

WOODCHURCH PARISH COUNCIL

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MINUTES 117

Minutes of the meeting held in the Memorial Hall Annexe, Woodchurch on Friday 29 January 2016 at 7.00 pm

PRESENT: Mr J West (Chair), Mrs D Penn, Mr A Hukins, Mr N Jones,
Mr P Spice, Mr P Wood and Mr R Woods

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR:

COUNTY COUNCILLOR: Mr M Angell for part of the meeting

MEMBERS OF THE PUBLIC: There were no Members of the Public present.

1. APOLOGIES FOR ABSENCE

An Apology for absence was received from Mrs G Davies (prior commitment), Mr A Faiers (work commitment) and Borough Councillors, Mrs A Hicks and Mr B Bradford.

**2. DECLARATIONS OF INTEREST
Declarations of Pecuniary Interest**

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest

Mr West and Mr Woods declared an interest Planning Application no 15/01568/AS, as they are directors of the WCIE, to which Mr Graham has made a donation in the past.

Updating of Declarations of Interest for the Code of Conduct

Councillors are reminded that they should update their Declarations of Interest with the Monitoring Officer if necessary.

To note the granting of any requests for Dispensations and the decision

No such requests received.

3. ACCEPTANCE OF MINUTES

The Minutes of the meeting held on 10 December 2015 were accepted and it was unanimously agreed that Mr West should sign them as a true record of the meeting.

Proposed Mr Spice

Seconded Mr Woods

4. MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECONVENED

There were no Members of the Public present.

5. PLANNING

Please see attached list.

6. VILLAGE MATTERS

There have been several incidences of people driving on The Green and lorries have churned up the edges. There is nothing that can be done to repair the damage at the moment.

7. MATTERS ARISING

The Byelaws will be discussed again in May, once we have received the first half of the Precept.

Mr Massey has repaired the sign at no charge, in memory of Mr Walker who made it.

Mr Jones reported that he had been contacted by a member of the public who wanted to know whether we had had any feedback from the Conservation Area Appraisal. We have not had any feedback to date.

Mr Wood will revisit footpath AT172 again once the weather improves.

The Memorial Hall Car Park has been resurfaced.

The Queen's Birthday Celebration Committee is still looking for a band.

We have received a reply from the diocese explaining their consultation process.

We do not have room for any more benches on The Green. In future we will suggest that families donate a tree in memory of their loved ones.

8. ACCOUNTS AND OTHER GENERAL COUNCIL BUSINESS**Bank Reconciliation**

Account Balance		Balance at Bank	
Opening Balance	45790.17	Money Manager Account	48131.28
Plus Receipts	<u>24451.95</u>	Less uncleared cheques	<u>71.61</u>
	70242.12		48059.67
Less Payments	<u>22132.45</u>	Plus Community Account	<u>50.00</u>
	48109.67		48109.67
Less Earmarked Funds	<u>23143.91</u>	Less Earmarked Funds	<u>23143.91</u>
AVAILABLE FUNDS	24965.76	AVAILABLE FUNDS	24965.76

Earmarked Funds

	Balance 27.11.15	+/- Dec	Balance 10.12.15
Election/Standards Committee	5000.00		5000.00
Contingencies	10240.74		10240.74
Maintenance on War Memorial	220.52		220.52
Play Area/CEE	3049.49	51.84	2997.65
Village Trees	810.00		810.00
General Reserves	3875.00		3875.00
	23195.75	51.84	23143.91

Accounts to be Paid

PAYEE	CHQ NO	NET £	VAT £	GROSS £	DETAILS
Mrs J Batt	958	530.53 8.46 17.16 13.00		569.35	Salary Expenses General Admin Stationery for WCIE
Mr R Harris	959	77.91 236.30	47.29	361.30	Salary Materials and Fuel
Ashford Tarmacadam	960	2346.00	469.20	2815.20	Surfacing Car Park
D Grabham	961	120.00		120.00	Green Maintenance
Peter Shaw	962	237.50		237.50	Cutting War Memorial Grass

Proposed Mr Hukins**Seconded Mr Woods****Website**

Nothing to report.

Insurance

We are in a long term agreement with Hiscox until 2018.

Risk Assessment

Mr Faiers was unable to attend the meeting to report on the signs.

Two quotes to re install the spring motorbike have been received: -

One for £400 + VAT and one for £375.00**Resolution: Councillors unanimously agreed to accept the quote for £375.00**

Siting of Defibrillator

The owners of Shirkoak Park have agreed that the defibrillator can be sited on The Park. Mr Pope will install it next week.

The defibrillator at the WCIE is now connected.

Mr West asked permission to book the hall for a training session for members of the public. Councillors unanimously agreed this request.

Stoney Lane

Mr West asked councillors to go and look at the surface of Stoney Lane before the next meeting, as it is very muddy.

Request for School to use The Green for their Summer Fete

Councillors unanimously agreed with the request from the School to use The Green on Saturday 9th July from 2.00 – 7.30 pm.

