

WOODCHURCH PARISH COUNCIL

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MINUTES 204

Minutes of the Ordinary meeting of the Parish Council held on Thursday 24 November 2022

The meeting started at 7.00pm

In attendance:

Cllr Alastair Hukins (AH) (Chair), Cllr Wade Nash (WN) (Vice Chair) Cllr Nicola Job (NJ), Cllr Richard Job (RJ) Cllr Ciaran Molloy (CM), Cllr Eleanor Jones (EJ), Cllr Paul Glasgow (PG), Cllr Richard Luker and Cllr Lucy Quinn
Also in attendance Aniko Szocs (ASZ) Locum Clerk and 2 members of the public

1. APOLOGIES FOR ABSENCE and APPROVAL

Cllr David Ledger (ABC) Cllr George Sparks (ABC) and Cllr David Robey (KCC)

2. DECLARATIONS OF INTEREST

Cllr Paul Glasgow Item 13.2.

Updating of Declaration of Interest for the Code of Conduct

None

3. Acceptance of Minutes:

The minutes of the meeting held on 27th of October have been accepted as a true record.

Proposer: Cllr Wade Nash	Seconder: Cllr Richard Luker	Against:0
Abstain:0	In favour:9	Motion: Carried

4. Civility and Respect Pledge

The parish council agreed to pass the resolution and to sing up for the Civility and Respect Pledge. The pledge statements were read out by the chair and agreed to by the full council. It was suggested the statements could form part of a policy and published on the parish council's website.

Proposer: Cllr Paul Glasgow	Seconder: Cllr Eleanor Jones	Against:0
Abstain:0	In favour:9	Motion: Carried

5. CCTV

The council reviewed the two quotes but agreed to defer this item until the December meeting. Cllr Nicola Job reminded councillors that signage and relevant policies should be considered and included in the costing. It was also agreed that residents on the Front Road should be made aware of the proposed CCTV. A letter will be sent with further details.

6. Budget 2023-2024

The parish council agreed to finalise the budget at the next meeting in December. Councillors were asked to email their comments to the Clerk prior to the meeting.

7. WI Woodchurch

The WI group requested permission to plant a maple tree on The Green opposite to the Oak tree. The parish council agreed to offer to adopt a tree from the Green Canopy tree planting project and plant it in the meadow area. Location of the proposed area to be shared with the WI group.

Proposer: Cllr Wade Nash	Seconder: Cllr Richar Job	Against:0
Abstain:0	In favour:9	Motion: Carried

8. Green Canopy

Cllr Molloy presented the proposed planting area for the Green Canopy. There will be ten trees added to this area made up of native species. It was suggested that neighbours should be informed of the proposed planting and the location. The parish council agreed to the location. The event to plant trees can be a community event involving all groups and societies.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Alastair Hukins	Against:0
Abstain:0	In favour:9	Motion: Carried

9. Communication

The parish council reviewed their current communication channels with residents. It was felt that there are gaps and more can be done to improve communication and to promote the parish council in general. The parish council is currently not using any of the social media platforms which can be disadvantageous when most residents obtain local information from those platforms. The parish council agreed to set up a social media platform to engage with residents. The parish council also agreed to review the website, which is currently shared with the HUB, a standalone website would give more autonomy. The parish council agreed to review ways forward in the new year.

Proposer: Cllr Nicola Job	Seconder: Cllr Wade Nash	Against:0
Abstain:0	In favour:9	Motion: Carried

10. 10 Kirkwood Avenue Development

The parish council took rigorous steps to review the implications on the parish council should they accept the land. The parish council agreed that they don't have the capacity to take on the management company's role, and was concerned over collecting service charges from the properties to cover the cost of the maintenance of the ecological land.

The parish council therefore agreed to not accept the gifting of the land.

Proposer: Cllr Alastair Hukins	Seconder: Cllr Nicola Job	Against:
Abstain:1	In favour:8	Motion: Carried

The parish council expressed concerns overdevelopment of the village's 'green heart' which is also a designated conservation area. The parish council agreed to confirm their original objection comment is still stands.

Proposer: Cllr Alastair Hukins	Seconder: Cllr Lucy Quinn	Against:3
Abstain:1	In favour:5	Motion: Carried

11. Parking in the Village car park

The parish council reviewed the documents and the licence drafted by Cllr Quinn. The council agreed to adopt the proposed permission with the amendment that includes parking on the green overnight is occasionally allowed, and to adopt the licence. Cllr Nash will amend the document accordingly. Neighbouring residents to the car park will be informed of the change.

Proposer: Cllr Alastair Hukins	Seconder: Cllr Richard Job	Against:0
Abstain:0	In favour:9	Motion: Carried

12. Coronation

The date of King Charles the III coronation has been confirmed and plans to mark this special occasion begun. It was recommended that the council could work with the flag warden and to take advice on protocol. The beacon to be include in the celebratory event. This item will be included in the January meeting for further discussion.

The meeting adjourned for public participation 8.50 pm

A member of the public enquired about a previous request for planting tree, it was suggested that the application is resubmitted for consideration as it could be part of the Green Canopy.

