

WOODCHURCH PARISH COUNCIL

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MINUTES 182

Page 684

Minutes of the Ordinary Parish Council meeting held on Thursday 22 April 2021 at 7.00 pm Via Zoom

PRESENT: Ms L Bramley (Chair following co-option), 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

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 3 Members of the Public present.

1. ELECTION OF CHAIR TO OVERSEE ITEM 2

Mr Hukins proposed Dr Silcock as Chair to oversee Item 2. Seconded by Mr Job.
Unanimous

2. ELECTION OF CHAIR

Mr Nash proposed Ms Lucy Bramley as Chair, seconded by Mrs Job

There were no other nominations. Ms Bramley agreed to accept the position of Chair.

Ms Bramley signed her Declaration of Acceptance of Office to be witnessed by The Clerk.

3. APOLOGIES FOR ABSENCE

There were no Apologies for Absence.

4. APPROVAL OF APOLOGIES FOR ABSENCE

There were no Apologies for Absence.

5. ELECTION OF VICE CHAIR

Following discussion with the Auditor it was agreed to elect 2 Vice Chairs to assist Ms Bramley

Mrs Job proposed Mr Nash, seconded by Mr Molloy

Dr Silcock proposed Mr Hukins, seconded by Ms Bramley

Mr Nash and Mr Hukins both agreed to stand as Vice Chair.

6. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

There were no previously undeclared Declarations of Pecuniary Interest.

Declarations of Significant Interest

Ms Bramley declared a Significant Interest in application No 21/00474/AS due to a family connection.

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.

7. ACCEPTANCE OF MINUTES.

Mr Molloy asked it to be noted that he made the point that ABC had agreed an extension which facilitated us to consult with residents regarding application no 21/00474/AS.

The Minutes of the meeting held on 25 March 2021 were then accepted and it was unanimously agreed that Ms Bramley should sign them as a true record of the meeting at the earliest opportunity as they are currently with the Clerk.

Proposed Mr Hukins

Seconded Dr Silcock

8. MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECOVERED

The meeting was opened to the Members of the Public present from 7.41 to 8.00, during which time a resident spoke on behalf of the residents of Kirkwood Avenue regarding planning application no 21/00474/AS.

He pointed out that over the last 40 years only 3 individuals had considered this land suitable for development and the application for the 3 homes was granted on a casting vote by the Chair of the Planning Committee. The community of Woodchurch has consistently disagreed with developing this site and the Planning Inspector dismissed 3 appeals.

The gentleman made critical comments on issues under the following headings:

Planning consideration and material issues

Further reduction of Conservation Area, Layout, access, police not being consulted, width and strength of Kirkwood Avenue, issues with drainage and surface water, cost to community of more land ownership, type of housing needed in the village, impact of intrusive development, the application does not comply with HOU5, the cost of the bungalows will be increased due to the road being unadopted, unhelpful developer's statement.

Concerns over future management

Feasibility of allotments being attached to plot 1-3, management of the orchard, need for a new company when there is a CIC in the village, finance and ongoing cost to residents concerns that members of the Parish Council do not share residents view on the key role the Conservation Area plays in the wellbeing of residents. Residents of Kirkwood Avenue would like assurance that the Parish Council will decline the developers offer of land.

Value of responses to survey

There were concerns as to the value of this survey as it did not mention that the land forms part of the Conservation Area

The residents of Kirkwood Avenue believe that the community should take precedence over new houses. They do not object to the right properties in the right places and would agree to 5 dwellings being built. They hope that the Parish Council will treat the open space as a legacy of previous Parish Councils and not allow any intrusion onto it.

Councillors pointed out that it is not in our jurisdiction as to whether this application is or is not allowed.

The survey was to promote and to project this application through the village, as it did through the HUB and newsletter. The questions were kept deliberately short so as not to lead, but residents could also add comments.

Another resident endorsed the above and said that developers are no longer looking at the Development Plan but at greenfield sites that can be developed quickly for profit.

We need to look at how to protect the Conservation Area, bearing in mind the other areas in the village that developers are interested in. Villagers should resist anything that they don't want as the comments must carry some weight. Proper consultation is important.

A third resident asked that the application should go to Planning Committee as the Officer favours the application.

9. PLANNING

Please see attached list.

Discussion regarding any other planning issues within the Parish

No other items brought to the attention of the Council.

