**Challock Parish Council Meeting Minutes AGM**

Audrey Allen Room, Memorial Hall

Thursday, 18th May 2023, 7.30 pm

Members of public present:4

Apologies

Apologies were received from Councillor Aitken and ABC Ward Councillor/Deputy Mayor Larry Krause

Relevant Legislation: Local Government Act 1972, s 85.

Present

Tracy Brown, Duncan Hardie, John Ramsden, Robert Shallcrass, Max Thomas, Jayne Walpole & Di Sandy (Clerk).

Welcome

Clerk welcomed everyone present to the parish meeting

Acceptance of Office & Disclosure of Pecuniary Interests

The clerk received and signed the Acceptance of Office and Disclosure of Pecuniary Interests from all elected Parish Councillors. Newly elected Councillor Shallcrass and Councillor Walpole were given each a code of conduct document.

Relevant Legislation: Localism Act 2011, s 31.

Election of Chair

Councillor Brown wished to stand as Chair. Councillor Brown was proposed by Councillor Thomas and seconded by Councillor Ramsden. There were no other proposals

Election of Vice Chair

Councillor Thomas wished to stand as Vice Chair. Councillor Thomas was proposed by Councillor Brown and seconded by Councillor Hardie. There were no other proposals

Election of Representatives

Councillors discussed and agreed the representatives for this financial year.

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|  | Representative 2022/2023 | Representative 2023/2024 |
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| Footpaths | Tracy Brown/John Ramsden | Tracy Brown/John Ramsden |
|  |  |  |
| Challock Primary School | Anthony Aitken | Anthony Aitken |
|  |  |  |
| Village Hall Committee | Anthony Aitken | Anthony Aitken |
|  |  |  |
| Parish Council Finance | Duncan Hardie | Duncan Hardie |
|  |  |  |
| Speed Watch  | Michael Fisher  | Tracy Brown |
|  |  |  |
| William Oure Charity | Max Thomas |  Max Thomas |
|  |  |  |
| Play Area | Max Thomas | Max Thomas |
|  |  |  |
| KALC and Parish Forum | Russell Jaques | Jayne Walpole |
|  |  |  |
| Cricket Club Liaison | John Ramsden | John Ramsden |
|  |  |  |
| Forester Sub-Committee  | John Ramsden | John Ramsden |
|  |  Tracy Brown | Tracy Brown |

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Relevant Legislations: Local Government Act 1972

Declarations of Interest

Councillor declared an interest in PA/2023/0738

Relevant Legislation: Localism Act 2011, s 31.

Minutes of Last Meeting

Minutes of 20th April 2023 meeting were signed by Chairperson Brown as an accurate record.

Proposed by Vice Chair Thomas and seconded by Councillor Hardie.

All agreed.

Relevant Legislation: Local Government Act 1972, Sch 12, para 41 (1).

**PCSO Joshua Hammond Report**

There has been one reported incident in Challock parish during April. A suspected catapult incident on a vehicle in Church Lane.

In Ashford Borough and surrounding areas there has been an increase in catalytic converters and wheelie bins being stolen.

The clerk has completed an anti-social behaviour survey from the Police Commissioners Office.

The clerk has completed the Kent Priority Survey – reporting speeding motorcyclists, road safety issues, anti-social behaviour, farmland trespass, catapults are a concern to the parish and that police action is not satisfactory. Police engagement is adequate.

Clerk’s Report

**Highways**

Reported pothole Challock roundabout adjacent to strip of land opposite Crossways.

Reported suspected Japanese knotweed along Canterbury Road, adjacent to Green Lane/Westwell Lane junction.

Grounds man strimmed the Faversham Road Footpath verge.

**ABC**

Clerk has reported litter bags for collection from Kings Wood main car park.

**The Lees**

The grounds man has filled the potholes on the Lees track and entrances and replaced the concrete bollard back its original spot.

**Training**

Clerk to attend Teams training session on Planning Portal on Tuesday, 23rd May. The clerk attended Code of Conduct training course at Ashford Borough Council offices.

Correspondence

* Received an email from KALC regarding extension to the Parish Council Community Cost of Living Support Grant. The closing date is Wednesday, 31st May.
* Received an email from KCC Kent Plan Tree calling for expressions of interest for potential small woodland creation and community orchard sites. The fund is focused on planting and natural colonization of trees in areas outside of woodlands, including parklands, riparian zones, urban areas, beside roads and footpaths.
* In response to our concerns regarding the roundabout the height of the barriers, Alan Osouha has replied - The roundabout is something I am very familiar with and believe the changes is making a real difference to the approach and exit speeds of the roundabout. The crossing areas are wider, and distance reduced in the proposal.

