

WOODCHURCH PARISH COUNCIL

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MINUTES 202

Minutes of the Ordinary meeting of the Parish Council held on Thursday 06 October 2022

The Chair welcomed guests and parish councillors.

The meeting started at 7.00pm

In attendance:

Cllr Alastair Hukins (AH) (Chair), Cllr Wade Nash (WN) (Vice Chair) Cllr Lucy Quinn (LQ), Cllr Nicola Job (NJ), Cllr Richard Job (RJ) Cllr Ciaran Molloy (CM) and Cllr Paul Glasgow (PG)

Also in attendance Cllr David Ledger (ABC) (DL) Aniko Szocs (ASZ) Locum Clerk and 2 members of the public

1. APOLOGIES FOR ABSENCE and APPROVAL

None

2. DECLARATIONS OF INTEREST

Cllr Glasgow (Item 11.1.5) and Cllr Hukins (Item 11.1.2.)

3. Updating of Declaration of Interest for the Code of Conduct

None

4. Acceptance of Minutes:

The minutes of the Extraordinary meeting held on 6th of September have been accepted as a true record.

Proposer: Cllr Richard Job	Seconder: Cllr Paul Glasgow	Against:0
Abstain:0	In favour:7	Motion: Carried

5. Vacant Position of office Woodchurch Parish Council

The parish council agreed to co-opt Eleanor Jones as a member of the parish council.

Proposer: Cllr Wade Nash	Seconder: Cllr Ciaran Molloy	Against:0
Abstain:0	In favour:7	Motion: Carried

The chair welcomed Cllr Jones who joined the meeting after signing the declaration of acceptance of office form.

6. Banner at Play area

The parish council agreed to give permission for the Bootcamp banner to be placed on the road side of the play area on a temporary basis until a permanent solution is found. The parish council agreed to draw up a Banner policy.

7. Play Park

Cllr Hukins informed the council that a meeting has been arranged with an officer from Ashford Borough Council to provide guidance on how to proceed with the repair. Funds to cover the cost of the repair could be raised through crowdfunding.

Proposer: Cllr Paul Glasgow	Seconder: Cllr Nikola Job	Against:0
Abstain:0	In favour:8	Motion: Carried

8. Village Car Park

The parish council has been approached by residents seeking permission to park in the village car park overnight. The parish council proposed to adopt a permit scheme. An agreement outlining parking permission in and surrounding areas of the car park will be discussed at the next meeting. Concerns around policing the scheme were raised. Cllr Wade will be drafting and circulate the document prior to the next meeting.

Proposer: Cllr Wade Nash	Seconder: Cllr Alastair Hukins	Against:0
Abstain:0	In favour:8	Motion: Carried

9. Woodchurch 10 & 5 Mile run

The parish council agreed to give permission to use the green for the event but asked in the future request for permission is submitted at the same time when applying for road closure.

Proposer: Cllr Lucy Quinn	Seconder: Cllr Richard Job	Against:0
Abstain:0	In favour:8	Motion: Carried

The meeting adjourned for public participation

A member of the public raised concerns about the lack of clarity regarding overnight parking in the village car park.

Cllr David Ledger congratulated Cllrs Ciaran Molloy and Wade Nash for their contribution during the recent Gladman planning application appeal. Throughout the appeal Cllr Molloy put excellent arguments forward. Cllr Ledger reported that as part of the Climate Change Committee's commitment social houses will be brought up to C energy efficiency. There are a number of planning appeals. The Government now allows more permitted development to enable the installation of telephone masts. Cllr Ledger noted the importance of attending KALC meetings. At the recent KALC meeting the Head of Planning was present who gave a brief update regarding the progress of the recent planning portal upgrade. All Clerks will be contacted, and councils asked for feedback on their experience of the new planning portal. There are a number of training events planned, one on the 18th of October, there will be opportunity for both physical and virtual attendance. The Scrutiny committee will carry out an investigation to find out what went wrong during the roll out of the new planning portal. Cllr Nicola Job reported that she found a number of errors when looking at historical planning applications. The new Police Chief Inspector was present and explained that they face budgetary constraints.

