

WOODCHURCH PARISH COUNCIL

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AB

MINUTES 177

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**Minutes of the Ordinary Parish Council meeting held
on Thursday 26 November 2020 at 7.00 pm Via Zoom**

PRESENT: Mr A Baker, (Chair), Ms L Bramley, Mrs N Job, Miss E Jones,
Dr C Silcock, Mr A Hukins, Mr R Job Mr C Molloy and Mr W Nash

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR:

COUNTY COUNCILLOR: Mr M Angell via Zoom

MEMBERS OF THE PUBLIC: There were 2 Members of the Public present via Zoom

1. **APOLOGIES FOR ABSENCE**

2. **APPROVAL OF APOLOGIES FOR ABSENCE**

Mr Ledger emailed to say that he would attend but would be late.

3. **ELECTION OF VICE CHAIRMAN**

In light of the number of new appointments to the Council, Mr Baker suggested we defer this until the new year. Councillors agreed to this suggestion.

4. **DECLARATIONS OF INTEREST**

Declarations of Pecuniary Interest

There were no previously undeclared Declarations of Pecuniary Interest.

Declarations of Significant Interest

Mr Hukins declared a Significant Interest in Planning Application No 20/01506/AS.

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.

5. **ACCEPTANCE OF MINUTES**

The Minutes of the meeting held on 22 October 2020 and 23 November 2020 were accepted and it was unanimously agreed that Mr Baker should sign them as a true record of the meeting at the earliest opportunity as they are currently with the Clerk.

Proposed Dr Silcock

Seconded Mr Nash

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

The meeting was opened to the members of the Public present from 7.30-7.45.

Councillor Angell reported that Kent and Medway will enter into Tier 3 from 3rd December. A lot of people are unhappy about this but KCC have known for some months that the virus was spreading across the country.

Mr Angell asked everyone to try to ensure that residents are disciplined with regard to this matter.

The county council building is shut down and the Coroner is currently working from the building as he is working through a backlog of cases.

KCC has managed to balance the budget for this year and has cut various items but next year will be £147 million short. Councillors are waiting to hear how much government is going to allocate to the council.

The officers in the finance department are in the process of working on the figures and KCC should be informed in the next week how much they can expect to received from the Government.

The budget was put out to Public Consultation wherein residents were asked what should be prioritised and kept going well.

Councillors do not know, as yet, how much money will be made available for the Parish Councils.

Mr Stafford reported that the Planning Officers are not happy about the survey circulated by Gladman.

He suggested that the Parish Council should contact Southern Water to find out the current Position regarding proposed upgrades to the sewage system in the village.

Mr Stafford reported that the gate to the Play area doesn't close properly and there is concern that dogs could get into the area.

7. **PLANNING**

Please see attached list.

Gladman's Survey

Mr Nash reported on the results of the survey which was delivered to residents during the last month.

Fifty-five responses were delivered through the HUB letterbox and 67 were submitted electronically. This equates to approximately 45% on paper and 55% electronically.

The challenge is that the current proposal is for development and is not a planning application.

The questions that were set were not leading and were based on information already known to the Parish Council.

Of the 122/800 surveys returned around 2/3 strongly objected to the proposed development, 1/3 were a mix of responses, 10 of which said they needed more information. One strongly supported the development and one that arrived after the closing date also strongly supported. A lot of the responses noted that there was not enough information available to enable them to comment with certainty.

The overwhelming desire within the village is for 2-3 bedroom houses and shared ownership Properties. A small number supported 4 bed or luxury housing.

The overwhelming comment was that this development would erode the atmosphere of and urbanise the village.

Seventy-six respondents said that 10 houses was a suitable number for this site, 17 said 10-20. there was variation amongst the other replies.

Mr Nash listed the other comments for the benefit of councillors present;

Too close

Don't trust developers

Additional traffic, especially on the bend around Townland Stores

Sewage and drainage

It was noted that the Doctors have sufficient space on their books for any extra residents who move into this development.

The school would welcome the development as their numbers are way below their intake capacity.

It was agreed that the Clerk should contact Southern Water and ask what the plans are to upgrade the sewage system in the village.

Councillor Angell informed the meeting that KCC has written a fairly strong letter to the Minister about the number of houses, infrastructure and other problems being experienced.

A councillor asked who looks at the plans to make sure that they are accurate. Mr Angell said that that was a good question.

Some developers are experiencing difficulties with finance and there is uncertainty as to What is going to happen regarding the money coming from government.

The question was asked as to how much influence the Parish Council has on the type of housing built in a village. This is something the Planning Department needs to determine.

Kent County Council has tried to improve the planning system as it takes years to get Permission. Ashford Borough Council is trying to catch up with the backlog.

Mr and Mrs Job will arrange to survey the number of cars going past the Townland Stores bend.

