area Surface**

All play surface edges to be checked for shrinkage and filled

All cracked and worn surface areas to be patched and/or repaired

**Litter Bin Liners**

Nothing to report.

**Replacement Litter Bin at Brattle**

The bin is now in place.

**Pot holes in Memorial Hall car park**

The potholes have been filled.

**Website**

Miss Dewar did not have the figures at the meeting but forwarded them to The Clerk immediately afterwards. They are as follows:-

678 visits with 429 unique visitors (i.e. some people visited the site more than once).

The bus timetable page had the highest number of visitors, followed by clubs and societies and then the Doctor's Surgery.

**Bank Mandate**

Nothing to report.

**Report for Parish Magazine**

The Clerk will forward the minutes to Mrs Penn.

**Play Area/Community Exercise Equipment**

Miss Davy reported that the grass under the equipment was worn and that children stand on the seats, making it unpleasant for those wishing to use the equipment.

**Newsletter**

Nothing to report.

Miss Dewar informed councillors that if there was a need for a newsletter to publicise a specific activity or event it would be quite easy to produce one.

**Goal Posts**

The goal posts have been installed.

**Update of Refurbishment of Public Toilets**

Mr Woods reported that the committee is consolidating the Bill of Quantities, and creating Articles of Association.

The first formal requests are being made for expressions of interest of support from all areas.

There is an urgent need to recruit a cleaner as we take responsibility for the upkeep of the building at the end of March.

**Insurance – Increased Frequency in Public Liability Claims**

The Clerk brought the attention of councillors present to the email from Came & Co.

Miss Dewar will continue to inspect the play area and community exercise equipment.  
Mr West will inspect The Green on a regular basis.

Written records of the inspections will be kept.

Mrs Haynes will ask Dr Robinson whether he has the relevant qualifications to enable him to carry out a full survey on all the trees belonging to the Parish Councils.

**Grounds Maintenance**

**Resolution:** Councillors unanimously agreed to instruct KCC Landscape Services to cut the grass on The Green for the forthcoming growing season at a cost of £50.89 per cut.

Proposed Mr Woods

Seconded Miss Dewar

**9. CORRESPONDENCE/EMAIL CORRESPONDENCE**

South east water

English Rural

Clerk and Councils Direct

KALC Minutes of Meeting held 09.01.13

Ann Barnes re meeting with Parish Councils

Tessa O'Sullivan

Marcel Nadin

Daly International

Mr West informed councillors that the email from Tessa O'Sullivan was asking whether the Parish Council had any preference regarding housing associations to be used, in the event that a new local needs housing development is built in the village. He told her that the Parish Council were satisfied with the developer who built Bridge Close, but that councillors were happy for ABC to decide who should be given the contract.

Councillors had no comment on the email from Daly International regarding the proposed Base station upgrade at (CS) 107561 (02) 67050 (VF) 1749 – Acorn Wood, Woodchurch Road, Ashford, Kent, TN263TL.

**10. HIGHWAY ISSUES**

Potholes outside of Russets, Sunnymead, 4A The Green.

Subsidence on the verge at the bottom of Place Lane, by the children playing sign and outside the lorry park along The Park, Shadoxhurst Road.

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

There was no information for exchange between councillors

**12. RESOLUTION TO CLOSE THE MEETING TO MEMBERS OF THE PUBLIC**

As there was nothing new to report, the meeting was not closed to Members of the Public.

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

Signed .....

..... Dated ... 22-2-13

# WOODCHURCH PARISH COUNCIL

## PLANNING APPLICATION RECORD

2012

### JANUARY 2013

11/01430/AS Land between 82-120 Front Road, Woodchurch  
Erection of 12 no dwellings together with access, garages, parking, landscaping and ancillary works

**Parish Council: OBJECT**

The members of Woodchurch Parish Council remain concerned about the proposed development of the site, despite the reduction in the number of houses to 10.

Our previous objections stated that the development should be reduced to six houses in total and our position on this and the reasons we have given in our previous objections remain unchanged.

Members of the Parish Council have additional concerns, namely:

The proposed development does not use the whole site yet the developers have applied for the maximum number of houses. The design for the site, including the mix of houses, has not been led by the needs of the village. We believe the design quality to be poor.

Parking is of primary concern. Tandem parking for plots 2 and 4 is inconvenient and will lead to inappropriate parking. There is no visitor parking for the six houses in plots 5 – 10. Inadequate levels of parking provision will result in a high risk of dangerous overspill parking onto Front Road.

Safety for pedestrians is a major concern. These will be family houses yet there is no pedestrian access from any of the houses. The proposed pavement is no longer on the plans.

There is no indication on the plans where the on-site foul water treatment plant will be located. It is noted that the site for the proposed SWALE extends beyond WOOD1.

Everything concerning this development, including the location of the SWALE and foul water treatment plant should be contained within the land allocated for WOOD1.

12/01381/AS Maidenwood Farm, Haycross Lane, Woodchurch, Ashford, Kent TN26 3TF  
Extension of time (of planning permission 11/00679/AS) for the continued  
siting of two mobile homes for a temporary period of 24 months and their  
occupation between the months of April and September 2013 and 2014 to support  
the rearing of poults.

**Parish Council: Support**

12/01384/AS 78 Lower Road, Woodchurch, Ashford, Kent TN26 3SG  
Two storey side extension and first floor side extension

**Parish Council: Support**

12/01395/AS Lower Engeham House, Bethersden Road, Woodchurch, Ashford, Kent TN26 3PU  
Single storey front extension to form sun lounge

**Parish Council: Decision made prior to Parish Council meeting**

**Borough Council: Permit**

12/01418/AS 101 Lower Road, Woodchurch, Ashford, Kent, TN26 3SG  
Erection of a two storey rear extension to replace existing, alterations and addition of a  
pitched roof to existing two storey projection

**Parish Council: Support**

12/01431/AS 24 Kirkwood Avenue, Woodchurch, Ashford, Kent TN26 3SE  
Proposed extension to dwelling and detached garage

**Parish Council: Support**

12/01460/AS Woodchurch Public Conveniences, Front Road, Woodchurch  
Change of use of part of public conveniences to a community information and  
resource centre and external alterations to building

**Parish Council: Support**

13/00009/AS 3 & 4 Harlakenden Farm, Plurenden Road, Woodchurch, Ashford, Kent, TN26 3PT  
Proposed two dwellings as alternative to approved dwellings under permissions  
08/01866/AS (plot 3) & 03/02139/AS (plot 4)

**Parish Council: Support**

**An appeal has been received in respect of the following:-**

12/00495/AS Green Acres, Bethersden Road, Woodchurch, Ashford, Kent TN26 3PY  
Variation of Lawful use of mobile home from ancillary to the dwelling known  
as West Lodge to ancillary to the dwelling known as Green Acres

**The following appeal has been dismissed:-**

11/01153/AS Land at Stone Bridge Lands opposite 135-141, Front Road, Woodchurch  
Erection of four detached dwellings with access and parking and provision of footpath  
along front road