10. VILLAGE MATTERS**Village Car Park**

This was put on hold following correspondence from a resident who suggested that we were not in a position to engage a solicitor to advise on access issues because the Green is owned by the Village Green Charity. As a result of this we consulted the auditor and he confirmed that as the Charity Commission document states that *the said charity shall be administered and managed subject to and in conformity with the provisions of this scheme by the Parish Council of Woodchurch as the Trustees of the Charity*, we are entitled to do what is necessary to maintain the Green. Now this has been confirmed Mr Nash will progress this issue.

Woodchurch Windmill

Defer to future meeting

Request by Resident to Plant 2 Trees in Village

Remove from future agenda until we have response.

Children's Play Area – Repairs to Surfacing

The surface is breaking up and the Clerk was asked to write to the contractor and express the council's dissatisfaction at the fact that the surface is no longer fit for purpose. He will be given a date by which we expect a response to our letter.

Mr Nash will tape off the roundabout and put warning signs up at the play area.

Village Map and Walks Board Location

Defer to future meeting.

Renovation of Bus Shelters

Defer to future meeting.

Defibrillator Maintenance

Defer to future meeting.

Renovation of Flag Pole

Resolution: Following an email from the Flagpole Company, councillors ratified a decision taken during the month by Councillors Job, Silcock and Nash to ask an engineer to come and inspect the pole as there are concerns that the pole is in a potentially dangerous condition.

The agreement with the company to date is as follows:

The cost of this visit will be £230.00 plus VAT. Councillors will get a fully specified report, recommendation and quotation. If the council accepts any subsequent quotation within 30 days of issue then Flagpole Co will refund £150.00 of this initial visit.

On the advice of Flagpole Co the flag has been removed and Councillors are currently in the process of trying to obtain some short lengths of scaffolding that can be put in place to support/prop the pole until it can be fixed.

Request by resident to use Village Green for Fitness Classes on Monday and Thursday Evenings

Resolution: councillors unanimously agreed to this request, provided all Covid 19 restrictions are followed. The Clerk will ask for a copy of the Risk Assessment and Personal Liability

11. MATTERS ARISING

There were no Matters Arising not covered on the agenda.

12. 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	18626.19
		Plus Uncleared Cheques	000.00
			18626.19
		Less Uncleared Payments	1640.18
Plus Receipts	38280.26		16986.01
	88134.00	Plus HSBC Accounts	66.32
Less Payments	43079.38	Lloyds Savings	28002.29
	45054.62		45054.62

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Salary and Expenses	79	626.24		626.24	
Salary	80	235.86		235.86	
KALC	81	668.90	133.78	802.68	Subscription
Parish Clerk	82	6.88	1.37	8.25	Folders
Mr Nash	83	22.95	4.59	27.54	Fencing Posts
KALC	84	50.00	10.00	60.00	Training Fee

Councillors unanimously agreed to pay the above accounts

Proposed Mr Nash

Seconded Mr Hukins

Fixed Asset Register

Defer to future meeting

Risk Assessment

Mr Jarvis has been asked to:

Paint the bench at the bottom of Front Road

Paint the Waste Bins

Refurbish the Village Pump to slow deterioration

Monitor the Village Benches on a monthly basis.

Councillors unanimously agreed to ask Flagpole Company to come and inspect the Flagpole. See item above.

Insurance**Request from The Big Thin Red Line**

Following this request the Clerk contacted Came & Co who informed us as follows:

On the basis the group is a separate entity, which appears to be the case, the event cannot be insured by the Parish Council's policy.

Whilst the Parish Council is covered by the policy, we arrange for their responsibilities towards owning and maintaining The Green. The group will need to possess their own Public Liability Insurance for organising the event and provide proof of this to you together with their event risk assessment.

The Clerk will inform The Big Thin Red Line of this.

Update on KALC Meeting

Nothing to report.

Parish Council Contribution to Newsletter

Ms Bramley will write the update for the next newsletter.

Youth Matters

Defer to future meeting.

Village Green Extension – Unilateral Notices

Defer to future meeting.

Request from the Trustees of the Woodchurch Charities for Financial Assistance

Not required. See item above.

Government Call for Evidence in relation to Remote Meetings

Councillors agreed not to respond to this call for evidence.

11. CORRESPONDENCE/EMAIL CORRESPONDENCE**Correspondence**

Mr and Mrs Webster re signage at Finchurst drive - Clerk to clarify action required
EDF requesting Meter Read
Woodchurch Museum

Email Correspondence – all forwarded to all Councillors**12. HIGHWAY ISSUES/PROW ISSUES**

Following a call from a resident the Clerk reported the light at the entrance to the Village Car Park which is not working. Ref 567623.