Mr Baker thanked Mr Nash for all his work on the survey.

Discussion regarding any other planning issues within the Parish

No items put forward for discussion.

8. VILLAGE MATTERS

Children's Play Area

Mr Baker reported that the work to the play area is now complete
He checked the work along with Mr Nash who handed the cheque to Mr Bissonnette once he had checked that the last few items had been satisfactorily completed.

Village Car Park

It was confirmed that this is a civil, not a police matter and in order for any action to be taken regarding car owners who persistently park on the car park, it was suggested that notices are put up around the car park informing people that free parking is offered at certain times of the day, but overnight parking is banned unless permission has been granted by the Parish Council.

It is essential that the correct wording is used on the notices, otherwise action will not be able to be taken against offenders if the Council wishes to follow up via the County Court.

Suggested fines £60 reduced to £30 if paid within 14 days.

Councillors were asked to send suggested wording for the sign to Mr Nash.

Bench opposite Drs Surgery

Resolution: Councillors unanimously agreed that Dr Silcock should investigate the cost of a new bench, to match those on The Green and unanimously authorised her to spend up to £500 on the purchase of one to replace the existing bench that is considered to be a safety hazard.

Grass Cutting

Tenders have been invited to be with the Clerk for the next meeting.

Shirkoak Bus Shelter

It was agreed to put this into the hands of our insurers.

Request for work to Tree on Green

The Clerk was asked to write to the resident who asked for work to be undertaken on this tree and inform him that the Parish Council do not consider that the tree constitutes a significant danger at this present time, following consultation of the gentleman who has been invited to become the Parish Council's Tree Warden.

The Clerk was asked to write to Mr Peter Buckley and ask him if he would be willing to undertake the role of Tree Warden for the Parish Council.

Retrospective request to install Sleeper Bridge on The Green

Councillors agreed to adopt the Sleeper Bridge on The Green, to make it safe and maintain it in the future.

Communications (Notice Board/Social Media

Defer to next meeting.

Mr Baker offered to clean the board by the Butchers.

9. MATTERS ARISING

There were no Matters Arising not covered on the agenda.

10. ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS

Bank Reconciliation as at last Bank Statement - HSBC

Account Balance		Balance at Bank	
Opening Balance	49853.74	Treasurers Account	33966.08
		Plus Uncleared Cheques	5000.00
			38966.08
		Less Uncleared Payments	14675.04
Plus Receipts	<u>35644.87</u>		24291.04
	85498.61	Plus HSBC Accounts	66.32
Less Payments	<u>33140.51</u>	Lloyds Savings	28000.74
	52358.10		52358.10

Note: M Bissonnette was not paid during the month as minuted in October

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
M Bissonnette	46	10700.00		10700.00	Playground Refurb Balance
Smith of Derby	47	1063.00	212.60	1275.60	Replacement for Cheque 34
Mrs J Batt	48	622.84		622.84	Salary and Expenses
Mr D Jarvis	49	367.31		367.31	Salary and Expenses
Cancelled Cheque	50				
EDF Energy Customers Ltd	51	97.72		97.72	Estimated HUB Electricity
Weed Management Ltd	52	728.20	145.64	873.84	Spraying Plantain on The Green
Cancelled Cheque	53				
The Play Inspection Co	54	67.50	13.50	81.00	Annual Inspection of The Play Area
RBL Poppy Appeal	55	20.00		20.00	Wreath for Remembrance Sunday

Councillors unanimously agreed to pay the above accounts

Proposed Dr Silcock Seconded Mr Nash

Councillors agreed to discuss a late request from Woodchurch in Bloom for financial assistance towards the purchase of a Christmas Tree and lights at this point.

Resolution: It was agreed to contribute £104 towards the cost of a Christmas tree and authorise up to £1000 to be spent on Festoon lights as these were considered to be an asset to the village. It was agreed to ask for contributions towards the cost of the lights via social media.

Donation to HUB

Dealt with under Budget.

Budget for 2021-2022

Councillors considered the budget, and this will be confirmed at the next meeting when the Precept will be set and adopted.

Internet Banking

Mr Baker should shortly receive the necessary details from the bank regarding internet access.

Review of Parish Council Policies

The various policies will be assigned to Councillors to review in January.

Fixed Asset Register

Mr Baker and Mr Nash to review and update.

Adoption of Barrier Behind HUB

This has been gifted to the Parish Council and will be added to the Fixed Asset Register.

The Clerk will write to the gentleman concerned thanking him and accepting the barrier.

Risk Assessment

Defer to future meeting.

Update on KALC Meeting

Mr Baker updated councillors on KALC's action with regard possible withdrawal by ABC of the Concurrent Functions Grant and the Council Tax Support Grant.

