**Challock Parish Council Meeting minutes**

Memorial Hall, Audrey Allen room

Thursday, 15th March 2018, 7.30pm

Members of public present: 10

**Apologies**

Received apologies from Councillor Emma Fox & Councillor Tony Aitken

**Present**

Michael Fisher (Chairman), Annabel Burden (Vice Chair), John Ramsden, Trevor Smith, Max Thomas & Di Sandy (Clerk). ABC Ward Councillor Larry Krause & Community Warden Dave Beckley

**Welcome**

Michael Fisher thanked everyone for attending.

**Declarations of Interest**

Councillors no new changes to the declarations of interest.

**Minutes of Last Meeting**

Minutes of 15th March 2018 meeting were signed by Michael Fisher as an accurate record.

All agreed.

**Clerk’s Report**

**Highways**

The grounds man has cleared the footpath along adjacent to the Forester Cottages along Buck Street.

Grounds man has salted the paths in Blind Lane, Church Lane, St Cosmos Close and Village Hall car park.

The Clerk has reported dog bin overflowed Kings Wood car park to ABC.

Clerk has reported litter along Buck Street to ABC Streetscene.

Clerk has reported mud on the road and the condition of the triangle area to ABC Planning and KCC Highways. Clerk has also put in a complaint to the Clancy (water contractors) for condition of triangle area.

Clerk has reported to ABC footpath in Blind Lane being blocked by parking vehicles, parishioners having to go on the road in order to get past.

**The Lees**

The pot holes at the top end of the Lees have been carried out

The grounds man has completed the pot holes on the 1st track of the Lees.

South East Water has now repaired the area to the Lees near Swan Leas concerning a recent leaking water pipe.

**Goose Fair Equipment**

The grounds man has cleared the area and sorted the goose fair equipment. Managed to savage some of the poles, ticket booths, tables and benches and have been placed inside the containers.

**Correspondence**

* An email from PSCO Lee Sinden confirming there is no legal requirement to have CCTV in operation signs. We do recommend that people put up signs as it is a good deterrent, but residents do not have to.
* An email from ABC inviting parish councils to comment on consultation Gypsy, Traveller and Travelling Showpeople Issues and Options. Consultation available on ABC website between 21st February and 6th April 2018.
* An email from Mick Maidens informing the parish council he had entered the Forester in parish magazine competition and came 30th out of 480 entries.
* An email from ABC informing of new recycling stickers are being placed on the bins to help remind parishioners what items can be put in the bins. Also to encourage residents to use the wheel of waste tool. Anyone who would like a wheel of waste tool can contact streetscene@ashford.gov.uk.
* Received an email from KCC Ward Councillor Charlie Simkins concerning Faversham Road Footpath. The situation regarding the Planning Permission appears confused but as I told Mr Stuart that is a matter for Ashford Borough Council

I note your request for me to make inquiries with a KCC School Road Safety and I will contact them to ascertain the position.

* Received an email from KCC regarding snow emergency and resulting damage to the highway network. In particular, highlighting that KCC will be starting their pothole blitz campaign at the beginning of April, so please use the KCC online reporting system to make sure they are aware of defects/potholes in your area.

**Finances**

The current account balance on 28th February 2018 £11,601.68

The NS&I account balance is £11,739.71

The following cheques were signed.

Cheque No: 105529 BT Telephone Bill £85.81

Cheque No: 105530 Clerk’s Stationary £45.97

ii) Lees Maintenance Contracts

The Parish Council has received quotations from Aspire, Landscape Services and Grounds man for the Lees maintenance. Aspire quotation for grass cutting is £1436.85 they have also quoted for 3 year contract at £1473.00.

To carry out all works for the Lees i.e. strip of land opposite Crossways, the top end of the Lees in the wooded area and the back-up for the year by Aspire is £2827.35.

The grounds man quote consists of the top end of the Lees in the wooded area, strip of land opposite Crossways and the back-up is £925 this will include mowing around the trees on the Lees and the area where the planings are kept. By splitting the Lees maintenance contract between Aspire and the Grounds man gives the Parish Council a saving of £465.50. The quotations table gives details of costs provided by Landscape Services, Aspire and Grounds man. The cheapest quote has been provided by Landscape Services to do the whole schedule at £2128, with Landscape Services doing just the grass cutting on the Lees and the grounds man doing the rest at £2263. For Aspire doing the grass cutting and the grounds man would be £2361.

