**Challock Parish Council Meeting Minutes**

Audrey Allen Room, Memorial Hall

Thursday, 19th July 2023, 7.31 pm

Members of public present:11

Apologies

Apologies received from Cllr Walpole

Relevant Legislation: Local Government Act 1972, s 85.

Present

Cllr Anthony Aitken, Chairperson Cllr Tracy Brown, Cllr Duncan Hardie, Cllr John Ramsden, Cllr Robert Shallcrass, Vice-Chairperson Cllr Max Thomas & Di Sandy (Clerk).

Welcome

Chairperson welcomed everyone present to the parish meeting

Disclosure of Pecuniary Interests

There were no disclosures of pecuniary interests. Cllr Thomas & Cllr Shallcrass declared family connection to planning application PA/2023/1230 Land To the rear of Barnard House, Church Lane, TN25 4DD and will not participate when the Parish Council discusses this application.

Relevant Legislation: Localism Act 2011, s 31.

Minutes of Last Meeting

Minutes of 15th June 2023 meeting were signed by Chairperson Cllr Brown as a true record.

Proposed by Cllr Ramsden and seconded by Cllr Aitken.

All agreed

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

Standing Orders & Financial Regulations

**PCSO Natalie Faiers Downs West Ward Report**

The new beat officer temporary for Downs West ward is PC Natalie Faiers and their supervisor will be Sergeant Richard Batten.

Role as beat officer will include organizing engagement events to meet local residents in the near future. The beat officer team will also endeavor to attend a parish meeting every quarter.

Regular newsletters will also be produced updating your respective parish on local issues including statistics, prevention advice and policing activity in the area.

An incident occurred in Blind Lane. A reported stolen Mercedes car landed up going through a parishioner’s fence in Blind Lane. The car contained gas. No arrests have been made as far as we are aware.

Resolved. PCSO Natalie Faiers report was received.

Clerk’s Report

**Highways**

Reported tree branches obtruding onto the both sides of the A252 Canterbury Road, near Pest Lane junction.

Reported to KCC concrete and protruding post stump along the grass verge adjacent to Paddock View, Faversham Road.

Grounds man has trimmed back overgrown shrubs along the footpath adjacent to the Old Vicarage and Help Hire.

Trimmed shrub Church Lane sign.

Grounds man has strimmed Faversham Rood verge opposite Paddock View and strimmed verge opposite The Stag.

A request by the Parish Council for KCC to investigate whether trees/shrubs can be cut back along the footpath at Buck Street. KCC have agreed for a tree to be removed and should be completed within 2 months.

**PROW**

Reported overgrown vegetation along the footpath adjacent to The Beeches.

**Play Park**

The grounds man has topped up the play park with 10 bulk bags of bark. Grounds man has tilled the area.

The clerk has purchased nest swing bolt covers and placed them over the bolts.

**KCC Highways Improvement Plan**

The repeater signs have now been installed near to Westwell Lane junction.

Waiting to hear from Alan Osouha on speed average cameras.

**The Lees**

Trimmed back over hanging shrub, Canterbury Road, cross over from the Lees to Green Lane

Grounds man commenced back up on the Lees.

Resolved. The clerk’s report was received.

Correspondence

* Received an email from the Mayor’s Parlour invitation for the Chairperson and former Chairperson to attend the Mayor of Ashford, A Civic Service of Celebration on Sunday, 2nd July 2023. Previous Chairperson Mick Fisher attended the event.
* Received an email from KCC Lisa Willoughby information sheet regarding overgrown vegetation from private properties overhanging on public highways.
* Received an email notification from Playsafety Ltd of upcoming ROSPA play park inspection to take place in July.
* Received an email from a parishioner regarding planning application SW side of The Stag pub roundabout and concerns about further housing in the village and Southeast Water limited water supply and has the Parish Council issued an objection. Clerk responded by saying our comments are on ABC’s planning portal.
* Received an email from KALC and first edition of the official Guide to Taking Part in the 80th Anniversary of the D-Day Landings, taking place on 6th June 2024.
* Received an email from a parishioner concerning a breach of car parking on the right-hand side of the Lees track. Parishioner is concerned this will be a regular occurrence and cause damage to the Lees when wetter conditions. The Parish Council replied thanking parishioner for the email which has been noted.
* Received an email from BHIB confirming Parish Council’s insurance has been renewed.
* Received an email from Brake and 20 mph around school’s campaign. Research by Brake also found that 64% of parents say their school doesn't have 20mph speed limits, 36% of parents don't walk their child to school because roads are too busy and 25% don't because traffic is too fast.
* Received an email from Walden Telecom regarding consultation on a proposed base station upgrade at Brushdane Wood.

