

PLUCKLEY PARISH COUNCIL

MINUTES OF THE MEETING HELD ON MARCH 9TH 2015

Present

Cllr Chris Housman – Chairman

Cllr Martin Newman – Vice Chairman

Cllr Sue Beattie

Cllr Chris Warricker

Also present 1 parishioner (Dave Clements)

Cllr Tim O'Connor

Cllr Paul Ellard

Cllr Paul Smith

Cllr Carol Washer

1 Apologies for absence

Received from Cllr Clair Bell (Ashford BC).

2 Minutes of Previous Meeting

The minutes of the meeting held on February 9th 2015 were approved and signed by the Chairman. There were no alterations to members Register of Interests or Declarations of Pecuniary Interest

3 Public Session

The parishioner present (Dave Clements) indicated that he would be assisting the Council with various 'DIY' activities (such as the Rec Ground notice board) as soon as he could. The Chairman thanked him for his ongoing valuable help around the village.

4 Chairman's Report

The Chairman reported that KALC had agreed to award Dave Clements a Community Award, and that the outgoing High Sheriff would present the award to Dave at the May PC (Annual) Meeting.

5 Planning

The list of applications is attached with the PC's decisions and comments noted.

There had been no feedback from Cllr Bell regarding the unusual 'on hold' status of the Brickworks application, and this would be followed up.

Martin reported that he had received an informal approach from the operators of the Headcorn Station car park about the potential development of a car park on the south-side of the station. More information was awaited.

The Chairman reported that he had accompanied the Government's Planning Inspector, the 'Pluckley Solar Group's residents' representative, the applicant's Agent and ABC's Planning Officer on the visit to the site of the proposed Dowle Street Solar Farm. This had been a very open and clear process, with all sides able to point out salient aspects to the Inspector.

ABC were likely to decide that no 'Environmental Impact Assessment' (EIA) would be needed in respect of another potential Solar Farm on the Pluckley Landfill site in Chambers Green Road. This would clear the way for a formal application to be made. Martin expressed concern that if this and the Dowle Street site both went ahead the village would have solar farms as 'bookends'.

6 Ashford BC report

In the absence of Clair Bell there was no report. The Chairman stated that the PC has now received the two 'members grants' from ABC: £400 for the defibrillator and £500 towards Pluckley Panto's Workshop/Store.

7 Neighbourhood Plan

Martin, Chris and Tim had attended a very useful meeting with Dan Carter and colleague at ABC at which ABC had pledged full support in the preparation of the plan.

No negative comments on the Plan process had been received by the deadline, so Martin expected it to be given the go-ahead by ABC very soon.

Martin reported that a meeting of the Steering Group had been held that day.

It was necessary to advise all landowners and developers of the possibilities of future development and to this end development issues need updating.

It was envisaged that the Plan process could be completed by October 2015.

8 Traffic & Highways

The water leak/stream in Forge Hill was still awaiting KCC's attention, but Martin had been assured that this was in hand with KCC Highways.

The Chairman had not yet arranged a meeting with the Highways Steward to discuss overgrown verges and parking issues. He would do this as soon as possible.

Paul Ellard reported that solar powered speed check equipment was now a realistic possibility, with costs around £4,000. These can be 'portable' and can be set for different speeds as needed. He would report further at the next meeting.

9 Village Hall

The Planning Application for the south-side extension is in the process of submission.

Once approval is received invitations to tender can be issued to the selected builders.

Pluckley Panto's Workshop/Store was now on order, with delivery imminent.

10 Recreation Ground, Sports Pavilion and Tennis Courts

The Tennis Club have reported that the court is unsafe to play on, and would pass on the professional report that they have received. Remedial costs were in the region of £8,000, and the PC did not have sufficient funds available for this. Martin suggested that Park Leisure should be asked for a 'second opinion' and also pointed out that the 'MUGA' was available and marked out for Tennis so the Club could play there. The purchase of a new net/posts was a possibility.

Chris W also reported that there was a problem with damage to the electrical cable feeding the Pavilion alarm. He agreed to ask Dave Kettle to investigate.