Last year we used Aspire and the grounds man to do the works and previous year Landscapes Services.

We received no complaints regarding the Lees maintenance last year.

The Parish Council budget for 2018/19 has allocated £2450 for the Lees maintenance.

The Parish Council decided on Aspire to carry out the gang mowing for the Lees and the 3 smaller areas and the grounds man to do the rest of the Lees Maintenance consisting of the Lees perimeter back-up, strip of land by Crossroads Garage, top end of the Lees wooded area and small areas of the Lees.

**Planning**

The following applications were discussed:

In attendance at the parish meeting was David Cox (Cox Developments) and Planning Consultant Helen Whitehead.

Helen Whitehead presented the plans of phase 2 Old Clockhouse Green application.

Discussion took place regarding the confines plan and how originally the land was within the proposed confines and ABC moved the confines line back excluding part of the land.

Councillor Trevor Smith commented that with the proposed omission sites to be added to the local plan in which Old Clockhouse Green is the only omission site for Challock being considered by ABC. All other omission sites in Challock are not being considered, ABC are under pressure to meet their housing target. On balance Cox Development is the better choice in comparison to the other omission sites. The problem the parish council faces is that the proposed development is outside of the confines; our parishioners have told us they do not want any more housing. It is how we manage it.

Helen Whitehead commented that there would be restrictions for other developers from putting in planning applications outside of the confines. Our development is a sustainable site, is less damaging to the landscape.

Chairman Michael Fisher commented that it has taken 23 meetings to get to this stage.

Councillor Trevor Smith commented there is an indirect conflict with the omission sites and the parish council will have to come to the right decision for the future of the village.

Chairman Michael Fisher decided to open the meeting to the public for their comments.

Parishioner questioned how many of the houses will be affordable. Helen Whitehead said 3 houses have been allocated, two of which will be rented and one shared ownership. Concerns were raised with current affordable houses in Challock were experiencing problems in selling.

Helen Whitehead commented that the percentages for affordable homes are now different.

Parishioner commented that if the development is approved by ABC and as it is outside of the village confines would open the flood gates for other developers to challenge and put in planning applications for more houses. Parishioner also commented that many parishioners don’t understand the confines.

Councillor Annabel Burden asked David Cox if there is an intention to change the current planning application to increase more housing. David Cox confirmed that this is it there would be no increase in housing only possible amendments to existing housing i.e. change from tiles to weatherboard.

Councillor Annabel Burden commented that the Parish Council is due for their 5 year planning review.

Councillor Annabel Burden questioned why the affordable housing allocation is below the requirement. Helen Whitehead said that the new levy has not yet come into force but with discussions with ABC and the survey carried out by Price Whitehead Consultants paid for by David Cox, ABC agreed to the allocation of 3 affordable homes.

Councillor Max Thomas commented that we need to stick to the confines boundary.

Councillor Trevor Smith said he is not comfortable if the development is permitted whilst outside of the confines. We would need to re-address the village envelope.

Councillor Annabel Burden commented that the parish council would need to ask ABC to put the development within the confines.

Chairman Michael Fisher commented that a separate meeting would need to take place to ask the parishioners on whether to change the confines.

**Decision:**

**18/00321/AS Phase 2 Old Clockhouse Green, Canterbury Road, Challock, Kent**
Change of use of land from agricultural to residential for the provision of 15no. new dwellings, with car barns, parking, and amenity gardens.

**Decision: Challock Parish Council does not supports this application as it is outside of the village confines.**

**18/00294/AS Mill House, Canterbury Road, Challock, Ashford, Kent, TN25 4BJ**
New vehicle crossover.

**Decision: Challock Parish Council supports this application.**

**18/00240/AS Little Pested, Pested Lane, Challock, Ashford, Kent, TN25 4BE**
Remedial structural repairs to repair cracks to external south facing wall with associated essential repair works and underpinning, repair of existing window, replacement of rainwater goods/drainage, strapping of existing first floor to external wall and of roof to wall at eaves, installation of supporting hangers at first floor, repairing or replacing all affected components / elements with approved replacement materials