There will be a full review of the collisions 3 years post implementation to review any trends requiring further actions.

* Received an email from Kingsnorth Parish Council who are organizing an Operational Playground inspection course on Wednesday 31st May and Thursday 1st June at Kingsnorth Sports Pavilion. Offering this at a low price of £200 for the course plus £220 for the RPII Exam so a total of £420 if you do both. This compares to ROSPA whose courses cost £530 plus VAT as well as the £220 for the exam.
* Received KCC Kent Bee Plan newsletter.
* Received an email from ABC concerning building works adjacent to 18 Chapmans Close. Works are due to commence early summer and a security fence will be erected around the site.
* Received an email from NALC regarding the Community Ownership Fund's eligibility to local (parish and town) councils. The fund has now been extended to allow applications from local councils for the first time. The fund is a government programme with £150m over four years run by the Department for Levelling Up, Housing and Communities to help communities take ownership of assets at risk of closure across the UK.
* Received planned soft landscaping works schedule for the summer.
* We have received an email from parishioners who have recently moved to Challock who have a converted horsebox from which they sell fully loaded ice cream and milkshakes. They have a pitch at Faversham market, but we are looking for other places to trade from. Wondering if the Parish Council could help with this.
* Received notification from ROSPA that an annual play park inspection is due to take place in July.

**Matters arising from correspondence**

* The clerk has forwarded an email concerning a converted horsebox selling ice-creams and milkshakes onto the village hall committee.

Finances

The current account balance on 30th April 2023 is £25706.19

Received first half of parish precept £12,000.

Cheques signed for May

J Sandy - Lees Maintenance £241.18

L Haigh-Reeve - Coronation Tea £180.79

D Sandy - Coronation Events £80.49

D Sandy - Coronation Tea £140.56

G Burden - Coronation Tea £50.85

G Hennessey - Coronation Tea £78.61

S Shearan - Coronation Tea £15.89

D Sandy - Coronation Events £1811.00

D Sandy - Coronation Events £99.95

The NS&I account balance is £15685.29

Challock Parish Council Bank Account – Change of Details

The Parish Council agreed for former Councillors Fisher and Jacques signatories to be removed from the bank account and Councillor Hardie and Councillor Walpole to be added.

The Parish Council agreed for the Clerk’s operator to be updated to include debit card. This is so the Clerk can make invoice payments by BACS rather than payment by cheques. Councillors to authorize by signing the invoices prior to payment. Financial regulations to be reviewed and updated at the next parish meeting.

**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 Bollarding of the Lees

**William Oure Charity £3403.26**

**Internal Audit Report**

Members will be pleased to know that I did not find anything major in my financial audit to report and

that I found the record keeping being of a good standard and the Parish Council’s approach to the

management of risks to be sound. As a result of my audit and my discussions with your Clerk I was able to answer ‘YES’ to all the relevant questions contained in the AIAR for 2022-23.

**AGAR – Annual Governance Statement and Accounting Statements**

**Approval of Annual Governance Statement 2022/23**

The Parish Council approved the Annual Governance Statement 2022/23.

The Chair and Clerk signed the Annual Governance Statement 2022/23

**Approval of Accounting Statements 2022/23**

The Parish Council approved the Accounting Statements 2022/23

The Chair and Clerk signed the Accounting Statements 2022/23

**Insurance Renewal**

The Parish Council agreed to go with HBIB for £519.17.

Planning

To resolve observations to Planning Applications affecting the parish

Relevant legislation: Town and Country Planning Act 1990.

PA/2023/0704 - Land to the Southeast of High Tree Lodge, Buck Street, Challock

Residential development for up to 13no dwellings with associated; access, layout, landscaping, scale and appearance.

The Parish Council does not support this application. Comments made on previous application remains the same and in addition there are concerns of our water infrastructure, the lack of water supply during last year’s hot weather accumulating in the increase housing development in the Borough and in our village. The Parish Council are deeply concerned about the environment and infrastructure that the new housing development would have on the village. We no longer have a post office. Any further housing development in the village the Parish Council would like to see S106 developer contributions to pay for improved infrastructure. Housing for less than 9 would not incur S106 developer contributions and put more pressure on our limited resources i.e., water supply, electricity. It is noted that the Environmental Agency has objected to the application.

