

PLUCKLEY PARISH COUNCIL

MINUTES OF THE MEETING HELD ON NOVEMBER 16TH 2015

Present

Chris Housman- Chairman
Martin Newman- Vice Chairman
Sue Beattie
Carol Washer

Mike Whatman
Paul Smith
Graham Smith (Parish Clerk)
3 Parishioners were present

1 Apologies for absence

Apologies for absence were received from Tim O'Connor, and Cllr Clair Bell (Ashford BC).

2 The minutes of the meeting held on 19th October had been circulated and agreed by Councillors. They were therefore approved and signed by the Chairman.

There were no alterations to Members Register of Interests or Declarations of Pecuniary Interests.

3 Public Session

Dave Clements reported that the new notice board by the Recreation Ground had been installed. He also reported that he had cut the Village Hall grass as there had been some confusion over the use of the contractor. Thanks were expressed for his hard work, and he asked that thanks should also be extended to Pete Farris for donating the scaffold pole uprights to support the new notice board.

The other residents present (Messrs Wood and Williams) spoke about the proposed small housing development in Parsonage Field (off Station Road) supported in the draft Neighbourhood Plan. The Chairman explained that that the potential development had been put forward by the landowner himself (Mr Featherstonhaugh) but that no planning permission had yet been sought. After problems with access from Station Road, the landowner concerned had now proposed seeking an alternative access route from Malmaims Road running behind neighbouring properties. Martin explained the situation in more detail and stated that such access would not be supported by the Parish Council, or Ashford BC. Indeed the whole situation regarding this site was still under discussion, and the residents were advised that more information would be provided under the 'Neighbourhood Plan' agenda item.

4 Chairman's Report

The Chairman stated that, although he felt that the PC's informal approach to conducting meetings worked well, there had been occasions where decisions (resolutions) were not clearly identified and minuted as such, and that this could lead to later misunderstandings and confusion. It was agreed that 'resolutions' would therefore be more clearly identified in the minutes.

The Chairman had received correspondence from the Vice-Chairman of Bethersden PC regarding concerns over traffic implications of the Chilmington Green development. It was resolved that he should respond highlighting our concerns (especially regarding traffic and parking at the railway station), and offering to join any co-ordinated approach from neighbouring Parish Councils.

5 Planning

The Chairman reported that the appeal regarding the refusal of permission to build a house at Alex's Autos would be conducted via a Hearing, and that a date was awaited.

Other applications were discussed as per the attached schedule, and actions agreed as shown. It was resolved that Paul Smith would respond to ABC with our comments.

The PC has heard nothing regarding planning enforcements at Pinnock Farm and Thorne House ('Gooseberry Fields'). Paul would seek a progress report from ABC.

6 Ashford BC report

In the absence of Clair Bell there was no report.

7 Neighbourhood Plan

The Chairman clarified that the Steering Group (SG) set up to prepare the NP was not a formal sub-committee, and as such had only an advisory role to the PC, with all decisions therefore being taken/agreed by the PC. Terms of reference for the SG had been circulated and were agreed by the PC. They would now be published on the website.

The situation regarding the Parsonage Field site was that Kent Highways would not support any development on this site due to poor access/sight lines. The PC therefore agreed that this site would be removed from the NP, and alternative ways of meeting housing demand would be considered.

Martin explained that both ABC and our Consultant had stated that the use of 'red lining' to indicate development boundaries was up to the PC to determine. It was therefore unanimously agreed that the NP would only 'red line' the two proposed development areas at the Thorne/Lambden Road along with the Brickworks site.

Martin circulated an overall project timetable for the NP process, this would be made available on the web site when confirmed. He reported that preparation of the draft Neighbourhood Plan was well under way. It would shortly be circulated to Councillors (and our Consultant) for comments with the aim of agreeing it at the December PC meeting. It will then be published to ABC and residents for comment.

The next tasks for our Consultant were to review the draft plan and content, and support preparation of the Conditions Statement that forms part of the NP. Some discussion took place regarding expenditure and budgets for the NP. Martin agreed that the SG would prepare a financial statement showing actual and planned expenditure for discussion and agreement at the December PC meeting. This budget will then be monitored as the project proceeds.

8 Traffic and Highways

Sue Beattie reported that she was planning to meet with the KCC Highways Manager shortly to follow up on a joint meeting held earlier this year with Charing PC.

The local Highways Steward (Darren Anderson) would also be meeting Sue to ascertain our priorities for addressing local roadway issues. He has already agreed to clear vegetation and relocate the obstructed 30mph sign on Station Road. She would report back at the December meeting.

Martin reported that he and Tim O'Connor had met with Charlie Simkins (our Kent County Councillor) who has agreed to actively support the PC's desire for a 30mph limit throughout the village core (encompassing the current 40mph area).

It was noted that the 'speed gun' has broken. The PC agreed that a maximum of £100 could be spent on a replacement.

9 Village Hall

The Chairman reported that he had attended a VH Committee meeting the previous Monday at which Judy Pool agreed to take over the VH accounts (which will need a handover from the Parish Clerk).

