

PARISH COUNCIL OF PLUCKLEY

Minutes of the Ordinary Meeting of the Parish held on Tuesday 4th April 2017, Pluckley Village Hall, 7:30pm

Present	Cllrs Newman (Chair), Beattie, Breach, Housman, McAnally, O'Connor, Russell, Taylor, Whatman	
In Attendance	Cllr Bell; Caroline Levett – Clerk	
Item		Action Responsibility
1. APOLOGIES	There were no apologies. Cllr Newman welcomed Nick McAnally as a newly co-opted member of the Parish Council	
2. DECLARATION OF INTERESTS & ALTERATIONS TO REGISTER OF INTERESTS	Cllr McAnally declared a non-prejudicial interest in Planning Application 17/00366/AS.	
3. MINUTES OF PREVIOUS MEETING AND MATTERS ARISING	The Parish Council minutes from the meeting held on 7 th March 2017 were unanimously approved as a correct record of the meeting and signed by the Chairman.	
4. PARISHIONERS' QUESTIONS	<ul style="list-style-type: none"> • <i>Rail Service</i> - Parishioners were present to raise their concerns regarding a possible cut in rail services at Pluckley Station. A campaign group is being organised which will raise a petition, distribute leaflets and gather data on usage. The group asked the Parish Council if it would financially support the leaflet production. Cllr Bell urged individuals to respond to the consultation and to lobby KCC Transport Planning and the MP. • <i>Footpath Representative</i> - Janet Gwillim asked if there is currently a footpath representative for the village and volunteered to take this on if desired. • <i>Pavilion</i> - Following the tennis open day comments had been made about the tired state of the pavilion, in particular the broken guttering, the drain issue and a broken toilet seat. 	
5. CHAIRMAN'S REPORT CLLR NEWMAN	<p>The new owner of Little Farm would like to meet with the Parish Council to discuss possibilities. The Parish Council agreed it should meet him.</p> <p>The previous owner of the Blacksmiths Arms claims to own a strip of land in front of Thorne Cottages and had advised residents that they do not have a right of way over it. This was referred to ABC Legal Department and it is their belief that she does not own it.</p> <p>The Annual Report should be distributed this week.</p>	
6. PLANNING CLLRS HOUSMAN & TAYLOR	<p>A full planning report had been circulated to Parish Councillors prior to the meeting.</p> <p><i>Applications</i></p> <ul style="list-style-type: none"> • 17/00453 <i>Woodlands Farm, Newland Green Lane, Egerton</i> New garage and with games room above and external staircase to replace existing storage &; garage outbuildings &; containers. Defer to Egerton Parish Council to comment. • 17/00389 <i>Home Cottage, Station Road, TN27 0QX</i> Extension to existing outbuilding to create design studio (retrospective). The majority of Parish Councillors objected to this application. Cllr Housman to draft a response and circulate with objections based on change of use for business purposes; increase in size of building; potential increase in traffic. • 17/00410 <i>Frith Barn, The Pinnock, Pluckley, TN27 0SY</i> Proposed single storey/two storey linked extension to rear. Erection of a double garage, workshop and store and creation of a new access from Smarden Bell Road. The Parish Council unanimously supported this application. • 17/00305 <i>Little Chambers Green Farm, Dowle Street Road, Pluckley, TN27 0RY</i> Prior notification for the change of use of 2 No. agricultural buildings to 2 No. residential dwellings (Class C3) and associated operational development. ABC's role is to determine whether this conversion is eligible. The Parish Council does not have a role but it was 	CH

