

WOODCHURCH PARISH COUNCIL

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MINUTES 130

Minutes of the meeting held in the Memorial Hall Annexe, Woodchurch, on Friday 16 December 2016 at 7.00 pm

PRESENT: Mr J West (Chair), Mrs G Davies, Mr P Spice, Mr P Wood and Mr R Woods

PARISH CLERK: Mrs J Batt

BOROUGH COUNCILLOR:

COUNTY COUNCILLOR:

MEMBERS OF THE PUBLIC: There were 4 Members of the Public present.

The Chairman informed Councillors that Mrs Penn had resigned from the Council with immediate effect.

Councillors thanked Mrs Penn for her help and support during her time on the council.

1. APOLOGIES FOR ABSENCE

An Apology for Absence was received from Mr A Faiers, Mr A Hukins and Mr N Jones (prior commitments) and Borough Councillors, Mrs A Hicks and Mr G Bradford.

2. DECLARATIONS OF INTEREST

Declarations of Pecuniary Interest

Mrs Davies declared an Interest in Planning Application No 16/01625/AS as she is related to the applicant and 16/01724/AS as she knows the applicant.

Declarations of Significant Interest

There were no Declarations of Significant Interest.

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 October meeting was held on the 28th October not 25th.

The Minutes of the meeting held on 25 November 2016 were accepted and it was unanimously agreed that Mr West should sign them as a true record of the meeting.

Proposed Mr Woods Seconded Mrs Davies

4. MEETING ADJOURNED FOR PUBLIC PARTICIPATION AND RECOVERED

The meeting was opened to the Members of the Public present for questions and comments from 7.05 – 7.08 pm during which time critical comments about various issues within the parish were put forward, which will be followed up by members of the Parish Council.

5. PLANNING

Please see attached.

We have been informed of the proposed diversion of parts of Public Footpaths AT221 and AT224 at Woodchurch.

Local Plan Omission Sites

ABC replied to our email requesting an update by referring councillors to: -
<http://www.ashford.gov.uk/local-plan-2030>.

Councillors are now waiting for the result of the outcome of the consultation on these sites.

6. VILLAGE MATTERS**Extension of Village Green**

The entrance to the extension is now from the Village Green as Mr Bourne's entrance has been secured.

The Dock Leaves have been sprayed.

Memorial Hall Car Park

Councillors have once again received complaints about the number of cars on the car park. This will be looked again once the bye-laws signs have been put up on The Green and the Information Centre.

Mr Jones emailed to say that the Community Warden has been advised of one vehicle which has been parked in the same place for a number of weeks and she is looking into the ownership details.

Quotation for Grass Cutting – Received after publication of the agenda

Landscape Services have submitted their quotation for grass cutting as follows: -

To carry out grass cutting to the Village Green - £55.59 per cut.

Resolution: Councillors unanimously agreed to accept this quotation for the 2017/2018 growing season.

Proposed Mr Wood

Seconded Mr Spice

7. MATTERS ARISING

There were no Matters Arising not covered on the agenda.

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

| Account Balance | | Balance at Bank | |
|------------------------|-----------------|-------------------------|-----------------|
| Opening Balance | 42304.11 | Money Manager Account | 51611.18 |
| | | Plus uncleared receipts | 000.00 |
| | | | 51611.18 |
| Plus Receipts | 26331.38 | Less uncleared cheques | 2816.86 |
| | 68635.49 | | 48794.32 |
| Less Payments | 19791.17 | Plus Community Account | 50.00 |
| | 48844.32 | | 48844.32 |
| Less Earmarked Funds | 24438.07 | Less Earmarked Funds | 24438.07 |
| AVAILABLE FUNDS | 24406.25 | AVAILABLE FUNDS | 24406.25 |

Accounts to be Paid

| PAYEE | CHQ NO | NET £ | VAT £ | GROSS £ | DETAILS |
|--|---------------|-------------------------|--------------|----------------|-------------------------------------|
| Mrs J Batt | 1028 | 539.07 8.46 16.00 | | 563.53 | Salary Expenses General Admin |
| Mr R Harris | 1029 | 277.33 | | 277.33 | Litter Picking |
| Mr M Clark (held until January as the invoice was not available) | 1030 | 565.00 | | 565.00 | Wildflower Meadow |
| D Grabham | 1031 | 105.00 | | 105.00 | Green Maintenance |

