

WOODCHURCH PARISH COUNCIL

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MINUTES 180

Page 669

**Minutes of the Ordinary Parish Council meeting held
on Thursday 25 February 2021 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: Mr D Ledger and Mr G Sparks

COUNTY COUNCILLOR: Mr M Angell

MEMBERS OF THE PUBLIC: There were 5 Members of the Public present at various times during the meeting

1. **APOLOGIES FOR ABSENCE**

There were no Apologies for Absence.

2. **APPROVAL OF APOLOGIES FOR ABSENCE**

There were no Apologies for Absence.

3. **DECLARATIONS OF INTEREST**

Declarations of Pecuniary Interest

There were no previously undeclared 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.

4. **ACCEPTANCE OF MINUTES**

The Minutes of the meeting held on 28 January 2021 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 Hukins

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

The meeting was opened to the members of the Public present from 7.07 – 7.45 for question and comment.

County Councillor Angell reminded everyone that the 2021 Census was due to be completed by everyone on 21 March and suggested that Councillors should offer to help residents fill in the form if necessary.

He pointed out that the budget which comes into effect in the new financial year is available on the KCC website.

Mr Ledger informed Councillors that ABC has agreed a new formula for grant funding to Parish Councils in place of the Concurrent Functions Grant and the Council Tax Support Grant and, provided it is adopted by the Cabinet, each council should receive £593.

He reminded Councillors that the situation has changed with regard to planning decisions. ABC has changed the rules and any applications for 50+ dwellings now go to the Planning Committee. Below 50 and the officers have delegated powers. Mr Ledger said he is always happy to negotiate with the Planning Officers on behalf of the Parish Council regarding an application and if no agreement can be reached then he will call it in on behalf of the Parish Council.

Mr Stafford wanted to bring the attention of Councillors to some points regarding the proposal for developing 3 detached properties on Lower Road at the rear of 14 and 15 Kirkwood Avenue, as he had been involved with the 2030 Local Plan.

Seventeen bungalows were turned down on the site for the 2020 and 2030 Development Plan as they were considered to be an intrusion into the Conservation Area.

Kirkwood Avenue was not considered suitable for access. Any access into this site would have to be via Lower Road.

There is no capacity on the Front Road sewer and so the stipulation should be that properties should be linked to the Lower Road sewage system.

Serious thought should be given as to how the remaining green space is preserved, as this application will increase attractiveness to other developers who may wish to develop the remaining land.

The proposed street scene is not exactly the same as Kirkwood. It is a very tight arrangement which would look out of character. Discussion needs to take place on how many bungalows would be appropriate on the site and how it can be contained.

The final paragraph of the letter to Home Owners was considered threatening and Mr Stafford suggested that Councillors should discuss whether a letter regarding this should be sent to the Planning Officer.

Councillors should discuss whether they want an orchard on the land being offered to them.

Mrs Stafford said she believed that an orchard only worked well when it has a public footpath running through it. The maintenance of an orchard should also be considered.

Mr Stafford advised the Lead Officer for Planning to get in touch very quickly to explain the position and how the Council would like to proceed.

Mrs Hawkes was attending the meeting on behalf of DHA in an effort to co-ordinate the submission of a detailed planning application for a residential development on the site known as Land at Appledore Road, Woodchurch. The site is allocated in Ashford's adopted Local Plan for housing with an indicative capacity of 30 dwellings (Site S62).

DHA has recently received pre-application planning advice from Joanna Russell at Ashford Borough Council, and as part of the pre-application process they would like to engage with the Parish Council and local community prior to submitting an application.

The company is soon to go live with a public consultation website for the proposed scheme and Mrs Hawkes said they would appreciate the Parish Council's advice on how to publicise the website and raise awareness of the public consultation, ie a poster advertising the consultation on the notice board, in shop windows, in the HUB or on Nextdoor.

Councillors raised some points with Mrs Hawkes, which will all be clarified in the application once submitted.

Mrs Hawkes was advised that written communication allows a greater number of people to respond as a number of the older members of the community do not have access to the internet or social media.

6. PLANNING

Please see attached list.

Appointment of Lead Councillor for Planning

Councillors unanimously agreed to the appointment of a Lead Councillor for Planning and subsequently, Mr Ciaran Molloy was elected.

Proposed Mr Baker

Seconded Mr Nash

Unanimous

Potential Development North of 14 and 15 Kirkwood Avenue

Following previous discussion on this proposal, it was agreed that Councillors Bramley, Molloy and Nash should produce a newsletter to be circulated throughout the village.

An item on this will also be included in the Parish Council element of the newsletter.

Discussion regarding any other planning issues within the Parish

Mr Baker reported receipt of an email from a resident of Kirkwood, asking whether C S Developments (Sussex) Ltd had been invited to the meeting, following their correspondence with the Parish Council and local homeowners.

