**Challock Parish Council Meeting Minutes**

Memorial Hall, Audrey Allen room

Wednesday, 17th November 2021 7.30 pm

Members of public present:4

Apologies

There were no apologies received.

Present

Michael Fisher (Chairman), John Ramsden, Tracy Brown, Anthony Aitken, Max Thomas & Di Sandy (Clerk).

Welcome

Chairman thanked everyone for attending.

Declarations of Interest

Councillors no new changes to the declarations of interest.

Councillor Fisher declared an interest under planning application 21/01899/AS.

Minutes of Last Meeting

Minutes of 13th October 2021 meeting were signed by Chairman Fisher as an accurate record.

Proposed by Councillor Aitken and seconded by Councillor Ramsden.

All agreed.

**PCSO Adam Brooks Monthly Report for October**

Adam Brooks is the new Police Community Support Officer for Challock and have been a PCSO for Kent Police for nearly 5 years. As well as the Downs West ward other areas covered are Bockhanger, Bybrook, Kennington, Goat Lees.

Nothing to report for Challock.

Clerk’s Report

**Highways**

Clerk reported further damage on the footpath, Blind Lane. Where vehicles have mounted the footpath causing the path to rise and crack. It has since been repaired but KCC has raised further work to be done as the path is still raised and uneven.

Reported fly tipping of concrete in hedgerow, adjacent to layby, Green Lane opposite Austen Mews.

Reported deer sign laying down hidden in shrubs Kings Wood, A251 Faversham direction.

Reported deer sign hidden in hedgerow not clearly visible to motorist A252, Longbeech Park.

Reported signs hidden in hedgerow and one sign obscured by lamp post, junction Squids Gate Lane, A252.

Reported mud on Monkey Lane to KCC Highways.

Salt bins have been filled by KCC. Clerk has requested a salt bag to be delivered to St Cosmas Close.

**PROW** – Clerk has reported fallen tree leaning across the footpath High Snoad Wood.

**The Lees**

Grounds man has trimmed back tree branches at entrance to the Lees, opposite garage. The final back up was carried out in October. Received positive feedback on how nice the Lees look.

**Play Park**

The matting and concrete base around the nest swing to be removed by the end of November. Clerk to arrange for a mini skip £216 including VAT to remove matting and concrete to coincide with the delivery of bark. 20 bulk bags at £76 per bag, price remains the same.

Repairs to the toddler slide posts and monkey bars post to be carried out by the grounds man.

**Village Notice Board**

The village notice board at Westwell Lane’s junction to be removed completely and placed in the hired mini skip. There has been further damage to the notice board in the village hall car park, there is punctured holes. Clerk to arrange for the grounds man to replace plastic screen.

**Memorial**

The Memorial has been cleaned and area tidied.

An Act of Remembrance took place on Thursday, 11th November. Attended by the Reverend Cathy Silgrist, Year 5 Challock Primary and parishioners. It was well attended.

**Funding**

Clerk has submitted ABC capital grant application to match fund CCTV for the village hall and Cricket Pavilion. The total amount of funding is £1730.40. Requesting £721 from ABC and the remaining shared by the Parish Council, Village Hall & Cricket Club less VAT. Should hear back in January 2022.

**Training**

A representative from the PC is invited to join a team’s ABC planning training course which includes a short presentation which will cover General Planning training, Stodmarsh / impact and mitigation and Enforcement. This has been cancelled and to be re-arranged later on in the year.

Correspondence

* An email from ABC regarding Land Mapping Commission to help protect the Garden of England from rural sprawl. Mapping aims to protect the best of our natural environment and the character of our rural villages for the enjoyment and wellbeing of our current and future residents. The work of the Commission will make a significant contribution to the process of formulating our Local Plan and assist the Council in reaching our ambitious net zero carbon target before 2050. To commence in November.
* An email from Kathy Stevens Village Hall Committee regarding news exchange on “problems with local youths. Having well-lit areas around the village hall and recreation areas encourages youths to hang around.
* An email from parishioner concerning ABC plans to build a detached dwelling in Chapmans Close. Parishioner has raised the problems residents have encountered with the communal sewage system in Chapmans Close. They have on a number of occasions stated that the system is not fit for purpose yet have not confirmed how they can justify the introduction of more housing on the system. If they intend to either upgrade or change the system in order to accommodate any new dwelling, then they should also take full responsibility for any costs involved as part of the project. My view is that their recent attempts to get us residents to pay for an upgrade (with no guarantees of success) is so that they can counter any concerns on adding more capacity. They have recently gone very quiet in this regard. I would hope that the Parish Council will support the local residents with this potential issue if unreasonable costs are involved and help us to ensure that ABC pick up the costs where necessary.
* Received an email notification that the Boughton Aluph and Eastwell Neighbourhood Plan was the subject of a referendum held on Thursday 29 July 2021. 92.7% of those who voted were in favour of the Neighbourhood Plan.