9. CORRESPONDENCE

The Diocese of Canterbury
RWE re Little Cheyne Court Wind Farm Community Fund
Clerk and Councils Direct
Tracks Publishing
ABC Agenda for Parish and Urban Forum 27.11.16

EMAIL CORRESPONDENCE

FOWSA regarding the School Summer Fete
CXK regarding Youth Services in the village

10. HIGHWAY ISSUES

The Clerk was asked to report the subsidence at the top of The Park, Shadoxhurst Road, and the water leak on the corner of Front Road and The Green.

Councillor Angell will speak to KHS regarding the hedge at the bottom of Place Lane.

11. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

The Clerk was asked to send a letter of support to Appledore Parish Council and Kent County Council regarding the sale of Park Wood by KCC.

Parish Council representation on the Board of Governors for Woodchurch C of E School will be added to the next agenda.

There being no further business the meeting closed at 8.14 pm.

Signed..... Dated
Chairman

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2016

JANUARY 2016

15/01568/AS Woodchurch House, Brook Street, Woodchurch, Ashford, Kent TN26 3SN
Erection of a two and a half storey building comprising 22 care suites, communal area, quiet room and care office and additional parking

Parish Council: OBJECTS as follows: -

- **LIGHT POLLUTION LEVELS:** Extra lighting will not only affect nearby residents but is inconsistent with the Borough Council's Dark Skies Protected Zone status plans for Woodchurch. Nearby residents have previously complained about the light levels from Woodchurch House as it is.
- **NOISE POLLUTION LEVELS:** Residents in the area have already complained about the noise levels from Woodchurch House.
- **DRAINAGE:** The Parish Council have a concern about adding to what is already an 'at capacity' drainage system in that part of the Village. We recognise this should not directly affect Woodchurch House application, however, in our view, this is a bigger issue that Southern Water need to address before any further buildings are agreed and this needs to be influenced via Ashford Borough Council. Southern Water have never satisfactorily responded to the Parish Council about flooding reduction interventions in that area and we have no guarantees that Woodchurch is a priority for them. ABC should not agree in our view to a substantial increase in resident accommodation on that site until ABC is happy that the long suffering residents in that part of the village will not be disadvantaged further
- **SURFACE WATER:** There is currently no information determining how surface water is to be dealt with at this site (Martin Kempshall – Project Delivery Engineer – ABC), particularly as this end of the village is prone to flooding already
- **HEIGHT OF PROPOSED NEW BUILDING:** We have a concern that the height of the new proposed building will not only overshadow neighbouring gardens and homes (both privacy and light impact) and currently unclear if it would be higher than current neighbouring properties?

- **JOBS BEING CREATED:** Workers in this sector tend to be low paid who will find it difficult to find local, good quality, affordable housing in the village. Over the last few years the Planning Authority has consistently agreed to high end housing developments in the village leading to a dearth of much needed affordable accommodation for local and key workers. Public transport could be used by them but services (especially bus services) have been reduced in the same period.

RECOMMENDATIONS:

1. Lighting proposals are reviewed to minimise light pollution
2. Details provided of expected increase (if any), on noise pollution – what guarantees will be provided?
3. Seek understanding from Southern Water and ABC on current unacceptable drainage issues that need to be resolved.
4. Details need to be provided by developers on how surface water is to be dealt with.
5. Revised proposals with lower height building to lessen impact (privacy & overshadowing) of all neighbours.
6. We need more information about the type and number of jobs being created.

15/01616/AS Counter Farmhouse, Brook Street, Woodchurch, Ashford, Kent TN26 3SP
Proposed part removal of chimney on North face down to damp proof tray level, Clean off bricks and re-build to a reduced height. Line chimney to accommodate a wood burning stove in ground floor fire place.

Parish Council: Support

15/01635/AS New Barn Farm Bethersden Road, Woodchurch, Ashford, Kent TN26 3PU
Change of use from 3 stables to 10 boarding cattery units

Parish Council: Support

15/01651/AS Garros, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QS
Provision of a manège measuring 40 metres x 20 metres with associated fencing

Parish Council: Support

16/01685/AS 35 Front Road, Woodchurch, Ashford, Kent TN26 3QB
Erection of a single storey rear extension

Parish Council: Support

16/00044/AS Little Tiffenden, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QU
Revised application to planning approval 12/00992/AS (Replacement dwelling)
Including provision of a basement and reorientation

Parish Council: Support

Decision Notices received from ABC

15/0961/AS 39 The Green, Woodchurch, Ashford, Kent TN26 3PF
Construction of rear single storey extension and insertion of new door to west elevation to serve new lobby and new window to serve kitchen
Borough Council: Permit

15/01508/AS ACKNOWLEDGMENT OF PRIOR APPROVAL NOTIFICATION OF CHANGE OF USE: FROM AGRICULTURAL TO DWELLINGS
Balcony Farm, Haycross Lane, Woodchurch, Ashford, Kent TN26 3TF
The change of use of the existing chicken house and land within the curtilage to provide 3 separate residential dwellings
Borough Council: Refuse