VMO2 (trading as O2) have identified a requirement for a base station upgrade to improve network coverage within the surrounding area.

* Received an email from KCC Highways notification of National Highways and Transport Survey.
* Received a forwarded email from Molash PC and parishioner concerns of the newly opened The Stag and possible increase in speeding traffic and licensing permissions. The Parish Council has replied to the parishioner stating speeding is not a new issue. Through our Speed Watch campaign will continue to monitor. Advised parishioner to contact ABC to inquire about licensing permissions.
* An email from Charlie Simkins member’s briefing notifying of Travel Saver Pass for the school year 2023/2024, the cost of passes is being frozen at last year's prices. Clerk has placed a notice on PC Facebook and Challock Chatter.
* Received an email from KALC confirming the Parish Council has been successful in bid for High cost of living fund and the funds will be lodged in the Parish Council’s bank account and need to be spent by September 2023.
* Received an email from Les Langley confirming he has constructed one trough and is working on the engraving.
* Received an email from Southeast Water updating on the East Kent Project. The laying of pipes between Charing and Ashford.
* Received an email from Mike Gunnell from Bygone Kent requesting if there is a local resident who may have information on Winston Churchill’s secret army. The very first secret radio station was built in Challock, and it became the template for other Kent stations and stations along the East Coast of Britain. Clerk is making enquiries with parishioners.
* Received an email from ABC regarding a new Community Resilience Plan template which has now been finalized and is available to be used by all interested parishes in creating our own plan or updating our existing Community Emergency Plan.
* Received an email from Kent County Council’s consultation on its new draft Emerging Local Transport Plan. The Local Transport Plan is the Council’s statutory plan, and this consultation concerns development of the fifth iteration of the plan for Kent. The Council had success securing delivery of over £400m of investment in the major transport scheme priorities that were set out in the current adopted plan called ‘Growth without Gridlock’. The Council is seeking views on the overall ambition, associated policy proposals and objectives for the new draft Emerging Local Transport Plan.

All correspondence has been circulated.

**Matters arising from Correspondence**

* Brake 20 mph around schools’ campaign – Church Road is 30 mph. Cllr Aitken to contact the school to make enquiries concerning Brake’s 20 mph around school campaign.
* New Community Resilience Plan Template – Clerk to update Resilience Plan template and the Parish Council to review at the Parish Meeting in September

Finances

The current account balance on 30th June 2023 is £23709.

Received £1000.00 KCC Cost of Living Fund

Received £2628.46 VAT refund.

Resolved. The bank account balances and reconciliations for 30th June 2023 were signed by Chairperson Brown and Vice Chairperson Thomas.

 **Quarter 1 Budget Monitoring**

The budget forecasts an overspend of £1848 on the expenditure. £1500 was paid to Invicta Law for legal expenses for the Faversham Road footpath. To offset the overspend by transferring £1500 out of NS&I Reserves to current account.

Resolved. The 1st quarter budget monitoring account was signed by Chairperson Brown and Vice Chairperson Thomas.

**July Payments**

The following cheques were signed by Cllr Thomas & Cllr Ramsden - J Harvey - Commission Painting Kings Coronation £400, HMRC – Clerks Tax £393, J Sandy – Playground Maintenance £275.

The following cheques was signed at the parish meeting:-

Cheque No 102721 Faversham Foodbank £500

Cheque No 102722 One You Stop Food Bank Ashford £500

Cheque No 102723 Clerk Stationery £25.79

Cheque No 102724 Clerk’s Salary Adjustment £44.94

**Forester Village Magazine**

Cllr Ramsden reported on the outcome of the Forester Sub-Committee Meeting held on Wednesday, 12th July at Molash village hall.