**Decision: Challock Parish Council supports this application.**

**Ratification of Planning Applications**

The following planning application was ratified:-

**18/00224/AS Land North West and Adjacent to Hollydene, Buck Street, Challock**

Proposed erection of detached chalet bungalow with parking

**Comments: I am concerned about the extra traffic pressure concerning the blind lane junction and the over developed of this site, for that reason I do not support. Appears to be larger than the previous application but similar style and no additional access onto Buck St. So no real issues. As the existing access is shared with Hollydene I support this application. Challock Parish Council supports this application.**

**Planning Information**

**18/00014/TP Nursery Gardens, Buck Street, Challock, Ashford, TN25 4AR**
Woodland: remove fallen down trees and those which are leaning, about to fall, particularly those close to the fence line and access points. New trees have already been planted (as can be seen in the photos).

**Decision: Grant Consent**

**Community Warden**

Chairman Michael Fisher thanked Dave Beckley for coming to the parish meeting and understands he is very busy and requests if possible for the community warden to update the parish council every 3 months.

Community Warden Dave Beckley explained that he works at the police station 7.30 am to 10.30/11.00 am and then visits the three villages. Also part of his role is to carry out welfare visits for Social Services. There is a need to recruit more staff as they have larger areas to cover. Staffing has gone down from 101 to 59.

**ABC Ward Councillor Larry Krause**

ABC Ward Councillor Larry Krause informed the Parish Council that the Local Plan is currently with the planning inspectorate and the next stage will be public scrutiny and hopefully will be signed off June/July 2018.

**Post Office Car Park**

Clerk has requested a quotation from Trevor May, Landscape Services and

R Harvey Drainage Ltd. Trevor May’s quotation is for a linear soak away at £995 + VAT.

R Harvey Quotation is for a soak away on the Lees at £1800. The Clerk is still waiting for a quotation from Landscapes and has been chased. Parish Council considered the quotes available and discussed on how the work is to be funded and what contribution the Post Office can make.

The Councillors discussed Trevor May’s and R Harvey Drainage quotations. Referring to Trevor May’s quotation for a linear soak away, the Councillors raised concerns whether the linear soak away would be successful and the possibility of further expense.

The Parish Council decided for the Clerk to obtain an additional quote from a drainage company.

Parishioner commented that some cars parking are not customers of the post office.

**Items for Information**

**GDPR**

Clerk is in the process of going through the tool kit on KALC’s website and updating policies and procedures. Clerk has requested to attend an encryption training course at Ditton. Parish Council agreed for Clerk to attend the encryption course.

**Faversham Road Footpath**

Clerk has received an email from KCC Highways Definition Department regarding the plan of the land Clarendon Homes and showing dotted line indicating how much of the verge belongs to Highways. There are no clear measurements i.e. wide the verge is. Clerk to make further enquiries.

**Spring Clean Litter Pick**

Proposed date for the village litter pick Sunday, 18th March 2018. Clerk will be collecting the litter picking equipment from ABC on Friday, 16th March. Due to possible yellow weather warnings this weekend, Councillors agreed to postpone the Litter Pick.

Clerk to place notices on the notice boards, website and Challock Chatter.

**A.O.B**

Councillor Trevor Smith asked for an update on the William Oure Poor Field. Clerk confirmed that BTF is drawing up an agreement but there has been some delay due to queries regarding the deeds and if there is any Basic Payment Scheme Subsidies entitlements connected with the field. Clerk explained the William Oure is over 400 years old Will, proven by the Charity Commission and no deeds were drawn up. Up and till recently the poor field was managed by the trustees of the charity who would give monies to the poor at Christmas time. To regularize the William Oure Charity the Parish Council has decided to arrange with BFT through the new tenant for a rent review and a new tenancy agreement to be drawn up.

**Parish Forum**

Parishioner informed the Parish Council of recent activity of thefts has occurred. A parishioner has had stone horses’ heads taking off their entrance and water bottles have also been stolen. A suspicious white van has been seen in the vicinity.

**The meeting closed at 8.55 pm**

**Parish Council Meeting Dates for 2018**

Next Parish Meeting 19th April 2018

**Future Parish Meeting Dates:**

Thursday 17th May

Tuesday 19th June 2017 Annual Parish Meeting Main Hall

Thursday 19th July

Thursday 20th September

Thursday 18th October

Thursday 22nd November.

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

**Dated………………………………………..**