**Challock Parish Council Meeting Minutes**

Memorial Hall, Audrey Allen room

Wednesday, 5th January 2022 7.30 pm

Members of public present:0

Apologies

There were no apologies received.

Present

Michael Fisher (Chairman), Russell Jaques (Vice-Chairman), Duncan Hardie, 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 Jaques declared an interest under Easement Request.

Minutes of Last Meeting

Minutes of 17th November 2021 meeting were signed by Chairman Fisher as an accurate record.

Proposed by Councillor Jaques and seconded by Councillor Brown .

All agreed.

**PCSO Adam Brooks Monthly Report for November & December**

Nothing to report for Challock.

Clerk’s Report

**Highways**

Reported damaged Welcome to Challock sign laying down hidden on verge, adjacent to Kings Wood, A251 Ashford direction.

Clerk has reported large advertising sign in Buck Street to Highways as advised by ABC Planning Enforcement.

Clerk has requested a salt bin for the top of Green Lane.

**The Lees**

Resident at Paladin, Plot 2, Lilybuds development has filled the potholes along the Lees track.

**Funding**

Clerk has submitted ABC Cycling & Footpath grant for £10,000 towards the costs for Faversham Road Footpath. Clerk has also applied to Lottery Community Fund Together for our Planet for Rewilding areas and plant troughs designed by Les Langley to be situated key areas around the village.

Correspondence

* Received an email from Kent Wildlife Trust on hearing about all the great work that the local team of volunteers have been doing at Challock Lees to make the area more nature friendly & we’d like to congratulate the Parish council on being so forward thinking. In these difficult times, nature needs all the help it can get & all of these areas can add up to create much needed wildlife corridors.
* Received a request from a parishioner for a salt bin at the top of Green Lane, Westwell Junction.
* Received email from Jo Stocks ABC regarding parish precept and tax base figures.
* Received an email from Diana Sawyer, Friends of Kings Wood informing the parish council they have elected 2 new co-chairs, Lynn Oliver, and Tracy Roberts.
* Received an email from Southeast Water notifying of 25-year consultation plan running from 29th November to the 7th January and request this is published in our village magazine. Clerk has requested an extension due to deadlines on the village magazine and the next issue is due at the beginning of February.
* Received email from parishioner concerning the water level on the Lees track adjacent to properties, West Lea & Leahurst.
* Received an email from Commercial Services of price increase for the Annual Lees grass cutting.
* Received an email from KALC launching free carbon footprint calculator for parish council’s use.

**Matters arising from correspondence**

* **Kent Wildlife Trust** – Councillor Brown & Clerk to attend meeting on the Lees regarding advice on areas 2,3 & 5. Clerk to draft wildflower policy to be approved at the next parish meeting.
* **Drainage Problem Leahurst & West Lea** - Before the new houses were built the water used to collect outside of Leahurst as the verge was much lower than the Lees track.

The developer raised the level of the verge and created a new entrance which has caused the water to now collect on the edge of the verge outside Leahurst & West Lea. To raise the ground with loose planings would take quite a lot of planings and may result in the water collecting in the garden rather than the Lees ground. The Parish Council do not have the funds to raise the track with loose planings and the costs of such works would need to be met by parishioners.

It appears the developers did not consider when moving the access that water collects in this area and did not address the potential hazard. Perhaps a resolution should be sought by the developers as they created the problem.

* **Annual Grass Cutting Maintenance** – Clerk has replied back to Commercial Services querying the price increase and is not in line with the 3-year agreement.

Finances

**Bank Reconciliation**

The current account balance on 31st December 2021 is £11497.85

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 January signed by Councillor Fisher & Councillor Jaques

Cheque No. 022 HMRC - Clerk’s Tax £341.

Cheque No. 022 Commercial Services – Annual Grass Cutting £934.87

Cheque No. 022 Clerk – Stationery £34.98.

**Precept & Budget 2022/2023**

Councillors agreed to keep the parish precept element of the Average Band D charge the same, at parishioner level, increasing the total Precept to £23,000 (an increase of 11.61%). The £2,000 increase in precept will be allocated to the Faversham Road footpath.

Proposed by Councillor Fisher & Seconded by Councillor Jaques

All agreed.

**A251 Faversham Road**

Clerk has completed and submitted application ABC Walking & Cycling Funding for £10,000. 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. The Chairperson updated the Councillors of outcome with a telephone call with ABC Michelle Byrne concerning the application. The funding is for joint walking and cycling footpaths, however, Michelle is going to try to get our application considered. Michelle informed the Chairperson of another funding coming out in March that may be more applicable to the Faversham Road footpath.

Councillors approved the draft report for the Clerk to send to Damian Green M.P, ABC & KCC concerning the increasing costs and the need to source more funding to ensure the footpath is 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.