The last couple of years we have broken even with the Forester. This year ending 31st March 2023 a drop in advertising revenue and increase in printing costs led to a deficit with Molash Parish Council contributions of £78 and Challock Parish Council £292. It was agreed to keep the magazine free of charge. Discussions on having the forester on-line but decided it was not a good idea. It was agreed to get more advertisers and increase the advertisement space to £5 per unit and one-off adverts.

Resolved. To increase advertising space and advertising prices.

**Review Estimates for the Lees tracks**

Clerk has requested quotations from JM Resurfacing & Billy Stevens.

JM Resurfacing attended the Lees tracks and now awaiting on quotation.

Billy Stevens has not responded yet.

Resolved. Clerk to obtain a third quote. To discuss at the next parish meeting in September when 3 quotations have been obtained.

**Review Quotations for Multi Use Games Area**

The Clerk arranged for 3 suppliers, Kompan, Sovereign & Trevor May.

Received quotation from Trevor May & Sovereign

Resolved. To discuss at the next parish meeting in September when all three quotations have been received.

**Highways Improvement Plan**

1. **Faversham Road Footpath Scheme**

In response to Kieran Doble’s email concerning the bid for the Highways Transport Planning bid, a meeting with residents took place on Wednesday, 19th July in the Audrey Allen room. The outcome of the meeting was a resident group was formed headed up by Mark Stuart and Mick Fisher. All normal channels had been exhausted by the Parish Council. The resident group action plan to contact the press.

Cllr Ramsden suggested we write to KCC Highways inquiring why Faversham has had a new footpath installed costing £1 million and why we are unable to get one.

Resolved. Pass information onto the resident group.

Relevant Legislation. Highways Act 1980, ss.43.50

1. **Community Speed Watch Scheme**

Clerk reported on Challock Speed Watch recent activities. Clerk informed the Parish Council that a 5 speed watch sessions have taken place in the past month. At Westwell Lane junction 32 speeding offences were recorded in a one-hour slot. This site has one of the highest number of offences with the majority captured speeding over 50 miles per hour and one incident of motorist doing 66 miles per hour. Carried out speed watch at sites at High Tree Lodge, Buck Street, Beech Court entrance and Auxillus car hire, Canterbury Road.

Resolved. Clerk to request for more volunteers to join the Speed Watch Team.

Relevant Legislation. The Road Safety Act 2006 (c 49)

**Planning Applications**

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

Demolition of detached garage; one and a half storey rear extension; alterations to existing roof including a minor increase in the ridge height; new cladding; replacement windows and roof lights.

Reasons: Amended Description

**PC Comments: Challock Parish Council have no objections and supports this application.**

**PA/2023/1120 Blossom House, Church Lane, Challock, TN25 4DD**

Proposed loft conversion with dormer roof. Changes to fenestration including Juliet balconies on the ground and first floor. Outside alterations include decking, steps, pergola, outside kitchen, and associated works. Garage conversion to an entertainment room

**PC Comments: Challock Parish Council have no objections and supports this application.**

**PA/2023/1230 Land To the rear of Barnard House, Church Lane, TN25 4DD**

Six detached one-and-a-half-storey dwellings associated detached garaging, and new vehicular access from Church Lane.

Under declarations of interest Vice Chairperson Thomas & Cllr Smallcrass left the room.

Chairperson Brown object to the planning application. No benefit to the village.

Cllr Ramsden commented he had no problem with the development, but it is up to parishioners.

Cllr Aitken commented that our response needs to be consistent.

Closed meeting 8.07 pm for Public Participation.

Parishioners raised concerns of access, narrow lane. No infrastructure, loss of post office. Oversubscribed primary school.

Parishioner said that they were told that no houses would be built on the farm land.

Parishioner commented on traffic congestion during construction and after, especially during school times.

Parishioner (applicant) in support of planning application.

Meeting re-opened 8.18 pm.

Councillors was referred to Cllr Walpole’s comments on planning application that was emailed.

The Parish Council resolved to object to this application. See appendix for Parish Council Comments.

**Consent under Tree Preservation Orders**

**App Ref: OTH/2023/1256 Land Rear of Mill House, Canterbury Road, Challock, TN25 4AD**

T1 Ash. Reduce to previous pruning point- 15m leaving finished length 10m. Upper crown of tree is dead/dying - Bracket fungus visible in crown. Work is to make the tree safe from falling debris

**Ratification of Planning Applications**

**T**he following planning application was ratified.

**PA/2023/0850 - 1 Kiln Close, Challock, Ashford, Kent TN25 4DA**

Proposed single storey and two storey extensions, creation of additional dropped kerb and hard standing, proposed conversion of garage and erection of veranda to the rear, internal alterations, and updated fenestration. Amended description.