He explained that he had replied saying that we had not issued an invite as it was not Council policy to do so.

Developers are always welcome to attend meetings if they wish to.

Mr Molloy left the meeting at this point as his computer crashed.

8. VILLAGE MATTERS

Village Car Park

Following discussion, it was agreed that prior to taking any action on this project Councillors should clarify the rights of access of those living round the car park and consideration will also be given to those living in other properties on The Green.

Mr Nash will prepare a letter to be sent to residents and this matter will be brought back to the table post Covid 19 restrictions.

Shirkoak Bus Shelter

The repairs to the Bus Shelter have been completed. The invoice has been received and once receipted will be sent to Came & Co for reimbursement. Councillors are very pleased with the new shelter. A phone call was received from a resident of Shirkoak Park thanking Councillors for arranging the repair.

Proposal to Purchase Christmas Lights for the Village Christmas Tree

Dr Silcock and Mr Hukins will investigate the possibility of providing an electricity source to run from the Pavilion in order for the lights to be hard wired.

The committee members of Woodchurch In Bloom are happy to organise the tree for 2021.

Accessibility within the Village

On the whole we received a positive response to this matter and a lot of the hedges have been cut back. A note of thanks will be put in the newsletter.

Woodchurch Windmill

Following a meeting between Mr Baker, Mr Nash, Mr Bailey, Mr Ledger and 2 officers from ABC, Villagers have been asked to make their case as to why ABC should continue to invest in the windmill as ABC is currently reviewing its property assets. It should be noted that the officers have not made any decision, at this stage, as to whether they want to keep the windmill on their register.

Those at the meeting with ABC agreed that it was important to get the windmill in good order before any decisions are taken and Mr Bailey gave the officers the name of a millwright who they are going to approach for a second quote.

Councillors unanimously agreed that the mill is a core part of Woodchurch's identity, and it was agreed to ask for feedback through the newsletter, in order to prepare a report for the deadline of the end of March.

9. MATTERS ARISING

Referring back to the meeting held on 26 November 2020, there were no Apologies for Absence from Parish Councillors, although this was not minuted.

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	20157.03
		Plus Uncleared Cheques	000.00
			20157.03
		Less Uncleared Payments	3373.20
Plus Receipts	<u>36671.85</u>		16783.83
	86525.59	Plus HSBC Accounts	66.32
Less Payments	<u>41673.36</u>	Lloyds Savings	<u>28002.08</u>
	44852.23		44852.23

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Replacement for chq 62	67				
Salaries	68	631.32		631.32	
Salaries	69	235.66		235.66	
Random Tasks	70	1850.00		1850.00	Bus Shelter repairs
EDF Energy	71	50.84		50.84	Pavilion Electricity

Councillors unanimously agreed to pay the above accounts

Proposed Dr Silcock Seconded Mr Nash

It was agreed that Mr Nash should fill in the forms for telephone banking for HSBC.

Report on the updating of the Financial Regulations

Dr Silcock has produced a set of Financial Regulations and is producing a Financial Policy.

They will be reviewed in the next few days and circulated within a week or so.

Fixed Asset Register

Mr Baker and Mr Nash met to discuss this, and Mr Nash is updating the spread sheet.

Risk Assessment

This will be completed before the end of March in time for the Audit in April.

Insurance

The Clerk will forward the receipted invoice for the bus shelter to Came & Co for settlement. and will ask whether Came & Co are trying to reclaim the excess.

Annual Play Area Inspection

The Play Area Inspection Co has been asked to carry out the inspection in 2021.

Mr Job is inspecting the Play Area on a weekly basis along with the defibrillator and he will keep a written record of his findings.

Update on KALC Meeting

Mr Baker continues to circulate information to Councillors.

Data Protection

Nothing to report.

Parish Council Contribution to Newsletter

Census

Consultation re planning and developments

Thank you to those who responded positively re accessibility

Windmill

Covid 19 restrictions

Date for Meeting of Charity Trustees

Thursday 11th March 2021.

Contact Details for Publication

It was agreed that Councillors should complete and sign the form confirming the details they wish to be published locally.

Councillor Visibility

It was suggested that a Know your Parish Councillors section be included in the newsletter.

Dr Silcock will write a piece for inclusion.

Formation of a Working Party to develop an Integrated Data/Communication Strategy

The following councillors agreed to join the Working Party:

Mrs Job

Mr Job

Miss Jones

Mr Nash

Training Opportunities

Mr Baker asked Ms Bramley to attend the Dynamic Councillor Training Course and report back on its usefulness, prior to other councillors applying for places.