The resident also commented that communication with the residents ought to be improved and the latest decision allowing development on the Front Road should be communicated. The parish council confirmed a statement regarding the Front Road development will be published in the next newsletter.

Meeting reconvened 20.56

13. Planning

Planning applications for consideration.

13.1. Planning Application Number PA/2022/2345

Counter Farm, Unit 3, Brook Street, Woodchurch, Ashford, Kent TN26 3SP
Extension to existing workshop

The proposed planning application is an extension to existing facilities with very little impact. The parish council agreed to support it.

Proposer: Cllr Ciaran Molloy	Seconder: Cllr Wade Nash	Against:0
Abstain:0	In favour:9	Motion: Carried

13.2. Planning application Number

Sunny Mead Farm, Bethersden Road, Woodchurch, Ashford, Kent, TN26 3QW Proposed indoor swimming pool building, associated terracing, landscaping and change of use of land. Additional document submitted.

Additional document submitted to clarify the exact address. The parish council's comment remains the same. 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:9	Motion: Carried

14. Planning decision

Planning application number: PA/2022/2256

2, Drayson House, The Green, Woodchurch, TN26 3PB

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.

ABC Determination: **Approve with Conditions**

Parish Council's comment: The Parish Council is supporting this planning application on the proviso that subsection 2 of Condition 3 is retained. '(The Development) shall not be sold or otherwise disposed of separately from the said existing dwelling known as Drayson House'.

Outline Planning application (with all matters reserved except for access), for the erection of up to 40 dwellings (including affordable Housing), structural planting and landscaping, on the land site between 82 and 120 Front Road: Appeal Approved.

As you know your Parish Council is a Statutory Consultee for planning applications within the Parish but does not have the power to approve or reject projects. The PC can only advise based on local knowledge. The power to approve/reject rests with the ABC Planning Authority or, in the case of an "Appeal", with the Planning Inspectorate, as appointed by the Secretary of State. Following planning objections by the Parish Council, Woodchurch Villagers, (and after a period of non-determination) the ABC Planning Department, Gladman Developments Ltd., requested an Appeal be heard by The Planning Inspectorate based in Bristol. The October Appeal hearing (via Internet) and the site visit was attended by two members of your Parish Council, ABC, the Developer and other interested parties. Following the Inspectors four-week review, the Planning Inspectorate granted Outline Planning Permission and published their decision in November, which can be accessed on ABC's Planning Website under 21/01284/AS (a hard copy will also be available in the Hub). The approval has come with a list of 23 Conditions which make interesting reading. Your Parish Council are following up on this outline planning application approval with ABC and will continue to question the Appeal decision.

Land North of 14 and 15, Kirkwood Avenue, 21/02142/AS

Your Parish Council also discussed in full, the offer made by C.S.Developements for the gifting and management of the ecological lands associated with the proposed three bungalows, within the conservation area north of Kirkwood Avenue. The Parish Council voted unanimously not to take on the management of these lands.

15. Finance

The parish council agreed to approve the items on the list of payment.

Payment Method	Items for Approval	Description	Total payable	VAT
Bacs	Salaries	November	£ 1,388.25	
Bacs	RBL poppy appeal	Remembrance Day	£ 23.50	
Bacs	Woodchurch Memorial Hall	Venue Hire	£ 30.00	

Bacs	Commercial Services	Grass cutting	£ 153.00	£ 25.50
		Total	£ 1,594.75	£ 25.50
Payment for Information				
Bacs	Street Solutions	Traffic cone and red and white barrier tape	£ 51.94	£ 8.66
Bacs	Safety Sign Notices	Car Park Closed sign	£ 46.42	£ 7.74
		Total	£ 98.36	£ 67.40

Proposer: Cllr Richard Job	Seconder: Cllr Ciaran Molloy	Against:0
Abstain:1	In favour:7	Motion: Carried

16. Correspondence/Email correspondence

- a) Correspondence received from Ashford Borough Council's enforcement department confirming an investigation has been opened into the grey structure adjacent to the garage with ENF/2022/1645 case reference number. An update is expected within 28 days from 28th of October.
- b) Details of the Christmas light switch on event were shared from Woodchurch in Bloom
- c) Connecting Woodchurch project details
- d) Email received regarding speeding and parking outside the school
- e) Email sent to resident enquiring about The Green and access

17. Items to be included on the next agenda

- IT infrastructure
- Budget
- CCTV
- Play Park
- Noticeboards/Information boards
- Green Canopy
- Date of next charities meeting to be agreed

18. Date and venue of next meeting

The next scheduled council meeting will be held on **Thursday, 22nd December 2022** starting at 7.00 pm in the Memorial Hall Annexe

Closed session

19. Clerk and RFO

The recent recruitment drive to appoint a Clerk/RFO has been unsuccessful. The parish council agreed to offer the role to the Interim Clerk.

Proposer: Cllr Richard Job	Seconder: Cllr Ciaran Molloy	Against:0
Abstain:1	In favour:7	Motion: Carried

There being no further business the Chair closed the meeting at 9.30 pm

Signed _____ Dated _____
Chair