Comments: The extension seems to be huge and a balcony.

Challock will have hardly any smaller houses in years to come because of the allowance to enlarge so greatly, pushing the purchase cost up. Which is a great shame for younger families in the future provided immediate neighbours have no objection to the size and possible overlooking and loss of privacy. Provided enough parking for possible amount of cars in the future. There are no comments. The Parish Council have no objections.

**KCC Planning Enforcement**

**Squidsgate Lane Inquiry**

In response to parishioners’ concerns the clerk has reported to KCC Minerals & Waste & Planning Enforcement during the past several weeks lorry loads of building rubble have been dumped on the perimeter of farmland, Squidsgate Lane. Creating huge mounds along the length of Squidsgate Lane.

Relevant legislation: Town and Country Planning Act 1990.

**Funding**

The government’s Community Ownership Fund has now been updated to accept applications from parish councils to help communities.

Council has not received any interest/feedback from parishioners

Resolved. To publicise the Community Ownership Fund in the Forester with a deadline

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

**Under the Kent Plan Tree, there are opportunities for funding for potential community orchards and small woodlands.**

 Council has not received any interest/enquiry from parishioners/farm owners.

The Parish Council resolved to publicise the Kent Plan Tree to private land owners with a deadline.

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

**Defibrillator AED funding request Challock Primary School**

Resolved. The sale of John Harvey’s King Charles 111 Coronation prints proceeds to go towards the funds for defibrillator cabinet and installation costs.

**Community Events**

**Presentation of John Harvey’s Commission Painting ‘King Charles Coronation Celebration Event**

Resolved. John Harvey’s Commission Painting of ‘King Charles Coronation Celebration Event to be displayed in the village hall.

**Summer Fair**

Resolved. The Parish Council to hold an Information & Raffle Ticket Stall.

Cllr Hardie has kindly offered to loan gazebo.

**Boot fair**

Resolved. The Parish Council to organize a boot fair for June 2024.

**DDAY 80 Commemorative Thursday, 6th June 2024**

Resolved. The Parish Council to hold a commemoration event of D-Day 80 years on the recreation ground.

To hold a fish & chip supper/picnic at about 8.15 pm. With the lighting of a bonfire beacon at 9.15 pm and the community will undertake the International Tribute. Perla Hardie was nominated to read the tribute.

**Public Participation**

None.

Relevant Legislation: Local Government Act, s 100.

**Items to be placed on the next Agenda**

Any items to be emailed to: clerk@challockparishcouncil.gov.uk no later than Tuesday,11th September 2023.

**Next Meeting –** 21st September 2023

**Future Parish Meeting Dates:**

Thursday, 19th October

Thursday, 23rd November

**Meeting Closed 20.45 pm.**

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

**Dated……………………**

**Appendix**

**PA/2023/1230 Land To the rear of Barnard House, Church Lane, TN25 4DD**

**Six detached one-and-a-half-storey dwellings associated detached garaging, and new vehicular access from Church Lane.**

**Challock Parish Council objects to this planning application for the following reasons:-**

**Insufficient village infrastructure** - we are close to several major towns and the City of Canterbury, who are resourced to cope with further housing development. Challock has poor infrastructure for even the basics. Insufficient water supply as evidenced in July 2023, 5 days without running water and having to collect bottled water from the Village Hall, a major risk to health and safety for all ages, but particularly babies and young families, frail and elderly and those with underlying health conditions, we were also advised to prepare for water cuts at Christmas.

There are frequent electricity cuts, poor internet, no mains gas, or mains drainage.

There are nineteen 3-, 4- & 5-bedroom houses under construction at the ‘Old Orchards’ (off Old Clockhouse Green) which will add further demands on village resources, which are not currently evident.

It is not in the interests of the current residents of Challock to further reduce already poor resources. Until the water, electricity shortages, poor internet supply resolved, and improved drainage provided, then Challock should not be accepting any further housing development planning applications. Demands for electricity with air source heating and car electric charging points further exacerbates the problems for Challock.