	<p>agreed that to draw attention to the Neighbourhood Plan and design standards.</p> <ul style="list-style-type: none"> • 17/00348 <i>Lawful development certificate Littlebrook Lodge, Forge Hill, Pluckley, TN27 0SJ</i> Replacement of driveway with wider driveway and change of materials to permeable block paving. The Parish Council unanimously supported this. • 17/00366 <i>Land between Lilloett and Green Hedges, Chambers Green Road, Pluckley</i> Proposed 4 bedroom House with detached double garage and parking. The Parish Council unanimously objected to this application. • 17/00008 <i>1 Surrenden Dering, Surrenden Rd</i> Conversion of ground floor stables and harness room to residential use as part of existing first floor residential use. Conversion of adjacent single storey 'range' to residential use for short term lets. The Parish Council was pleased to see that its comments had been taken on board regarding the use of the main building for short-term lets. The re-submitted application was unanimously supported. However, as Cllr Bell already had called in the application for Committee determination, it was decided to leave this such as at least one neighbouring resident's objection remains in place. • 17/00331 <i>Pluckley Brickworks, Station Road, Pluckley</i> Reserved matters application for details of layout, scale, landscaping and appearance, and revision to approved access arrangement, pursuant to outline permission granted under 14/01116/AS <ul style="list-style-type: none"> ○ <i>Removal of bus stop</i> : The Parish Council unanimously supported this. ○ <i>Omission of double yellow lines on the opposite side of the road</i> : The Parish Council unanimously supported this. ○ <i>Entrance fencing to be timber post and rail</i> : The Parish Council unanimously supported this. ○ <i>Access gates to be timber</i> : The Parish Council unanimously supported this. ○ <i>No formal street lighting; low bollards with low level lighting</i> : The Parish Council unanimously supported this. ○ <i>Public Access</i> : The Parish Council objects to the current proposal for the entrance area to be the public space. The Parish Council considered this does not meet the requirements for public access to the site, covering the lake, woodland and the field. The developer has offered to discuss arrangements for the Parish Council to manage these areas. If a satisfactory arrangement can be made, the Parish Council would support the application. ○ It was noted that mains gas will be made available. • 14/01116/CONC <i>Pluckley Brickworks</i> Discharge of conditions 10,14,20 & 23. Notification just received. Cllr Housman to seek an extension. <p><i>Decisions</i></p> <ul style="list-style-type: none"> • 16/01382/AMND <i>Non material change The Pond House, Station Road, TN27 0QX</i> Amended Plans Approved. PPC supported. • 17/00062 <i>Chambers Green Farmhouse, Station Road, TN27 ORL</i> Permit. PPC supported. • 17/00114 <i>Wenny House, Surrenden Road, TN27 OPP</i> Permit. PPC supported. • 17/00048 <i>The Rose and Crown, TN27 OST</i> Grant consent. PPC supported. • 17/00105 <i>The Acorns, Swarden Road, TN27 OSN</i> Permit. PPC objected to style and construction, and raised issues of potential damage to Oak trees. Although ABC have passed the plans, they have also issued TPOs on the two trees concerned. • 17/00030 <i>Woodstock, New House Lane, TN27 ORX</i> Permit. PPC supported. <p><i>Enforcement</i></p> <p>CO/17/00033 <i>Home Cottage, Station Road</i> Extension to storage building and driveway access. Case raised. A retrospective application has now been made.</p>	CH
7. ASHFORD BC REPORT CLLR BELL	<ul style="list-style-type: none"> • <i>Rail Services</i> : Cllr Bell has made colleagues aware of the proposed cuts and will work to ensure that rural areas are not disadvantaged. She also pointed out that usage is likely to increase with new developments. • <i>Pluckley Neighbourhood Plan</i> : This will go to Cabinet on 6th April and if approved to Full Council on 20th April. 	

	<ul style="list-style-type: none"> • <i>KCC Elections</i> : With elections imminent there is little to report. • <i>Ward Member Grant</i> : £500 has been earmarked for the short mat bowls equipment from this year's available fund. Other groups were invited to apply. Cllr Bell will enquire as to whether support can be given to the Rail Service Campaign Group. 	CB
8. PLUCKLEY STATION	<ul style="list-style-type: none"> • <i>Rail Cuts</i> : There is a possibility that the service through Pluckley will be reshaped which might result in a reduced service. The consultation closes on 23 May 2017. The Parish Council has always resisted any reduction in service and will work closely with the Campaign Group to formulate a response to be discussed at the next Parish Council meeting. <p>The Parish Council unanimously agreed to support the Campaign Group's request for £120 towards the cost of leaflet printing.</p> <ul style="list-style-type: none"> • <i>Removal of Cycle Storage</i> There is some confusion regarding a proposal to remove cycle storage facilities at the station, although it is believed that the lock up containers will remain. The Parish Council believe there are more users than is provided for. Cllr Bell to follow up. 	CB
9. NEIGHBOURHOOD PLAN CLLR NEWMAN	As reported by Cllr Bell.	
10. TRAFFIC & HIGHWAYS CLLR BEATTIE	<ul style="list-style-type: none"> • <i>Forge Hill Pathway</i> : A letter has been sent to the owners of the land adjoining Smarden Road requesting that the pathway is cleared and restored to its original width. There has been no response. The Highways Steward has revisited the site, and whilst it remains the landowner's responsibility, he has made a request to Highways to clear the path. • <i>Bus Shelter Egerton Road</i> : The Highways Steward has advised that KCC will not fund work regarding the dip in the road at the bus shelter as it is not critical. The Parish Council has the option to carry out any remedial work. Cllr Whatman will raise this with the contractor who carried out work to the bus shelter. 	MW
11. SPEED LIMIT REVIEW CLLR O'CONNOR	<p>Kent Highways Consultation started on 31st March and runs to 24th April. If more than 5 people object to the proposals this will have to be considered by the Joint Transportation Board. Parishioners are urged to support the proposals.</p> <p>Three contractors were contacted regarding the work to be carried out. One responded with a quote of £60,000. Three further contractors have been approached. Quotes will be circulated to Parish Councillors ahead of the next meeting.</p>	TOC
12. VILLAGE HALL CLLR BEATTIE & VILLAGE HALL EXTENSION CLLR HOUSMAN & WHATMAN	<p>The AGM will be held on Monday 8th May.</p> <p><i>Village Hall Extension</i></p> <p>Cllr Newman congratulated Cllr Housman on securing a grant of £42,000 from KCC to the Village Hall Management Committee. However some further funding will still be required, so Cllr Housman will pursue other grants from Biffa and other bodies on behalf of the Parish Council or the VHMC. Cllr Whatman will follow up the grant from ABC for £8,000.</p> <p>One member of the working group has left.</p> <p>At present it is still unclear what work might be required to remedy a crack in the wall. This is likely to be carried out at the same time as other works, but as a separate project.</p> <p><i>Cllr Newman congratulated Cllr Housman on securing a grant of £42,000 from KCC to the Village Hall Management Committee. However, some further funding will still be required, so Cllr Housman will pursue other grants from Biffa and other bodies on behalf of either the Parish Council or the Village Hall Management Committee.</i></p>	CH MW
12. RECREATION GROUND, PAVILION, TENNIS COURTS CLLR WHATMAN	<ul style="list-style-type: none"> • <i>Pavilion Repairs</i> Cesspool and guttering work is being discussed, and timing to carry out repairs to the toilet seat is being agreed with the handyman. • <i>Mowing</i> : The grass has been mown and strimmed. 	MW