Meeting reconvened 19.50

10. Annual Governance & Accountability Return for year ended 31 March 2022

The Parish Council acknowledged the external auditor's report. There were no matters arising.

11. Planning

Planning applications for consideration.

11.1.1. Planning Application Number 22/01093/AS

Applefield, Redbrook Street, Woodchurch, Ashford, TN26 3QS

A domestic scale photovoltaic ground mount array consisting of a steel framework fixed via ground screws with 14 solar panels (113.5cm by 227.9m) creating one single row of panels 16m long and 2.2m tall, with a surface area of 32m². All associated cabling to be in 5cm diameter plastic conduit buried in a 60 cm trench.

The proposal does not impact on surroundings. The parish council agreed to support the application.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Lucy Quinn	Against:0
Abstain:0	In favour:8	Motion: Carried

11.1.2. Planning application reference PA/2022/2256 and PA/2022/2291

Site Address2, Drayson House, The Green, Woodchurch, TN26 3PB Proposal

Removal of condition 3 (the proposed accommodation shall be used only for residential purposes ancillary to the property known as Drayson House as indicated on the plan accompanying the application) on approved planning application 90/00476/AS (Proposed Conversion and Extension of Old Stables into Flat for Dependant Relatives and Bedsit for Nanny/Nurse) to enable full use of annexe for holiday let and refugee lodgings. Second application: Current obligation restricts the use to dependents only. The applicants wish to be able to use the annex unencumbered.

The Parish Council agreed to support this planning application on the proviso that subsection 2 of Condition 3 is retained.

Proposer: Cllr Wade Nash	Seconder: Cllr Paul Glasgow	Against:0
Abstain:0	In favour:8	Motion: Carried

11.1.3. Planning application reference number PA/2022/2277

37 The Green, Woodchurch, Ashford, TN26 3PF Resubmission of 22/00744/AS Proposed new chalet bungalow along with associated works in the front garden of 37 The Green

The Parish Council continue to object to planning application PA/2022/2277 (formally 22/00744/AS), 37 The Green, Woodchurch, TN26 3PF re "Proposed New Chalet Bungalow within the front garden of No 37", for the following reasons:

- The proposed development to be located within the "front garden" of no 37, is actually directly in front of No 37a, south east of No. 37, east of No 35 and west of the 16th Century Place Farmhouse. The site is within Woodchurch's Conservation Area, the centre of the Village, adjacent to and overlooking the Village Green and close to a number of other white weatherboarded Grade II buildings. We believe that the proposal will not preserve or enhance the visual amenity within the conservation area of Woodchurch as the new design continues to be overbearing with respect to adjacent properties and will obstruct the direct view from the village green towards the Grade II listed Place Farmhouse. It will consequently impact the attractive Wealden rural nature of Woodchurch Village, its open (green heart) character and adjacent heritage sites.

- The design, materials and visual appearance will not form a balance with adjacent properties as the majority are weatherboarded and painted white. The adjacent 16th Century Place Farmhouse was initially similarly faced but then brick faced in the 18th Century using local materials. Construction of a modern house using modern brick face is not deemed appropriate for that part of the conservation zone.
- We consequently believe that it contravenes of a number of Policy's within the 2030 Ashford Local Plan, namely:
 - Policy ENV14 (a, e and f);
 - Policy HOU3a (a, c and d);
 - Policy HOU 5 (e & f).
- There is a potential concern with respect to noise and disturbance due to the siting and operation of the proposed air source heat pump.
- Provision will need to be made for the existing sewer pipe to be re-routed around the new building.
- The question of vehicular easement across Parish Council lands needs to be clarified.
- The protection programme for boundary hedges and adjacent trees needs to be clarified.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Paul Glasgow	Against:0
Abstain:0	In favour:8	Motion: Carried

11.1.4. Planning application reference number NOT/2022/2284

Glover Farm, Moor Lane, Woodchurch, TN26 3SS, Prior approval for change of use from agricultural barn and land within its curtilage to one dwelling house and associated operational development.

