

PARISH COUNCIL OF PLUCKLEY

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

Present	Cllrs Newman (Chair), Beattie, Breach, Housman, O'Connor, Russell, Whatman	
In Attendance	Cllr Bell; Caroline Levett – Clerk; 3 members of the public	
Item		Action Responsibility
1. APOLOGIES	Apologies were received and accepted from Cllr Taylor	
2. DECLARATION OF INTERESTS & ALTERATIONS TO REGISTER OF INTERESTS	There were no declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 7 th February 2017 were unanimously approved as a correct record of the meeting and signed by the Chairman.	
4. PARISHIONERS' QUESTIONS	A parishioner raised concerns regarding safety issues on Forge Hill. There is a hedge encroaching onto the narrow path, and debris on the road. Cllr Beattie will look at, and if appropriate raise with the Highways Steward.	SB
5. CHAIRMAN'S REPORT CLLR NEWMAN	Items covered elsewhere on the agenda.	
6. PLANNING CLLRS HOUSMAN & TAYLOR	<p>A full report of planning application and decisions had been circulated prior to the meeting.</p> <p><u>Applications</u></p> <p>14/01116/ CONB/AS Pluckley Brickworks, Station Road Discharge of conditions: 18, 19, 31, 32, 33, 34. The Parish Council unanimously supports the discharge of these conditions. It was agreed that Parish Council representatives should meet with the developers in order to maintain a good relationship.</p> <p>17/00210/AS Rose Farm, Rose Farm Road, TN27 ORG Replacement of all windows, reinstatement of dormer window roofplates, raising of the ceiling of the first floor, removal of stud walls and erection of new walls, replacement of modern doors, stripping paint from internal timbers, stripping and retiling of roof slopes including insulation, replacement of rear velux rooflight with a conservation type rooflight, removal of ceiling in catslide to create vaulted effect and investigation of and removal of modern brick linings to fireplaces. The Parish Council unanimously supports this application.</p> <p>17/00241/AS 4 Dering Close, TN27 ORN Demolition of existing precast concrete garage, and erection of single storey extension to side and front. The Parish Council unanimously supported this application.</p> <p>17/00177/AS 3 Sunflowers, Egerton Road, TN27 OPD Roof extension, including a new lantern roof light, to link building between the main house and the garage. The Parish Council unanimously supports this application.</p> <p>16/01382/ AMND/AS Non material change The Pond House, Station Road, TN27 OQX Addition of rooflights to east elevation of house and change in fenestration details; revision in rooflight sizes and door relocation on south and east elevations of garage; removal of rooflights on north elevation of garage on planning permission reference 16/01382/AS for the demolition of existing Colt House. Proposed replacement dwelling, including a proposed garage block and garden room. The Parish Council unanimously supports this application.</p> <p>17/00274&00275/AS Dowle Street Cottage, TN27 ORY Proposed conversion of existing outbuilding to form living accommodation ancillary to the main house within the curtilage of a Grade II* Listed Building. The owners recently submitted an application to extend the main house. This was not supported by PPC and was withdrawn. An application for a new 2-bay garage beside the front of the property has been approved (PPC supported). The Parish</p>	CH/MT

Chairman..... Date.....

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These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.