The Clerk will contact S E Water and ask for a report regarding future work planned in Front Road and ask that they keep up informed of ongoing work and of the support they can offer to residents in the vicinity.

Footpath AT213 has been added to the forward maintenance plan.

Request for Speed Limit along Bethersden Road

Defer to future agenda.

13. ITEMS FOR INCLUSION ON NEXT AGENDA

Speeding in the Village

Communication

Thank you to past Chairmen

Woodchurch Museum

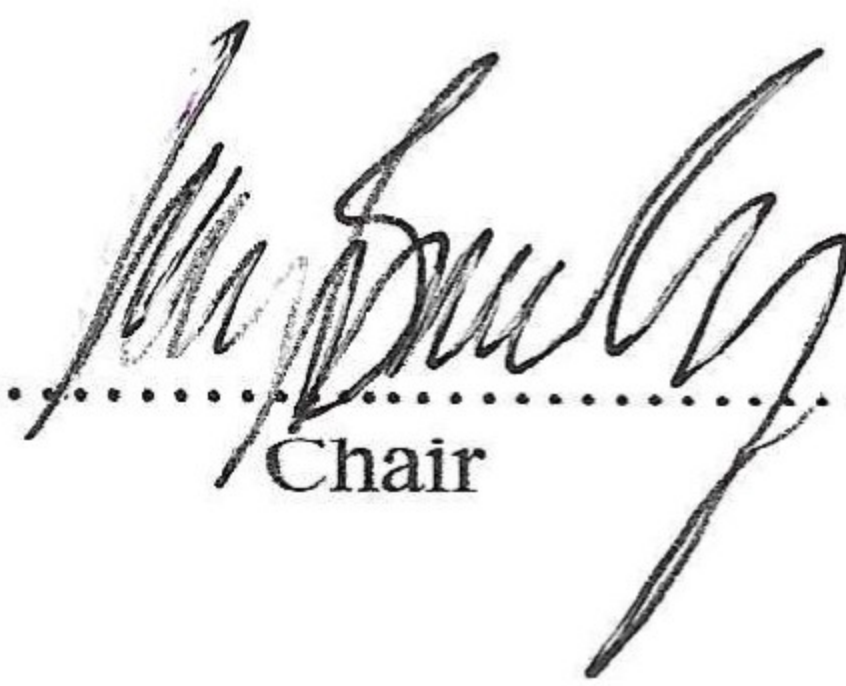
14. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

Following discussions with KALC, the Clerk reported the rules regarding Councillor resignation could be misinterpreted. The resignation takes place immediately the letter is handed to the Chair or the body to whom it is required to be delivered. Councillors cannot therefore present a letter during the month or at the start of a meeting with the intent of resigning at the end of that meeting. Councillors were asked to bear this in mind in future.

Mr Nash will include the fact that we have a Casual Vacancy in the newsletter, although we Cannot for co-opt a new until after we have been informed by officers at Ashford Borough Council that they have not received a request for an election

There being no further business the meeting closed at 9.21pm.

Signed.....



Chair

Dated

4/05/2021

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

APRIL 2021

- 21/00474/AS Land north of 14 and 15, Kirkwood Avenue, Woodchurch
Erection of 4 x 2 bedroom and 3 x 3 bedroom bungalows and the provision of new public amenity space, together with associated access, parking and landscaping
Ms Bramley left the meeting prior to the vote being taken
Mr Hukins chaired this item
Parish Council: OBJECT
Mr Molloy to send list of objections to the Clerk to forward to ABC
- 21/00557/AS Stonebridge Barn, Brook Street, Woodchurch, Ashford, Kent, TN26 3SN
Variation of condition 2 on 20/00092/AS [Erection of a detached dwelling, linked garage/car port together with access and parking and associated works] to change the external materials.
Ms Bramley returned to the meeting at this point.
Parish Council: Support
- 21/00628/AS Hornbrook Cottage, Appledore Road, Woodchurch, Kent, TN26 3TJ
To erect a 2-bay oak framed garage
Parish Council: Support

Decision Notices received from ABC

- 21/00092/AS Plot 1, Land North of 22, Lower Road, Woodchurch, Kent
Proposed detached double garage to Plot 1 of planning permission 20/00390/AS
Parish Council: Support
Borough Council: Permit – Mins April 21