Pressure on small, oversubscribed village school

No doctors/health centre, nearest is Wye or Charing, requires a car to travel, both under pressure with over stretched facilities.

Decreasing facilities and an increasing number of residents. The village Post Office/General store, Café, Gym studio have all closed in the last two years.

**Location/Planning Policy.** This site is a green/agricultural field and in an area of outstanding natural beauty (ANOB). This was not included in the Omission/Windfall sites in the Local Plan**.** Challock is in an Area of Outstanding Beauty and the protection for wildlife habitats and maintaining the current balance of housing and green spaces is put at risk.

The proposed houses sit on land outside the village building confines. The building confines were established through much consultation, consideration, and discussion. Ashford Borough Council Cabinet Approved the Village Confines Map in 2020. In this case policy HOU5 - Housing Development Outside Settlements (MC51) 5.56 In addition to residential windfall schemes within settlement confines, new housing outside settlement boundaries would not benefit the village of Challock.

The proposed development requires an access road onto Church Lane and the houses planned are situated in a private development behind houses that front Church Lane. The proposed land currently provides a natural habitat and supports the ecosystem. Protecting our environment is the foundation for sustaining our planet, community, and economy. Our environment supports and houses our ecosystems, allowing them to grow and thrive. If we fail to protect our environment, we will put the lives of humans, animals, plants, and more at risk.

It is interesting to note that the design layout of the development does not have any houses planned behind the applicant’s house on Church Lane.

**Highways and Traffic -** the access lane proposed for development is off Church Lane, opposite Kiln Close and near Challock Primary school. Church lane is narrow, only one car width, not allowing for two vehicles to pass. Already Church Lane is congested and a safety risk, particularly putting young children, parents and all pedestrians using the road at risk. There is no designated footpath, beyond the school, where the road narrows to a single width, which leads to the new access road and Kiln Close. Kiln Close, which is a residential area of 20 houses.

The proposed development of six 3-bedroom houses, all have a detached garage, and it is likely that each household will have at least two cars, plus visitors, commercial & public services that will be accessing the narrow one car width Church Lane and the detrimental 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.

The actual building of the development would put even greater pressure on a congested, narrow lane for building material deliveries and tradesmen.

Provision of public transport is weak with only Faversham to Ashford route available, 6 miles from secondary schools, access to sports centres and general amenities, putting further stress on highways and safety, no train station.

As Challock sits at the crossroad of A251 and A252 road, these major routes have continuous traffic, which is narrow, with articulated lorries travelling close to the curb, combined with narrow footpath, is highly dangerous for pedestrians, especially families with young children and pushchairs.

Crossing the roundabout is another hazard, as the signs on the roundabout are so high that pedestrians cannot see over the top and traffic does not even have to slow up to navigate around the roundabout as it is so wide.

Other footpaths around the village are intermittent and residents often have to walk on the road instead. Impossible for wheelchair users to be safe. Increased traffic from the newly opened The Stag, which is a popular car and bike meeting place, holding large meets weekdays and weekends with over 50 cars, also situated at the crossroads of the A251 and A252, adds further road traffic in Challock.

There are issues with speeding through the village and there is a need to reduce the speed limit to 30mph.

The village footpaths are intermittent, narrow, poorly maintained, and adjacent to major busy A roads and therefore do not provide safe routes for pedestrians including families, elderly, disabled and wheelchair users.

**Area of Outstanding Natural Beauty -** the site is located within the AONB which is identified in paragraph 11 of the NPPF and associated footnote 7 to be a “protected area” which in this instance provides a clear reason for refusing the development proposed.

Both the local plan and the NPPF highlight that great weight should be given to conserving and enhancing the landscape and scenic beauty of the AONB. The site is a valuable large open space which provides an important contribution to the openness and natural habitats and wildlife of the village and the AONB in this area.

Development in this rural area and contribute to the increasing suburbanization of the area and would harmfully erode the traditional rural/farming communities’ character.

In Areas of Outstanding Natural Beauty greater weight should be given to conserving the scenic beauty. Built development within the AONB contributes to its visual quality (including open spaces that break up rural settlements) and is essential to maintaining the AONB as a natural resource. 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.