Planning

The following applications were discussed:

21/02250/AS (Listed Consent) & 21/02210/AS Crossways, Canterbury Road, Challock, Ashford, Kent, TN25 4BJ

Conversion of, and extension to, existing outbuilding to create annexe.

Challock Parish Council supports this application. To be noted the map is not correct does not take into consideration nearby properties.

21/01695/AS Eversleigh, Canterbury Road, Challock, Ashford, Kent, TN25 4DL

New detached double garage and car port

Challock Parish Council supports this application.

21/02194/AS Lilybud House, 5 The Lilybuds, The Lees, Canterbury Road, Challock, Ashford, TN25 4DH

Proposed construction of barn and stables for hay storage/horses

Challock Parish Council supports this application subject to the building is of wood construction and not brick. The Parishioner whilst construction is ongoing to maintain the Lees track by filling the potholes with own materials i.e., loose planings and upon completion of works to make good of the Lees track.

**Lees tracks**

Councillors discussed the condition of the Lees tracks and the increase of traffic due to some parishioners running a business from their properties. It was agreed parishioners running a business from their property on the Lees should be contributing more to the costs of maintaining the tracks. Councillors agreed to a consultation to take place later this year for residents to contribute towards the cost of maintaining the Lees tracks.

**Ratification of Planning Applications**

The following planning applications ratified.

21/02008/AS The Warren, Green Lane, Challock, Ashford, Kent, TN25 4BL

Variation of condition 2 on planning permission on 20/00273/AS (Demolition of existing building and construction of new dwelling) to alter the approved design and layout.

Comments: No real issue with moving of the building, however, is it ok for the 'treated effluent' to be discharged into a ditch, outside of the property, in Green Lane?

21/02041/AS Little Paddock Farm, Canterbury Road, Challock, Ashford, Kent, TN25 4DW

Erection of a replacement dwelling

Comments: No objection provided neighbours comments are considered. I object to existing farmhouse being knocked down, historical to Challock. Would not be in keeping with neighbour's listed building.

Appeal

Applewood Farm, Pested Lane, Challock, Ashford, Kent, TN25 4BD

Erection of dwelling with associated ecological and landscape enhancements (revised scheme to Planning Permission 20/00238/AS) and erection of an Agricultural Barn (replacement building to that approved under a Deemed Consent 19/00771/AS) to switch the two approved buildings with each other.

Appeal dismissed – ANOB

**Little Barn Easement Request**

Under declarations of interest Councillor Jaques left the room whilst the following easement request was discussed.

Mr Smith emailed the parish council requesting an easement is granted as he would like to build a dwelling on land adjacent to Little Barn for his granddaughter. The new access to be created is on the end of the Lees track adjacent to Valentine House. Mr Smith has offered to contribute towards the skate park.

The Parish Council agreed to the grant of easement subject to the Parishioner obtains a surveyor’s assessment valuation for the access. The parishioner meets cost of surveyor’s fees. A deed of easement to be drawn up by solicitor. Full costs are met by the parishioner including the parish council’s solicitor Girlings when dealing with the deed of easement. No costs should be borne by the parish council. The Parishioner whilst construction is ongoing to maintain the Lees track by filling the potholes with own materials i.e., loose planings and upon completion of works to make good of the Lees track.

Items for Information

**Parish Council Village Website**

The website is near completion and the Clerk to send over minutes and financial information.

**Speedwatch**

To date the community speedwatch has recorded during the last month (November) 21 vehicle(s) and accumulative for the year 636 vehicle(s). Due to the darker evenings, there were less sessions taking place. During the month of December, no sessions took place. Speedwatch sessions to recommence towards the end of January.

**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. Clerk to apply to ABC Events grant to go towards funding the celebrations. Clerk to notify ABC who are collating events taken place around Ashford Borough.

**William Oure – Christmas Pack**

Clerk received recommendations from parishioners of who in the village would like to receive a Christmas pack. 10 Christmas packs were distributed to parishioners. They were well received, and parishioners thanked the parish council, saying they were well appreciated.

A.O.B

Chairman Fisher requested the Clerk to chase up the clearing of the drains at the roundabout.

Councillor Jaques proposed the skate park has an additional BMX ramp attached, making is more multi-use. Councillor Jacques to supply details to the Clerk.

Parish Forum

There were no members of the public in attendance.

**The meeting closed at 8.35 pm.**

Parish Council Meeting Dates for 2022

Next Parish Meeting

Tuesday, 8th February 2022 in the main hall.

**Future Parish Meeting Dates:**

Tuesday, 8th March

Wednesday, 13th April

Tuesday, 10th May

Tuesday 17th May 2022 Annual Parish Meeting

Wednesday, 15th June

Wednesday, 13th July

Wednesday, 14th September

Wednesday, 12th October

Wednesday, 16th November

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

**Dated……………………………………….**