It was agreed for the Clerk to amend the previous planning comments, to include concerns about the water and electricity supply. No longer have a post office in the village. To circulate amended comments to the Councillors for their approval before submitting via the on-line portal. The Parish Council comments to be published along with the minutes of the Parish Meeting on the village website. Planning application PA/2023/0704 to be ratified at the next parish meeting.

PA/2023/0738 - 3 The Lilybuds, Canterbury Road, Challock, Ashford, Kent TN25 4DH

Proposed single detached dwelling, the addition of 1no. detached garage and car port, new site access gate and driveway, and associated parking and landscaping.

Councillor Walpole left the room whilst PA/2023/0738 was discussed.

The Parish Council are in support. The Parish Council request the owners whilst building works are in progress that the Lees track is maintained, any damage caused by construction vehicles are repaired.

PA/2023/0873 - Park View, Canterbury Road, Challock, TN25 4DF

Amendment to approved planning permission 22/00043/AS to incorporate changes to fenestration, revised roof finish, minor changes to roof shape, minor increase to ridge height, and 3 no. additional roof lights

The Parish Council supports this application. It was noted that there are windows in the loft space and is not a room.

**Ratification of Planning Applications**

There were no planning applications to ratify.

Highways Improvement Plan

A251 Faversham Road Accidents

During the past month there have been 3 car accidents. One on the Lees and the other 2 along Faversham Road, Challock. Councillors resolved to update the HIP to contain slow down/pedestrian crossing signs adjacent to the proposed Faversham footpath scheme.

Relevant Legislation: Highways Act 1980;1997, Local Government and Rating Act, s.30

The Big Help Out – Litter Pick

A couple of parishioners and their families carried out a litter pick in Kings Wood on Monday, 8th May as part of the Big Help Out coronation. They collected 15 sacks of rubbish and said that this was only a small area of litter collected.

The clerk requests a further litter pick in Kings Wood is organized as part of the Big Help Out. Clerk to liaise with Friends of Kings Wood to see if we can get some volunteers.

Relevant Legislation: Open Spaces Act 1906.

The Kings Coronation Village Events

The Parish Council would like to say thank you to all our volunteers that helped out with the Senior Tea on Tuesday, 2nd May and Coronation event on Monday, 8th May. Both events were well received.

Councillor Ramsden thanked the clerk for organizing the two events. Seconded by Councillor Thomas. All agreed. The clerk thanked the volunteers without their help couldn’t have organized the events.

Relevant Legislation: Local Government Act 1972.

Annual Parish Meeting

The Parish Council approved the Annual Parish Meeting to take place on Wednesday, 7th June, coinciding with Volunteer Week. Plan to do presentation for volunteers.

KCC Kent Tree Plan

Councillor Walpole requested consideration for access to the KCC Kent Tree Plan funds to create an avenue of trees along the bollards, Lees common.

Discussion took place regarding the safety aspect of the trees when fully established along the A252 Canterbury Road.

It was agreed to investigate the further planting of trees on the Lees and KCC Kent Tree Plan funding.

Relevant Legislation: Inclosure Act 1845; Small Holdings and Allotments Act 1908, s.34

Community Ownership Fund

Councillor Walpole requested consideration to make enquiries into the Community Ownership Fund and look into the purchase of the old post office transforming into a community hub/cafe with access to post office services.

Discussion took place regarding the use of the village hall for a community hub/café.

The Parish Council agreed to consult with parishioners at the Annual Parish Meeting.

Relevant Legislation: Localism Act 2011, ss.87 -108

Public Participation

A member of the public asked if there was an update on the community sewage concerns raised by parishioners at Chapmans Close, in particular the new dwelling that has been approved. The clerk responded that ABC stated that the sewage works parishioners’ complaints did not come under the planning application but through a different department.

A member of the public suggested that perhaps the community café/hub could be held in the cricket pavilion. Councillor Ramsden said that it would have to be accessible.

A member of the public questioned the Parish Council stance on future planning applications and new dwellings in the village, and whether the Parish Council would object to all new housing in the village.

A member of the public asked when the skate park is going to be built and if there are enough funds to cover it. The Clerk responded that we may need to seek additional funds to enable us to build one piece of equipment. S106 contributions from Clockhouse Green to go towards the installation of a MUGA. There is a need to have something for older children in the village.