11. CORRESPONDENCE/EMAIL CORRESPONDENCE

Correspondence

HSBC

Email Correspondence – all forwarded to all Councillors

The Thin Red Line – re events for 2021- Councillors agreed that no events should be held until 21 June and no more than 30 people should attend. The group should operate within all restrictions in place at the time. Mr Baker will respond.

Jo Furneaux re Boot Camp – Councillors noted that the Camp was to restart on Saturday 3rd April at 9am with all Covid 19 restrictions in place. The Clerk will respond.

Resident regarding litter in the area around the Pavilion – Mr Baker reported that he had contacted the CPSO to make her aware of the issue of litter and also of the fact that groups of youths were meeting in the area without following the government guidelines relating to Covid 19.

He had also contacted the owners of Fish and Chip Van and the Pizza Van and asked them to put up notices asking their customers to dispose of food wrappings responsibly.

It was suggested that Councillors team up in pairs and go and talk to the young people to find out what could be done to help the situation.

Responses from residents following letters regarding accessibility around the village. Some responses had been very positive. Others needed to be followed up.

Woodchurch in Bloom – requesting permission to erect a gazebo on the Village Green on Saturday 10th March and again on Saturday 10th April for a ‘Drop & Swap’ activity. Councillors agreed to the date in April, provided all restrictions in place regarding Covid 19 are followed, but could not agree to the March date as we will still be in Lockdown.

12. HIGHWAY ISSUES/PROW ISSUES

Mr Molloy reported that a survey in the Brattle area by Southern Water found no problems.

Path AT12 has been addressed and is clear.

Mr Molloy continues to liaise regarding the muddy footpath behind the Church.

Mr Molloy will follow up on our correspondence regarding the new entrance on Bethersden Road.

13. ITEMS FOR INCLUSION ON NEXT AGENDA

Election of Vice Chairman

Youth Matters

Finance

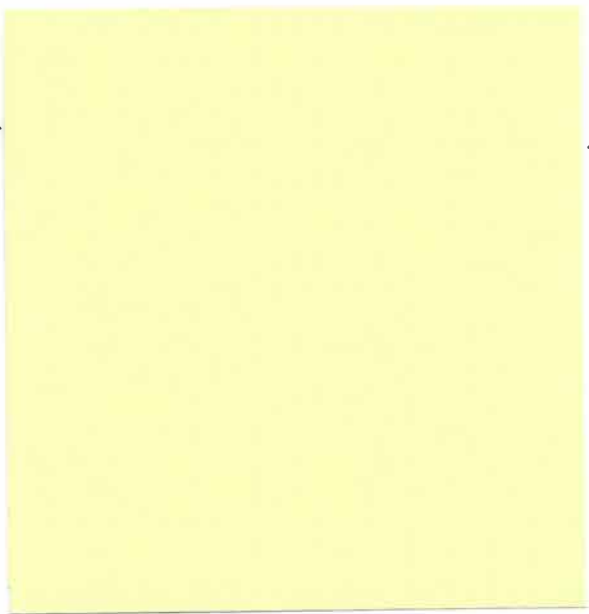
14. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

Councillors were informed that those over 60 and under 65 can now request a Covid 19 vaccination

Mr Angell informed Councillors that he was not standing again for the KCC. Councillors thanked him for his help and support over the years and wished him well.

There being no further business the meeting closed at 9.11 pm.

Signed.



..... Dated 25/3/21

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

FEBRUARY 2021

- 21/00131/AS Henden Place, 15 The Green, Woodchurch, Ashford, Kent, TN26 3PF
Repair/replacement of one metre of deteriorated oak timber
Parish Council: Support Mr Molloy was not at the meeting at this time
- 21/00138/AS Birch House, 93A Lower Road, Woodchurch, Ashford, Kent, TN26 3SG
Erection of a single storey rear extension
Parish Council: Support Mr Molloy was not at the meeting at this time
- 21/00180/AS Balcony Farm, Haycross Lane, Woodchurch, Ashford, Kent, TN26 3TF
Demolition of agricultural buildings and erection of 5 detached single storey dwellings.
Parish Council: Object 8:1
Concerns regarding access/egress onto the lane
Concern about the effect on the Public Right of Way
Inadequate drainage
Width of Road
Creation of homes en bloc outside of village
- 21/00223/AS Six Bells Inn, Bethersden Road, Woodchurch, Ashford, Kent, TN26 3QQ
Single storey rear extension to provide dining area to existing public house
Parish Council: Support Mr Molloy was not at the meeting at this time

Decision Notices received from ABC

- 20/00937/AS South Of England Rare Breeds Centre, Highlands Farm, Warehorne Road, Woodchurch, Ashford, Kent, TN26 3RJ
Change of Use of agricultural land to car park (Resubmission of 19/00109/AS)
Borough Council: Refuse
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Borough Council: Refuse