Data Protection

Nothing to report.

Green Keeper – Job Description and Contract of Employment

Miss Jones will take this item forward.

Computer Upgrade

This matter is in hand.

Parish Council Contribution to Newsletter

Ms Bramley to write copy in consultation with Councillors.

Items to be included:

Play Area

Gladmans proposed development

11. CORRESPONDENCE/EMAIL CORRESPONDENCE
Correspondence

Email Correspondence – all forwarded to all Councillors

Department for Business, Energy and Industrial Strategy – Are you ready for the

New Rules for Business with the EU

Woodchurch In Bloom

Mr Chamberlain

Emails

Mr Baker did not bring any emails to the attention of Councillors.

Email Addresses for Councillors

All councillors should have an email address specifically for Parish Council emails.

12. HIGHWAY ISSUES

Cars parking on the pavement at top of Front Road. The Clerk will report to the PCSO

13. ITEMS FOR INCLUSION ON NEXT AGENDA

Adoption of Budget

Setting and Adoption of Precept

14. RESOLUTION TO CLOSE MEETING TO MEMBERS OF THE PUBLIC AND PRESS TO ENABLE COUNCILLORS TO DISCUSS ITEMS OF LEGAL AND PERSONAL NATURE

Resolution: Pursuant to section 1 (2) of the public bodies (Admission to Meetings Act 1960), it is resolved that members of the public be excluded from the next agenda item as it concerns matters of a personal and legal nature

Proposed Mr Baker

Seconded Mr Hukins

Mr Baker apprised those present of the replies he had received following his letter to the 5 councillors who had resigned since June 2020. Four of the 5 ex councillors replied and he was waiting to see whether one wished to take action under the Grievance Procedure.

He said he did not want to look back or conduct an enquiry unless it became necessary but asked Councillors to consider the comments made and be aware of them as we move forward.

He proposed to look again at the Code of Conduct and the Principles for Public Life at a future meeting and provided both are adhered to none of the allegations made should be repeated during the remainder of this term.

Future meetings and management of the budget should be more structured in future.

The meeting was opened to the public but there were no members present for item 14.

15. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

There being no further business the meeting closed at 9.13 pm.

Signed.



..... Dated 26/11/2020

WOODCHURCH PARISH COUNCIL PLANNING APPLICATION RECORD

2020

NOVEMBER 2020

- 20/01449/AS Jayas Sanctuary, Haycross Lane, Woodchurch, Ashford, Kent, TN26 3TF
Retention of a non-residential caravan for rest room, retention of waste water treatment plant serving caravan, and retention of pole barn (revision to details permitted under 19/00633/AS)
Parish Council:
Support as a temporary construction and further development of the site must not take place without relevant planning permissions.
- 20/01469/AS Harlakenden Farm, Plurenden Road, Woodchurch, Ashford, Kent, TN26 3PS
The re-use and conversion of redundant agricultural buildings into 4no. dwellings, with associated parking, garden land and landscape and biodiversity enhancements.
Parish Council: Support
- 20/01471/AS Sandhill House, Brook Street, Woodchurch, Ashford, Kent, TN26 3SX
Lawful Development Certificate - Existing - Driveway at residential dwelling
Parish Council: Support
- 20/01472/AS 25 Kirkwood Avenue, Woodchurch, Ashford, TN26 3SE
Demolition of side garage and construction of single storey side extension
Parish Council: Support
- 20/01506/AS Woodchurch Post Office, 13 Front Road, Woodchurch, Ashford, TN26 3PA
Revision to planning permission 19/01661/AS (Change of use of former post office to coffee shop and residential dwelling; extension to roof; New first floor window on rear elevation; replacement of ground floor windows on rear elevation; modification to first floor window on front elevation) to provide revised entrance.
Parish Council: Support 7:2 abstentions
- 20/01578/AS 10 Kirkwood Avenue, Woodchurch, Ashford, TN26 3SE
Single storey rear extension
Parish Council: Support
- 16/01758/AMND/AS Woodchurch House, Brook Street, Woodchurch, Ashford, Kent, TN26 3SN
Non material minor amendment to planning permission 16/01758/AS (Erection of a two and a half storey building comprising 22 care suites, communal area, and care office and additional parking (resubmission of 15/01568/AS)) for window sills in suites and ground floor communal area to be lowered; new window in care office on ground floor; lift overrun in the roof; louvred windows to the plant room.
Parish Council: Ask for an extension

Decision Notices received from ABC

20/01219/AS Elder Cottage, 42 Lower Road, Woodchurch, Ashford, Kent, TN26 3SG

Lawful Development Certificate - Proposed - replace kitchen door with window/part brick infill; restoration of box sash windows to front elevation; replacement windows

Borough Council: Lawful Development would be Lawful