Following the positive referendum result, Ashford Borough Council has published its decision to ‘make’ the Boughton Aluph and Eastwell Neighbourhood Plan 2013 – 30 as part of Ashford Borough Council’s Development Plan, in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

* Received a complaint from parishioner concerning parking on the Lees during the school drop off. A large motorhome had parked adjacent to parishioners’ property blocking him from accessing the track to go to work. The Clerk attended the school collection time the same day to observe and handout letters to those parking on the Lees grass. Two letters were handed out.
* Received an email from ABC regarding Funding Grants Update. Capital Grants second round for up to £10,000 and the deadline for applications 22nd January 2021. Event Reset Grant - a new grant scheme introduced to help support the delivery of community events and festivals and is available now. Revenue grants of up to £1,000 are available and can fund the full cost of the event or festival. Not for Profit organisations can apply and can apply at any time. Cycling and Walking Grants This new grant scheme provides funding (from the Department for Transport) for projects that promote and encourage cycling and walking, linked to our Walking & Cycling Strategy, and health and wellbeing aims set out in our Corporate Plan. Revenue and Capital grants of up to £10,000 are available and can cover the full cost of the project. There are two application deadlines per year on 30th November and 31st May. Not for profit organisations, Local Councils, PTAs (if the project has wider community access) and private organisations (if the project is non-profit making) can apply.
* Received an email from a parishioner concerning the entrance onto the Lees track opposite High Snood Wood. Billy & Mark Stevens had spare tarmac left over and filled up the large holes as a good will gesture and to improve area.
* An email from ABC regarding National Lottery Together for our planet funding for meadow plantations, feasibility studies, community garden projects and raised beds, Big Tidy events, litter awareness communications and education, repair cafes and sustainable building projects. Grants from £1000 up to £10,000 deadline 18th November 2021.
* An email from parishioners regarding Faversham Road Footpath and road safety concerns around the village i.e., roundabout, and narrow footpaths.
* An email from parishioner concerning the entrance to the Lees track opposite the garage. Requests that the entrance filled with aggregate at least three times a year.
* An email from parishioner concerning Mill Lane and requests Parish Council raises Tree Preservation Orders. Parishioner concerned about the recent tree felling and damage to a newly planted Turkish Oak sapling.
* Received a telephone call from a parishioner concerning the recent advertising poster adjacent to the Firs. Parishioner says it is distracting to motorists. Clerk has reported this to ABC planning enforcement.
* Received an update from KCC Alan Osouha that works to the roundabout is incomplete and the lighting column connection completed by end of November. The road safety audit planned after these works are fully completed. There was an issue detecting the live feed to the columns after the existing connections was removed. The RSA3 will take place afterwards.

**Matters arising from correspondence**

* Chapmans Close – Upon receipt of ABC pre-application consultation the Parish Council and will have the opportunity to comment on the proposals and raise concerns regarding access in the village, sewage issues, anti-social behaviour, community safety etc.
* Funding Grants – Clerk has forward information onto the Cricket Club and Friends of Challock Church concerning Events Funding. Walking and Cycling Funding to discuss under Faversham Footpath Project. Due to the tight deadline 18th November, Clerk has applied to National Lottery for funding for wildflower meadow on the Lees and flower borders for the strip of grass adjacent to Halfway pub. Councillors to approve application and Clerk to submit on the 18th November.
* Lee track entrances – Clerk to thank Billy & Mark Stevens for filling the potholes at the entrance opposite High Snoad Wood. Groundsman to fill potholes at the entrance opposite the garage with loose planings. The filling of the potholes with loose planings at the entrance is a temporary fix and a more permanent solution sought.
* Mill Lane – Clerk has made enquiries with Ashford Borough Council planning concerning TPO’s and will report back upon response from ABC.
* Village Road Safety – Clerk has responded to parishioner on the road safety concerns and action Parish Council has taken. Informed parishioner of the Highways Improvement Plan and the A252 Road Safety Scheme. Councillor Ramsden commented vehicles are still speeding across the roundabout.

Finances

**Bank Reconciliation**

The current account balance on 31st October 2021 is £14529.39

The NS&I account balance is £15669.03

Funds Ring-fenced

£4190 Faversham Footpath

£6000 Skate Park

£2800 Faversham Footpath legal fees (land transfer/dedication of land)

£2000 High Tree Lodge planning application consultation fees

£679 Bollards for the Lees

William Oure Charity £4109.80

The following cheques for September/October signed by Councillor Thomas & Councillor Brown

Cheque No. 022147 Kent PC’s – Forester Editorial £2,000

Cheque No. 022148 Commercial Services – Annual Grass Cutting £934.87

Cheque No. 022149 A Cowell - £42 Forester Advert refund no longer wishes to advertise.