The Parish Council is supporting this planning application provided that there is access to Public Rights of Way AT196.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Richard Job	Against:0
Abstain:0	In favour:8	Motion: Carried

11.1.5. Planning application reference number PA/2022/2377

Sunnymead, Redbrook Street, Woodchurch, TN26 3QU Proposed indoor swimming pool building, associated terracing and change of use of land.

The proposal does not impact on the landscape, the heritage site, or the Public Rights of Way. The Parish Council agreed to support it.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Lucy Quinn	Against:0
Abstain:0	In favour:8	Motion: Carried

12. Planning Decisions

There were no planning decisions to report.

12.1. Report on status of Gladman Appeal

Cllr Molloy gave a brief update on the recent appeal hearing held on 04th October attended by Cllrs Molloy and Nash. A decision by the inspector will be made in 2-3 weeks' time. Cllrs Molloy and Nash were thanked for their help and providing local knowledge. It was noted

that the local infrastructure capacity is not adequate to accommodate new developments in the village. It was agreed to seek confirmation from both the surgery and school of their capacity. Consideration to dental care should also be given.

12.2. Brief update on Appledore Road Appeal

The proposal is to build 31 dwellings. The appeal is in progress for non-determination. The proposed development is too dense. The proposed location for social housing is concentrated in the bottom of the proposed development corner.

12.3. Update on Kirkwood planning proposal following a site visit

The application for the three dwellings has not been determined yet. The decision is delayed as the applicant couldn't demonstrate who will manage the proposed ecological land. The developer has approached the parish council and offered to gift the land to the parish council. The question remains regarding who would manage the land. The Parish Council had a factual site visit and met a representative of CS Developments. The representative confirmed the ecological land could be gifted to the council. It was suggested that CS Developments present their plans at an open public meeting to allow residents of Woodchurch to ask questions. The Clerk to check if the insurance covers legal aid.

13. Finance

The parish council has agreed to approve the items on the list of payment with the addition of the outstanding payment to the litter picker for August and September. The Clerk to print off a copy of the list for the chair to sign.

Payment Method	Items for Approval	Description	Total payable	VAT
Bacs	Commercial Services	Grass cutting 13/06/22 and 28/06/2022	£ 102.00	£ 17.00
Bacs	Commercial Services	Grass cutting 2xMarch, 1xApril, 2x May 2022	£ 255.00	£ 42.50
Bacs	PKF Littlejohn LLP	Limited assurance review of Annual Governance & Accountability Return	£ 240.00	£ 40.00
Bacs	The Play Inspection Company	Outdoor Annual Inspection	£ 87.54	£ 14.59

Total	£ 684.54	£ 114.09
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Proposer: Cllr Alastair Hukins	Seconder: Cllr Wade Nash	Against:0
Abstain:0	In favour:8	Motion: Carried

14. Correspondence/Email correspondence

- a) Request from resident for permission to park in the village car park overnight.

Resolved (Item 8)

- b) Request from Woodchurch in Bloom for permission to use the green for various events. **Resolved-unanimous agreement**

- c) Request to use the village green for the 10 & 5 mile running event – **Resolved: unanimous agreement (Item 9)**

15. Items to be included on the next agenda

- Green Canopy, to agree on siting
- CCTV
- Play Ground repair
- Parking - on the Front Road by the play park and in the village car park
- Car park closed sign
- Website - to update Cllrs details

16. Date and venue of next meeting

The next scheduled council meeting will be held on **Thursday, 27th October 2022** starting at 7.00 pm in the Memorial Hall Annexe

There being no further business the Chair closed the meeting at 9.20pm

Signed _____
Chair

Dated _____