Martin stated that he wished to relinquish formal responsibility for VH matters, and particularly work on the extension. The Chairman agreed to take this on with the support of Mike Whatman. It was noted that further quotations for the extension were awaited, but that costs were still likely to be above expectations. It is likely that some areas of the work (eg decoration) could be done by volunteers to reduce costs.

The Clerk agreed to check the last time that Jason had cut the VH grass, and to ascertain if any monies were owed, or refunds due.

10 Recreation Ground, Sports Pavilion and Tennis Courts

Mike Whatman reported that the resurfacing and refurbishment of the Tennis Court had been completed by Park Leisure, and that the invoice could now be paid.

A further trim and mow of the Rec by Landscape Services was agreed.

The Chairman agreed to meet with the Clerk to clarify the situation regarding the insurance claim for the Pavilion in terms of what has been claimed, and what has been paid.

11 Safety & Security

The Chairman reported that he had still not agreed a location for the Defibrillator, but that the heated cabinet had now been received. This will need a small electrical supply.

12 Environment

There was no report on this occasion.

13 Website & Communications

The Chairman asked Carol to delete all redundant email addresses (and messages) from our account.

Carol Washer explained that some other PCs (eg Bethersden) had websites developed using Wordpress, but that there were two versions with different facilities and costs. She agreed to obtain quotation for professional website development and management as well as continuing discussions with Adam Finch.

14 Clerks report

The Clerk had nothing to report.

15 Finance

The payments were agreed and cheques signed as per the attached list. The Chairman needed information on the hourly rates that the PC paid to its staff. The Clerk was asked to ascertain this information.

16 Correspondence

The Clerk drew attention to an item from English Rural Housing noting that their housing stock would be excluded from the Government's new 'right to buy' scheme.

17 Dates

The next PC Meeting is on Monday 14th December (1 week earlier than usual)

Martin reminded Councillors that Carols Round the Tree would be held on Friday 4th December at 5pm, and asked for assistance with erecting the tree on Thursday 3rd December.

The Parish Council Christmas dinner (at the Dering Arms) would be on Wednesday 9th December at 7.30 pm

Graham Smith , Parish Clerk.

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THE COUNCIL CONSIDERED THE FOLLOWING PLANNING MATTERS AT ITS MEETING ON 16th NOVEMBER 2015

Applications

- 14/01125 Land at Alex's Autos, Dowle Street - Appeal to be considered at a Hearing
NOTED
- 15/01365 Stanford Bridge Farm - Installation of a straw-burning biomass boiler and water-storage tank for drying crops and heating farm offices, workshop and farmhouse. Erection of agricultural building for biomass feedstock.
OBJECT – The PC is concerned about a potential increase in vehicle movements transporting the material to burn which does not appear to have been considered. It needs assurances from the Applicant in this respect.
- 15/01380 5 Jennings Farm Cottage, Charing Road – Erection of a 2-storey rear extension and single-storey link extension.
SUPPORTED
- 15/01213 1 The Grove – Amended submission to install solar panels with the rear garden, rather than on the adjacent paddock
COMMENT, should permission be granted the PC requests that the applicant should use suitable planting to screen the array from the adjacent public footpath

Decisions (Noted)

- 15/01204 Ashurst, Lambden Road - Extensions and front porch **PERMITTED** (PC had supported)
- 15/00354 Belmont, Smarden Road – Conversion of garage to kitchen and erection of new garage - **PERMITTED** (PC had supported)

THE COUNCIL APPROVED THE FOLLOWING PAYMENTS AT ITS MEETING ON 16TH NOVEMBER 2015

£429	Clerks salary *	One cheque	501057
£6.48	Postage stamps*	One cheque	501057
£84.20	Clerks tax to HMRC)		501058
£84.20	Clerks tax to HMRC) (September 21st tax not sent)		501058
£90	D Heasman, Street sweeping		501059
£45	J Johns, Recreation ground tidying		501060
£31	C Hoad, Bus shelter sweeping		501061
£360	Walker Construction (via KCC) Erection of village sign		501062
£20	Staples, Various printing		501063
£2,034	A J Samson Ltd. Final repairs to cricket pavilion. Roller shutter, alarm, lights.		501064
£234	Scribe licence for 2016		501065
£60	Staples Printing for Neighbourhood Plan meetings.		501067
£867.50	Community Spirit Partnership (Clare Wright) assisting with N'hood Plan.		501066
£40.80	Budget Graphics, Christmas posters		501068
£35	Information Commissioner. Annual fee		501069
£4,536	Park Leisure & Sports Ltd. Refurbish Tennis Court		501070
£17.50	M Wallis, PC Wreath for Remembrance Day		501071

As at 30th October the PC current a/c stood at £58,111.52, the reserve a/c at £8,908.67

The following Village Hall payments were approved

£122	S Exell, Keyholders wages	500542
£ 27.51	Initial Hygiene, Hygiene equipment	500543
£61.13	Kent County Supplies, Towels, toilet cleaner etc	500544

As at 26th October the VH a/c stood at £1,593.26