

WOODCHURCH PARISH COUNCIL

Minutes 201

Minutes of the Extraordinary Meeting of the Parish Council held on Tuesday 6th September 2022

In attendance Cllr Wade Nash (WN) (co-vice chair), Cllr Alastair Hukins (AH) (co-vice chair then chair), Cllr Richard Job (RJ), Cllr Nicola Job (NJ), Cllr Ciaran Molloy (CM), Cllr Lucy Quinn (LQ), Cllr Paul Glasgow (PG)

Also in attendance Cllr David Ledger (ABC) (DL) and 2 members of the public

1. Election of chair.

WN proposed AH, CM seconded the proposal. All were in favour.

2. Apologies for absence

There were no apologies received

3. Declarations of interest

3.1 There were no declarations

3.2 There were no requests for dispensations

4. Acceptance of minutes

PG proposed these be approved, RJ seconded the proposal.

5. Confirmation of the 2022/23 Budget

It was noted that this item was included on the agenda in error as it had been approved at the last meeting.

6. Planning

6.1

CM advised there are two planning applications to note which cannot wait until the next meeting.

PA/2022/2033, Balcony Farm, Haycross Lane. This is an application that has previously been refused by ABC and which we previously objected to. It has been revised slightly in relation to the ROW. Our previous objection referred to an unsustainable location, ROW impact, access, drainage and the creation of homes en bloc outside of the village. It is also noted that the ROWs have been fenced off (which has previously been reported to KCC). It was proposed to note the same comments as the previous application with the addition of a statement that the new proposed ROW not clear as to how it joins and where new one will be. All were in favour.

22/01093/AS, Applefield, Redbrook Street. Agreed unanimously, no comments required.

6.2

A letter from C S Developments (CS) re: land at Kirkwood had been circulated prior to the meeting and all were aware of the contents. It was noted that it is the third time effectively the same letter has been sent to us. At a previous meeting it was agreed that we would not want to take over the land. No one has changed their opinion on it since then. Our previous response to ABC had noted that CS had not consulted properly with the village.

The meeting was opened for public representations:

Rob Woods (RW) stated that the reference to a meeting with ABC in CS's letter possibly suggested that if they negotiated with us and reached agreement re: the land they're discussing they may get round the conservation area issue. He also noted that there was an agreement re: an area of land in mitigation of the building of 3 houses on Lower Road and is that within that area? The information CS have provided so far is unclear on that.

DL suggested we speak to the planning officer if any suggestion of the Parish Council taking on the ground has come from them and ensure they are aware that we have previously stated we are not interested. They may not be as happy with CS's proposal if a private company ends up taking on the ground. CM will speak to the planning officer to enquire what the position is if we continue to refuse the offer.

The proposal is to invite CS & the wider community to the 22nd Sept meeting at 18:30 to be a 30 min meeting in advance of the Parish Council meeting at 19:00.

Proposed by LQ, seconded by CM.

Additionally, it was proposed that we invite CS to a separate site meeting with PC to be specified as a fact-finding meeting only at which no opinion will be given, no discussion or negotiations and no costings to be discussed – all such matters to be covered at the meeting with the community. 18:00 on 19th Sept was agreed.

Proposed by WN, seconded by PG subject to the final wording of the letter to CS being approved on email following this meeting.

The public meeting needs to be well advertised via the PC website, leaflets, notice board & Facebook. RW offered to distribute leaflets in Kirkwood.

CM advised there is also an update on the Gladman appeal. The appeal meeting has been set for 4th October and will be a virtual meeting. He has been advised that on or around 7th September all interested parties should receive letters asking who wishes to make representation. It has been suggested that we now re-present our previous representations and confirm that we do wish to present at hearing. It will be a closed hearing by invitation only so we need to ensure we put ourselves forward. All agreed. NJ proposed we let people know in same notification as the Kirkwood public meeting so any interested parties know to look out for letters. All were in agreement.

7. Appointment of new clerk and RFO

NJ presented the report that had been circulated in advance.

7.1 All were in favour

7.2 The w/c 26th was proposed for interviews, to be held in a 'central' place, the Parish Office, Memorial Hall Annex or Jean Mealham centre depending on availability and number of applicants. WN, NJ & PG are still happy to sit on interview panel. LQ to be added as 4th. 3 of 4 to attend the interviews depending on availability.

7.3 All were in agreement

7.4 CM proposed adding "what experience do you have of dealing with Borough Councillors". All agreed the adoption subject to the addition of CM's proposal.

8. Staffing committee

NJ presented the report that had been circulated in advance.

All agreed the resolution to form committee with details/members to be agreed at next meeting.

9. Updating Parish Council contact details following Judith's departure

All were in agreement.

10. Village Consultation working group

The PC has identified that we could have done a better job with general community engagement and discussions with residents. WN presented the report that had been circulated in advance with the proposal at this stage being to agree a working group to identify best manner to complete a consultation and for that group to then propose questions to be raised (to include working a realistic budget based on what residents want) and the results of that to eventually form the next village appraisal.

All agreed to form the working group. WN, AH, NJ, CM to be initial 4 to form working group with external members to be invited at a later date. All in agreement.

CM proposed pie charts prepared from the budget and information on the budget and precept go out in next newsletter. All were in agreement.

11. Items to included on the next agenda

Staffing committee working group

Village consultation working group

Correspondence

Playpark – update and address

Trees – Queen's canopy

Tree appraisal/survey

Finance working group – *TBC, check previous minutes to see whether this was formally formed*

12. Date of next meeting

The date of the next meeting was confirmed as 22nd September @ 18:30 for the public meeting re: CS, 19:00 for PC meeting.

Meeting closed to public.

13. Interim Clerk

All were in agreement with the proposals. A locum agreement on a self employed basis is to be signed before any work commences with a view to commencing from Monday 12th September.

Meeting closed at 21:04.