	<p>Council neither supports nor objects to this application but will be guided by other consultees and bodies. The Parish Council would like to see any new accommodation remaining ancillary to the main dwelling.</p> <p>17/00285/AS 2 Fir Toll, Station Road, TN27 0QZ Erection of part single storey part two storey rear extension. The Parish Council unanimously supports this application.</p> <p><u>Decisions</u></p> <p>16/01057/AS 3 Jennings Farm Cottage Replacement front door. Grant Consent. PPC supported.</p> <p>16/01331/AS Cooper Farm, Chambers Green Road, TN27 ORH Underpinning and minor repairs to elevations. Grant Consent. PPC supported.</p> <p>16/01578/AS Little Orchard, Chambers Green Road, TN27 ORJ Lawful development certificate - proposed - mobile home used as ancillary accommodation. Use/ Development Would Be Lawful. PC expressed strong concerns about such additions being able to circumvent planning regulations.</p> <p>17/00004/TP Woodcroft, Lambden Road, Pluckley, TN27 ORB To fell one x Silver Birch (T3 of TPO no 18,1989). Grant Consent</p> <p>17/00030/TC The Carriage House Rear Of Dering Arms, The Grove, Pluckley, TN27 ORR Willow T1 - Fell. Raise no objection.</p> <p><u>Enforcement</u></p> <p>CO/17/00033 Home Cottage, Station Road Extension to storage building and driveway access. This has been given a priority 3 classification and a response is expected within 25 days.</p> <p><u>UPDATES</u></p> <p>17/00008/AS_1 Surrenden Dering, Surrenden Rd Conversion of ground floor stables and harness room to residential use as part of existing first floor residential use, modifications to first floor and separate conversion of adjacent single storey range to residential use, all to be used for short term lets. The Parish Council supported the overall proposals, but with the caveat that a condition is included prohibiting the use of the main stable building for short-term letting. Little Chart PC had initially supported, but have since added a caveat stating that they also feel that short-term letting is unsuitable. A resident has written to ABC supporting the conversion but not the use for short-term lets. She also sent a wider complaint to Ashford BC about the lack of consultation with wider neighbours.</p> <p>Cllr Bell has requested that the application should be called in to the Planning Committee if the Officer is minded to allow short-term letting.</p> <p>It was agreed that parishioners should be reminded of the ABC Planning portal and that they can sign up to receive notification of planning applications. Cllrs Housman and Taylor will look at each application and if they consider that the list of consultees is not complete they will advise ABC.</p> <p>It was reported that the land at Little Farm, Smarden Road has been sold.</p>	<p>MN CH/MT</p>
<p>7. ASHFORD BC REPORT CLLR BELL</p>	<ul style="list-style-type: none"> • <i>Neighbourhood Plan</i> - assuming a favourable outcome of the referendum, Pluckley's Neighbourhood Plan will go before the Full Council Meeting on 20th April. <p>Cllr Whatman thanked Cllr Bell for the offer to apply for £500 towards the short mat bowls equipment.</p>	
<p>8. ABC WARD BOUNDARIES CLLR NEWMAN</p>	<p>The changes to ward boundaries will see Pluckley move from Weald Central to Upper Weald, with Charing Heath, Little Chart and Hothfield. This will take effect in 2019. The Parish Council had no comments to make.</p>	