A member of the public inquired about the seat outside of the cricket pavilion and if there is anything going to be done about the bench near the Youth Shelter as it is a health and safety concern. The clerk responded that the seat adjacent to the cricket pavilion is being repaired and refurbished and will be reinstalled shortly. Looking into the feasibility of repairing the other seat, maybe a parishioner may take it on as a project. The Clerk will contact the cricket club and make enquiries.

Councillor Walpole reported the Challock sign at the top of White Hill has swung round. Clerk to report it to KCC Highways to report a problem on the roads.

Two members of the public introduced themselves as recently new to the village and thanked the Parish Council for supporting their planning application.

Relevant Legislation: Local Government Act, s 100.

**The meeting closed at 8.45 pm.**

Parish Council Meeting Dates for 2023

Wednesday, 8th June 2023 Annual Parish Meeting

**Future Parish Meeting Dates:**

Thursday, 22nd June

Thursday, 20th July

Thursday, 21st September

Thursday, 19th October

Thursday, 23rd November

**Signed as a true record by: ……………………………Tracy Brown Chairperson Challock Parish Council**

**Dated……………………**

 **High Tree Lodge PA/2023/0704** **Challock Parish Council Comments**

The Parish Council wishes to express its disappointment with the course of changes to the local plan

policy affecting Challock Parish regarding the revised village boundary and the allocation of HOU5

and the omission site consultation for the inclusion of Clockhouse Green.

1. Planning Policy. This was not included in the Omission/Windfall sites in the Local Plan. This site is a unique green/agricultural field and in an area of outstanding natural beauty (ANOB). There will be no AONB if we keep building houses. ABC has a legal duty to take in account of the purposes of AONB designation in determining the application i.e., conservation and enhancement of the area’s natural beauty. The design quality is not of an appropriate standard for a new development within the AONB. Ashford Local Plan policy ENV3, in particular in respect of the design detailing of the proposed units by failing to respect the local character and fails to comply regarding the scale of the proposal. This site does not meet the key test of conserving and enhancing the AONB and is not in keeping with the character of the village.

There are no affordable rented and shared ownership units. No proposal for people who wish to build or commission their own homes. Parking allocation within the development has not been well thought out and no consideration for commercial & public services that will be accessing the site and the impact this will have on the immediate area. There has been a marked increase in traffic coming to the village i.e., delivery vans, grocery deliveries, oil deliveries, sewage emptying, refuse removal. All have a significant impact on our environment and safety to parishioners. Noise and light pollution; the increased emissions will conflict with ABC target of carbon neutrality by 2030 and will be extremely harmful to a village set in AONB

2. Village Confines. This site is on the edge of settlement and outside of the village confines and is not adjoining, abutting and the near too test is subjective. If approved would be setting a precedent for further developments along Buck Street. Buck Street would be completely infilled with no open space, over developed and extremely harmful to a village set in AONB.

3. Environmental. There is evidence throughout the plot of use by Bats, Nightingales, Greater Crested Newts, Slow Worm, Common Lizard, Hedgehogs Dormice, Woodpeckers, and many other wild birds. All of which are protected species in terms of any form of development. The site is close too/opposite within 30m of a 1500-acre ancient forest Kings Wood. AONB 30m to the last of England’s vanishing ancient woodlands. Taking the few green spaces around this area will have a dire effect on the wildlife who feed in areas like the land they wish to build on. The reason these animals are using this habitat and nesting in this area is because it is likely to be valuable for them as a species because it fulfils their requirements. By removing some of these areas the animals use, such as trees, hedges, and grassland for the houses to be built on, it will disturb the wildlife and will create noise and light pollution, therefore probably decreasing the amount of value that area has for these species. The high density proposed, placing units at the rear as well as the front of the site also introduces light into a currently dark area that will inevitably impact on the site which the bat survey shows is actively used for foraging by at least five species of bats. Even with carefully designed lighting the bat survey states will be necessary, the likelihood for residents to add security lighting (as envisaged by Kent Police in their consultation response) will likely result in potentially unlawful disturbance to bats. And no matter how carefully designed the fixed lighting, car headlights will be impossible to control. We also note that the bat survey only looked for potentially roost sites in the buildings to be demolished, but not in the trees, which could be the roost site the survey acknowledges is "nearby". A full and extensive independent survey need to be carried out. Wildlife surveys were done a year ago and not sufficient due to all being carried out over one day. A decision cannot be made on whether the species do habit the area on these grounds at all. We run a very high-risk habitat will be destroyed. Nearby residents have all commented on sightings of bats in the vicinity. Once green space is gone it is gone for good.