**Precept & Budget 2022/2023**

Councillors discussed and approved the Precept and Budget 2022/2023. Councillors approved the precept to remain at £21,000. Councillors to review the precept at the next parish meeting in January depending on outcome from Ashford Borough Council regarding Faversham Road footpath funding.

**A251 Faversham Road**

1. **Faversham Road Footpath – Funding**

Basic construction costs are £47500.

Funds accounted for are:

Parish Council £4190

ABC £18,000

KCC Ward Councillors Member's Grant £5,000

ABC Ward Councillors Grant £1500

Total £28690

Shortfall £18810

Plus, further additional costs below. This could be in the region of £10,000 plus.

Additional costs requiring quotation (not included within the estimate provided):

1. Tree removal and stump grinding (to include conifers that currently form the current boundary between private land and public highway) Local Tree Surgeon & Grounds man for stump grinding.
2. Accommodation works to private driveways to tie into new footway
3. Demolition of existing boundary fences and walls – Grounds man?
4. Replacement of fencing to private land (1M or 2M close boarded fencing proposed) Grounds man quotation?
5. Kent lane rental fees
6. Replacement tree planting
7. Any legal costs associated with land transfer/dedication of land – Parish Council allocated funds (savings) £2,800

Clerk has started to complete application ABC Walking & Cycling Funding for £10,000. Deadline for the application to submit by the 30th November 2021.This will leave a shortfall of £8810. Clerk to enquire if successful with this application if we can apply again at the next round in May 2022.

There are still further funds to be sought for the additional costs i.e., fences and Kent Lane rentals.

On top of this the estimate provided by KCC last year is likely to increase due to costs.

Councillors agreed for the Clerk to write again to ABC & KCC concerning the increasing costs and the need to source more funding to ensure the footpath installed as soon as possible. To remind them of the condition of the footpaths and lack of footpaths in the village etc. There has been no response from KCC concerning our Highways Improvement Plan.

**The Lees Rewilding Project**

**8.30 Meeting closed for representatives from the Rewilding Project Group to raise questions and comment.**

The Rewilding group approve the Parish Council’s proposal to extend area five but are disappointed that the parish council are considering scaling back on the areas. Parishioner commented on the Parish Council underestimate the feeling by the village in comparison to the complaints received. Discussion took place regarding the complaints received and the costings. Parishioner asked the Parish Council to consider allowing the violets to grow under the Lime trees in area one. Chairman Fisher confirmed the grounds man labour costs are met by the Parish Council precept/budget.

**8.55 Meeting opened**

The following Rewilding Project Group proposals discussed and approved.

1. Continuation of areas 2,3 & five.
2. Parish Council under the precept has £200 ring fenced for purchase of seeds.
3. Parish Council agreed for the Lees cut to be slightly higher.
4. Parish Council agreed to move the planings pile further back in area five. Councillor Aitken reminded Councillors to be mindful of the cesspool drain in the area at the back.
5. Councillors agreed for buddleia & cotoneaster planted along perimeter at the back of area five.
6. A memorial bench installed at the top end of the Lees and proposed to place a further seat at the top of the Lees, adjacent to Lily buds for the Platinum Queens Jubilee. Plans to place a seating area in area five are ongoing. Councillors agreed no further benches required.

Councillors agreed for the Clerk to apply to the National Lottery Our planet for flower border/containers made by local craftsman Les Langley placed at focal points around the village i.e., primary school, village sign adjacent to the Halfway pub. To apply for seeds, plants, labour for preparing areas for seeding, soil for the containers.

Planning

The following application was discussed:

Under declarations of interest Councillor Fisher refrained from commenting whilst the following planning application discussed.

21/01899/AS Mulberry Cottage, Mill Lane, Challock, Ashford, Kent, TN25 4FA

Conversion of garage to habitable accommodation

Challock Parish Council supports this application.

21/01910/AS Casita, Canterbury Road, Challock, Ashford, Kent, TN25 4DW

Erection of detached dwelling with access and detached garage (revision to design and siting of plot 1 as approved under planning permission 17/00416/AS)

Challock Parish Council supports this application.

**Ratification of Planning Applications**

The following planning applications ratified.

**21/01843/AS 8 Clevedon Court, Challock, Ashford, Kent, TN25 4BW**Forming new opening to rear elevation to install new french doors, part garage conversion with new access doors

No comments sent therefore no ratification required for 8 Clevedon Court application.