Proposed: Mr Spice Seconded: Mr Woods

Earmarked Funds

| | Balance 25.11.16 | +/- Dec | Balance 16.12.16 |
|--|-------------------------|----------------|-------------------------|
| Election/Standards Committee | 5000.00 | | 5000.00 |
| Wildflower Meadow Preparing ground and seed | 10000.00 | -565.00 | 9435.00 |
| Maintenance on War Memorial | 233.02 | | 233.02 |
| Play Area/CEE | 1634.31 | | 1634.31 |
| Village Trees | 810.00 | | 810.00 |
| General Reserves | 7325.74 | | 7325.74 |
| | 25003.07 | -565.00 | 24438.07 |

Bank Mandate

The Bank Mandate is now active, although Mr Jones emailed to report that there are currently 23 signatories against the Woodchurch account. This will be dealt with as soon after Christmas as possible.

Confirmation of Precept Request– Received after publication of the agenda

Councillors confirmed the amount requested from ABC and Mr West and the Clerk signed the Precept Request to be returned to ABC.

Newsletter

Nothing to report.

Risk Assessment

Next Risk Assessment due in March.

Transparency

Councillors were asked to monitor the website to ensure that it is up to date.

Update on KALC Meeting

Nothing to report as the Ashford Branch of the KALC has not held a meeting.

9. CORRESPONDENCE/EMAIL CORRESPONDENCE

No correspondence received.

10. HIGHWAY ISSUES

The potholes outside of Batchelors Hall to be reported again.
Subsidence along the Shadoxhurst to Woodchurch Road

11. ITEMS TO BE INCLUDED ON THE NEXT AGENDA

Councillors did not ask for any specific items to be included.

12. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

The Clerk was asked to contact Mrs Hicks and ask her to investigate a matter of concern in Redbrook Street.

Following comments during the Public Interval, the Clerk will contact a local firm regarding their employees’ standard of driving.

The next meeting is due to be held on Friday 27 January at 6.30 pm.

There being no further business the meeting closed at 8.02 pm.

Signed..... Dated

WOODCHURCH PARISH COUNCIL

PLANNING APPLICATION RECORD

2016

DECEMBER 2016

- 16/01625/AS Beacon Farm, Coldblow, Woodchurch, Ashford, Kent TN26 3PL
Erection of agricultural buildings comprising cattle shed, slurry pit and
Replacement silage clamps
Parish Council: Support 4:1 abstention
- 16/01703/AS Garth End, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QS
Prior approval for associated operational development in accordance with prior
approval 16/00862/AS (Prior approval for change of use from agricultural barn and
any land within its curtilage to 2No dwelling houses
**OBJECTS to the development of market homes on land that has traditionally
been agricultural, without any indication that the occupants of these dwellings
are going to be linked to the agricultural industry.**
- 16/01724/AS Kestrels View Farm, Brook Street, Woodchurch, Ashford, Kent, TN26 3SX
Prior notification for the change of use of agricultural buildings and land within the
curtilage to 2 dwellings and associated operational development
Parish Council: **OBJECTS to the development of market homes on land that has
traditionally been agricultural, without any indication that the occupants of these
dwellings are going to be linked to the agricultural industry.**
- 16/01758/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,
and care office and additional parking (resubmission of 15/01568/AS
Parish Council: STRONGLY OBJECTS on the following grounds: -
- **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, (generator ((waste water being released at night to take pressure off the drains that are already at capacity)), shouting from residents, deliveries in the early hours).

- **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.

16/01781/AS Gower Farm Barn, Susans Hill, Woodchurch, Ashford, Kent TN26 3RE
 Erection of 1no dwelling with associated parking and garden
Parish Council: Support

Received after publication of the agenda, but councillors were not concerned that this application was in any way contentious

16/01534/AS Bower Farm, Brook Street, Woodchurch, Ashford, Kent TN26 3SY
Proposed replacement of existing asbestos clad storage building with metal clad building
Parish Council: Support but councillors would like ABC to ensure that the asbestos is appropriately dealt with

Decision Notices received from ABC

16/1509/AS Balcony House, Brook Street, Woodchurch, Ashford, Kent, TN26 3SX
Conversion of existing garage into habitable space. Re-cladding external walls and replacing existing roof finish
Borough Council: Permit

16/01553/AS 56 Lower Road, Woodchurch, Ashford, Kent TN26 3SG
Proposed single storey extension to front elevation
Borough Council: Permit