Considering the number of trees to be cut down and the amount of wildlife present should TPOs be applied? Nearly 30 trees to be removed and a hedge line.

4. Highways. The A251 cannot support the current volume of traffic and the lack of traffic management on Buck Street has, for a number of years, posed cause for concern - speed issues, no footpaths, no safe crossings, several blind spots, poorly maintained roadway. Families who live along the A251 in Buck Street drive to the village hall car park to take their children to school as the road is too dangerous to walk. Roads & Footpaths are in a poor state and road safety paramount concern to all living in the village. A252 has been classed as the top 50 dangerous roads in England.

5. Infrastructure. The primary school is oversubscribed. Clock House Green Development has yet to be built and families wanting their children to go to the local primary school initially will not be able to get in. Another development would delay access to local school place over a longer period. There is no mains gas and sewage. The application fails to address the following issues as set out Paragraph H1 of Schedule 1, Building Regulations 2010 in order to demonstrate that the proposed foul drainage system will be designed and sited such that: (a) it is not prejudicial to the health of any person (b) it will not contaminate any watercourse, underground water or water supply(c) there is adequate means of access for emptying work and future maintenance, including future replacement of any drainage field. Due to the location of the site on a Source Protection Zone 3, other aspects will have to be addressed including a strategy to deal with the potential risks associated with any contamination of the site, surface water drainage and piling (if necessary). It is noted the Environment Agency has rejected this application. There does not seem to be provision for Visitors parking bays or Wheely Bin collection points. Any new build should also have Solar panels as standard, grey water collection provision and rainwater collection The area is subject to dene holes and could add to the risk of pollution to the water environment arising from the proposed development. In the past year it has become more evident we have poor water supply leading up to last year having no water for a week during the hottest day of the year. With villagers having to collect bottled water on a daily basis, the severe impact on the elderly and families on the hottest days of the year. The water supply problem is a risk to the health and safety and wellbeing to the current residents and population of Challock, as highlighted by Ashford MP Damien Green and BBC news in July 2022. Five days without running water caused great hardship and impact, not only for the 1100 Challock residents, but also forced the school and pub to close. Electricity supply is for some people within the village is very poor, the infrastructure was never designed for the number of houses, it’s a drain on the supply. There are people within the village unable to read a book in the wintertime due to low power. Until the water, electricity shortages, poor internet supply resolved, and mains drainage provided, then Challock should not be accepting any further housing development planning applications. We are close to several major towns and the City of Canterbury, with poor infrastructure for even the basics. It is not in the interests of the current residents of Challock to further reduce already poor resources.

With the number of houses being developed in the Borough and our village the pumping station at Charing is becoming unsustainable.

The bus service is poor due to infrequent times and availability, no evening or Sunday service. Challock has less than standard amount of play space and no allotments. The proposed development will be close to the cricket ground and with some of the dwellings overlooking the ground, Sports England should be notified to check boundary restrictions and to ensure safeguarding measures have been considered. Under the S106 with Clockhouse Green funds have been allocated for a multi-use games area which has been planned to be installed in the top far end of the cricket ground adjacent to cricket pavilion. This would be conflicted with dwellings being built close to the boundary at High Tree Lodge. ABC may not have reached its housing target, but Challock has gone way beyond its fair share of developments. We are already over capacity for the area. With no train station, no doctors, no water drain off, very poor internet service (no high-speed fibre) on a poor power grid and a school at its maximum. We no longer have a post office, and the post office has stopped post office hubs. Any further housing development in the village the Parish Council would like to see S106 developer contributions to pay for improved infrastructure. Housing for less than 9 would not incur S106 developer contributions and put more pressure on our limited resources i.e., water supply, electricity. It is noted that the Environmental Agency has objected to the application.

It’s time to save our beautiful Kent countryside. Save what’s left of Garden of England.

Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to conserving and enhancing landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and AONB”. “The scale and extent of development within these designated areas should be limited. With the inclusion of the Clock House Green development there will be in excess of 100 new dwellings in Challock, a 25% increase since 2015. We have reached and exceeded the limit and any further developments will be detrimental to the conservation and enhancement of Challock set in AONB.

Challock, Chilham & Wye villages are set in AONB and ABC have a duty towards the protection, enhancement and

conservation and therefore lead the way in ensuring that these are giving

precedence.