Dave Clements agreed to repair/replace the notice board.

11 Safety and Security

Tim O'Connor reported that crime in the Parish remains very low and that the Neighbourhood Watch was proving very effective.

He reported that the breeze-block wall by the Thorne Estate bus stop was in a dangerous condition and should perhaps be demolished. This would be an item for the Highway Steward.

12 Environment

Carol Washer said some sewage sludge had been delivered near Dowle Street, but that there was no smell or flies emanating. *[nb it has since been ascertained that the stockpiles are compost not sewage waste]*

13 Village Activities

Paul Ellard queried whether it might be better to play Petanque in the Recreation Ground car park rather than on the Court. He would examine this possibility further.

14 Website and Communications

Carol reported that the Website is up to date and the Clerk noted that he has just paid the 2015 hosting bill.

It was noted that the Parish Annual Report would soon need preparation, and Martin agreed to commence the drafting process.

15 Clerks Report

The Clerk was asked to ascertain the nomination and documentation process for Councillors wishing to seek re-election, and to take the necessary steps to provide paperwork.

16 Finance

The cheques were approved and signed as per the attached list.

The Clerk reported that the financial year would be ending at the end of March and the accounts would then be passed to our internal auditor and subsequently to the external auditor.

17 Correspondence

The box of general correspondence was available for inspection.

18 Next Meetings

The next PC Meeting will be on Monday 20th April at 7.30pm. This will be the final meeting of the current Parish Council.

The following meeting – the Parish Council AGM – will be on Monday 18th May at 8:30pm. This will be preceded by the Parish Assembly (Annual Parish Meeting) which will take place at 7pm.

Graham Smith,

Parish Clerk

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**PLUCKLEY PARISH COUNCIL CONSIDERED THE FOLLOWING PLANNING
MATTERS AT ITS MEETING ON 9th MARCH 2015**

Applications

15/00134

Rushbrook Bungalow: Proposed rear extension and replacement conservatory roof.

SUPPORTED

15/00158 & 15/00159 (LBC)

Black Horse Inn: Demolition and reconstruction of ragstone boundary wall

SUPPORTED SUBJECT TO AGREEMENT BY THE CONSERVATION OFFICER

15/00195

Shepherds Hey, Forge Hill: Rebuild a retaining wall

NO COMMENTS

15/00222

Land East of the Dering Arms: Alterations to garage block and change of use to create a dwelling with curtilage.

OBJECT – THE PROPOSED DEVELOPMENT IS IN A CONFINED SPACE AND OUT OF SCALE WITH ITS SURROUNDINGS AND THE CONSERVATION AREA. IT ALSO CAUSES A LOSS OF GARAGE SPACE

15/00300 (Revision to 14/00807 – previously approved)

1 Chambers Green Cottage: Erection of detached double garage, with roof space above.

SUPPORTED

14/01125 (Revised scheme)

Land at Alex's Autos: Erection of detached dwelling and formation of new vehicular access.

OBJECT – WHILE SUPPORTING THE APPLICANT'S WISH TO CONSTRUCT A DWELLING ON THIS SITE, THE PC FEELS THAT THE RE-DESIGNED PROPERTY IS STILL UNSUITABLE FOR ITS SURROUNDINGS, WITH FEATURES SUCH AS ENTRANCE PILLARS AND A BALCONY BEING PARTICULARLY OUT-OF-PLACE.

93/1204 (KCC)

Pluckley Brickworks (Pluckley Quarry): Construction of reception kiosk, site office and toilet, new access gate and extension of clay stockpiling area, access track and turning area.

COMMENT - THE PC REQUESTS THAT KCC SHOULD PLACE A RESTRICTION ON THE VEHICLE OPERATING HOURS AT THIS SITE TO 8AM TO 6PM IF THIS APPLICATION IS APPROVED.

*THE CHAIRMAN WILL ALSO POINT OUT TO KCC THAT THIS IS **NOT** THE 'BRICKWORKS' SITE, BUT THE CLAY QUARRY ON SMARDEN ROAD.*