	<ul style="list-style-type: none"> • <i>Marquee and Pavilion Hire</i> : Draft forms produced by Cllr Housman had been circulated. Cllr Whatman will work on these and bring back to the next meeting. A hire rate of £50 was agreed by the Parish Council. Cllr Whatman to respond to a current enquiry regarding marquee hire. • <i>Cricket Club</i> – It was established that 2014/15 rent has most likely been paid in full. It was agreed that the Parish Council would accept a payment of £750 to clear outstanding monies for 2015/16 and 2016/17. Currently the rental figure for 2017/18 remains at £500, but the Parish Council will review this at its next meeting. Alan Symonds explained that there is no longer a Saturday team and that the Sunday team has only 11 fixtures scheduled this season. • Cllr Newman would like to consider the possibility of asking the Primary School for a contribution towards its use of the Recreation Ground and facilities. 	MW
13. WEBSITE & COMMUNICATION CLLRS NEWMAN & RUSSELL	<ul style="list-style-type: none"> • <i>Mobile Communications</i> – O2 has advised that it would cost in the region of £1million to erect a mast, and there must be sufficient demand and sufficient complaints for this to be considered. Information from Hobbs Parker indicates no better success if this were to be initiated from a landowner's side. There has been no further feedback from EE. • <i>New House Lane / Stanford Bridge Broadband</i> Pledged Funds remains at £12,800. Survey results are awaited. 	
14. CLERK'S REPORT	Nothing to report.	
15. FINANCE	<ul style="list-style-type: none"> • <i>Finance Report</i> : The bank reconciliation for March were not available, although the Clerk advised a year end figure of approximately £74,000. Expenditure for April was agreed, with appropriate cheques being signed. • <i>Audit</i> : The Clerk advised of the audit process for the year ending 31st March 2017. The key date being 12th June which is the deadline by which completed and approved Annual Return must be submitted. • <i>Pond and Tree Warden Scheme</i> : It was agreed that the Parish Council would meet the costs for the Pond and Tree Warden to attend training. • <i>Expenditure</i> : Expenditure for 2017/18 is likely to be more than anticipated with Speed Limit work costing more than forecast and the Village Hall extension progressing, as well as any other additional project. 	
16. CORRESPONDENCE	No other items of correspondence.	
17. DIARY	<ul style="list-style-type: none"> • Annual Parish Council meeting : Tuesday 2nd May 2017, 7:30pm, Pluckley Village Hall • Annual Assembly : Tuesday 9th May 2017, Pluckley Village Hall 	CH/DB
18. ANY OTHER BUSINESS	<ul style="list-style-type: none"> • <i>War Memorial</i> : Cllr Housman advised that he still waiting to hear if the Parish Council is eligible to receive a grant. He has contacted another company, which had also advised that it would be very expensive and complicated to carry out work on the back or side of the Memorial (£6,000 -£7,000), and also recommended a tablet at the front (£1,500 - £2,000). Cllr Newman suggested that the additional tablet could be the width of the whole memorial for better appearance. • <i>Defibrillator Training</i> : It was agreed that an information session using the equipment and video provided would be held at the Village Hall, open to all parishioners. Cllr Housman to progress. 	CH
	The meeting closed at 10pm	

Caroline Levett, Clerk to Pluckley Parish Council
5th April 2017