9. NEIGHBOURHOOD PLAN CLLR NEWMAN	<p>The Referendum takes place on 9th March with voting taking place at the Village Hall. Members of the Steering Group will be present for the count when voting finishes at 10pm.</p> <p>A landowner has asked if there is interest in allotments. The Parish Council agreed this is a good idea and the view of parishioners should be sought.</p>	MN
10. TRAFFIC & HIGHWAYS CLLR BEATTIE	<ul style="list-style-type: none"> • <i>Bus Shelter Egerton Road</i> Following significant rainfall to demonstrate the large puddle that forms in front of the bus shelter photos have been sent to the Highways Steward as requested. Cllr Whatman is yet to speak to Keith Edwards regarding the water which still pools in the back corner of the bus shelter. <p>Cllr Newman has not yet spoken to Cllr Simkins regarding the new warning sign at Fig Tree House.</p> <p>Issues of parking in Chambers Green will hopefully be resolved as the Brickworks development progresses.</p>	MW MN
11. SPEED LIMIT REVIEW CLLR O'CONNOR	<p>The result of the consultation stage and the Road Traffic Order are awaited. Cllr O'Connor is seeking contractors to bid for the agreed work. It was agreed that, although not a KCC requirement, costs for work on Station Road would also be investigated.</p> <p>Cllr O'Connor reported that the contractors for the road works around Chilmington Green had given reassurance that this work has been carefully planned to minimise disruption.</p>	TOC
12. VILLAGE HALL CLLR BEATTIE	<p>The VHMC meeting took place on 6th March and included discussions on the following :</p> <ul style="list-style-type: none"> • <i>Grass cutting</i> – VHMC is looking into its own provider and seeking quotes • <i>VAT</i> – clear guidance has been given on VAT • <i>Insurance</i> – VHMC is keen to set up its own policy. Concerns regarding wall cracks have been looked at and need further investigation but is most likely not subsidence • <i>Defibrillator</i> - has been received and is waiting to be fitted. It was suggested that parishioners would benefit from familiarisation and training in its use. Cllr Housman to look into. • <i>Minutes of Meetings</i> – Cllr Beattie will forward these to the Clerk for circulation • <i>Extension</i> – Cllr Housman will be arranging a meeting of the working group 	CH SB CH
13. RECREATION GROUND, PAVILION, TENNIS COURTS CLLR WHATMAN	<ul style="list-style-type: none"> • <i>Pavilion</i> –repairs remain ongoing • <i>Grounds Maintenance</i> – the quote from Landscape Services, which has increased minimally over the past three years, was unanimously supported • <i>Tennis Club</i> – Cllr Russell advised that the launch takes place on 2nd April and the pavilion will be used for refreshments. This will be advertised widely and posters can be displayed once the village clean up has taken place on 25th March. 	MW GR
14. WEBSITE & COMMUNICATION CLLRs NEWMAN & RUSSELL	<ul style="list-style-type: none"> • <i>Mobile Communications</i> - Three and Vodafone are unlikely to take any action to improve coverage. EE is still looking into. Telefonica / O2 has raised a fault case and parishioners can report problems. This will be promoted through Nextdoor, the website and the Annual Report. • <i>New House Lane / Stanford Bridge Broadband</i> Pledged Funds stand at £12,800, including generous pledges of £1,000 from the Parish Council and £1,000 from FGS Agri. If the full allocation of vouchers is received the total achievable funding will be £18,050, comfortably above the required £14,932 quoted for the works. • <i>Village Hall Broadband</i> – to be progressed. • <i>Annual Report</i> - Cllr Newman has requested reports from village groups for the April edition of Communicate. 	MN GR MN
15. CLERK'S REPORT	<p><i>Parish Councillor Vacancy</i></p> <p>The deadline for expressions of interest was 3rd March. Parish Councillors considered the application and unanimously agreed to co-opt Nick McAnally. The Clerk to action.</p>	CL

16. FINANCE	The finance reports and bank reconciliations for January and February had been circulated by the Clerk and expenditure for March agreed, with appropriate cheques being signed. Cllrs Newman, Whatman and the Clerk met and produced a proposed budget for 2017/18 which had been circulated. Some items were clarified and the Parish Council unanimously agreed the proposed budget.	
17. CORRESPONDENCE	None to report.	
18. DIARY	<ul style="list-style-type: none"> • <i>Village Spring Clean</i> - takes place on Saturday 25th March. This will be promoted on the website and Nextdoor. Refreshments will be provided at the pavilion. Cllr Whatman to co-ordinate. • <i>Village Annual Assembly</i> – to take place on 9th May. Cllrs Housman and Breach to co-ordinate. 	MW CH/DB
19. ANY OTHER BUSINESS	<ul style="list-style-type: none"> • <i>War Memorial</i> – Cllr Housman is still waiting to hear if the Parish Council is eligible to receive a grant towards any work on the War Memorial. 	
20. DATE OF NEXT MEETING	The next scheduled meeting is Tuesday 4 th April 2017, 7:30pm, at Pluckley Village Hall.	
	The meeting closed at 9.45 pm	

Caroline Levett, Clerk to Pluckley Parish Council
10th March 2017