**21/01848/AS The Warren, Green Lane, Challock, Ashford, Kent, TN25 4BL**

Prior notification of proposed forestry development for the erection of a secure storage building

**Objecting** - Due to the return date for comments, it has not been possible to discuss this application at a Parish Council Meeting. Parish Councillors have emailed the following comments, and these sought to be ratified at the next Parish Council Meeting. I am wondering why this property not served a TPO? The planning permission received most recently was for a building already there.

I do not agree with a huge building within the woodland, I think the woodland should be served with a TPO the same as all the woodlands in Challock.

Why have ABC not already done this? The application form states that the area has been used for a trade/business for 10 years - has it? Also, it is not within 3km of an aerodrome -doesn't the gliding club count(2.4km)?

The building is very large for the plot, there is already planning permission for the demolition of an old building and the construction of a new building is this considered.

If this is allowed to go ahead, can we ask that the barn remains indefinitely for agricultural use only and not allowed to be converted into additional dwellings. Too big and too near woodlands that we need to preserve.

**Tree Preservation Orders – Mill Lane**

Discussion took place on parishioner’s request to place TPO’s in Mill Lane. Chairman Fisher informed the Parish Council of the survey conducted by Trevor May on the trees adjacent to his building and due to subsidence and insurance, an order for thirteen trees to be cut down. Trees down one side of the Lane adjacent to resident’s properties/land is their responsibility and trees down the opposite side come under the authority of the farmer. Noted. There have been hawthorn tree saplings planted along the perimeter to the field.

It was agreed for the parishioner to list the trees in Mill Lane recommended for TPO and copy to the Parish Council.

Items for Information

**Parish Council Village Website**

Waiting for the transfer of files from the old website over to Parish Council Websites. Clerk has sent a chase email to Thomas Broad.

**Speedwatch**

To date the community speedwatch has recorded during the last month (October) forty-two vehicle(s) and accumulative for the year 626 vehicle(s). Due to the darker evenings, there were less sessions taking place. The Co-ordinator is liaising speed watch sessions with Molash, Chilham & Chartham. The group is pursuing other sites in the village, in particular near the roundabout and Buck Street Faversham direction. Clerk is currently volunteer co-ordinator for the Speedwatch Group and will be looking to step down next May and therefore will be advertising for a new volunteer co-ordinator in the coming months. Clerk will be happy to still volunteer and attend Speedwatch sessions. Clerk will also be looking into funding new Speedwatch equipment. The equipment kindly loaned to us by Sheldwich Parish Council is dated and cumbersome to carry around. There are handheld devices now available.

**Tidy Up Challock Campaign**

Tidy up Challock Litter Campaign took place on Sunday, 24th October. Four parishioners including the Clerk conducted the litter pick and Councillor Aitken and his wife Pauline conducted a litter pick the following Sunday. The Parish Council wishes to thank parishioners who took part. A bottle of wine given to the five parishioners and a packet of sweets to Clerk’s son Daniel, provided by Crossroad Motors. There are remaining funds of £70 from Crossroad Motors to carry forward to the next litter pick in Spring 2022.

**Queens Platinum Jubilee**

Councillor Aitken has provisionally booked the firework display on Friday, 3rd June. Clerk to apply to ABC Events grant to go towards funding the celebrations.

**William Oure – Christmas Pack**

Clerk has received no recommendations from parishioners of who in the village would like to receive a Christmas pack. Clerk is aware of a number of parishioners who might like to receive a Christmas pack and will consult with Challock Church, Methodist Chapel and School to ensure no-one misses out. Clerk has received offers of providing a Christmas dinner to parishioners.

A.O.B

Councillor Aitken informed the Parish Council the Firework display was a success and look forward to organizing another one next year.

Chairman Fisher and Councillors thanked the Cricket Club for putting on an excellent display.

The clerk informed the parish council a Christmas tree has been donated by Foodari. Councillors agreed for the Christmas tree to be sited at the Memorial, the Lees.

Parish Forum

Parishioner informed the Parish Council of the damage Welcome to Challock in Buck Street sign. Clerk to report it to KCC Highways.

Parishioner raised the concerns on ABC’s proposed new dwelling and the impact this will have on the current sewage system and raised costs being passed onto residents in Chapmans Close. There is no guarantee that the proposed repair works to the system will be sustainable. Parishioners commented on the state of the footpaths and lack of access in the village.

Chairman Fisher the Parish Council would support parishioners concerning the sewage issues when commenting on the pre-application consultation.

**The meeting closed at 9.37 pm.**

Parish Council Meeting Dates for 2022

Next Parish Meeting

Proposed Thursday, 6th January 2022 TBA

**Future Parish Meeting Dates:**

TBA

**Signed as a true record by: ……………………………Michael Fisher Chairman Challock Parish Council**

**Dated……………………………………….**