**Challock Parish Council Meeting Minutes AGM**

Audrey Allen Room, Memorial Hall

Thursday, 16th May 2024, 7.30 pm

Members of public present:5

Present

Tracy Brown, Michael Fisher, Duncan Hardie, Anthony Aitken, Robert Shallcrass, Max Thomas, Jayne Walpole & Di Sandy (Clerk).

Election of Chairperson

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

Election of Vice Chairperson

Councillor Thomas wished to stand as Vice Chairperson. Councillor Thomas was proposed by Councillor Fisher and seconded by Councillor Aitken. There were no other proposals

Parish Council Members Responsibilities and Representatives on Outside Bodies

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| --- | --- | --- |
|  | Representative 2023/2024 | Representative 2024/2025 |
|  |  |  |
| Footpaths | Tracy Brown | Tracy Brown |
|  |  |  |
| Challock Primary School | Anthony Aitken | Anthony Aitken |
|  |  |  |
| Village Hall Committee | Anthony Aitken | Anthony Aitken |
|  |  |  |
| Parish Council Finance | Duncan Hardie | Duncan Hardie |
|  |  |  |
| Speed Watch | Tracy Brown | Michael Fisher |
|  |  |  |
| William Oure Charity | Max Thomas | Max Thomas |
|  |  |  |
| Play Area | Max Thomas | Max Thomas |
|  |  |  |
| KALC and Parish Forum | Jayne Walpole | Jayne Walpole |
|  |  |  |
| Cricket Club Liaison | Tony Aitken | Tony Aitken |
|  |  |  |
| Forester Sub-Committee | Tony Aitken | Tony Aitken |
|  | Tracy Brown | Tracy Brown |

Welcome

Clerk welcomed everyone present to the parish meeting

Apologies

Apologies were received from ABC Ward Councillor Larry Krause

Relevant Legislation: Local Government Act 1972, s 85

Disclosure of Pecuniary Interests

No change to Disclosure of Pecuniary Interests

Relevant Legislation: Localism Act 2011, s 31.

Minutes of Last Meeting

Minutes of 18th April 2024 meeting were signed by Chairperson Brown as an accurate record.

Proposed by Vice Chair Thomas and seconded by Councillor Walpole.

All agreed.

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

PCSO Bradley Lindridge Report

There have been 4 reported incidents in Challock throughout February & March. In February 1 reported sexual violence. Other theft, public order and theft offence reported in March. PC Daniel Mills has taken over from Bradley Lindridge the Downs West Ward.

Clerk’s Report

**Highways**

Clerk has reported raised drain cover adjacent to Primrose Cottage.

The grounds man has strimmed to cut back overgrown vegetation along the footpath adjacent to the Barn Shop. The footpath along Canterbury Road from Help Hire towards the entrance to Green Lane. Strimmed overgrown vegetation along the footpath, Church Lane towards the primary school.

The grounds man has trimmed Faversham Road footpath adjacent to Paddock View on two occasions.

**The Lees**

Clerk reported concern of uninsulated power lines and public flying kites.

Contacted Commercial services requesting for the 3 smaller areas near to the War Memorial be cut. The main Lees grass has been cut on two occasions.

Contacted Charlie Burr to cut the missed areas on the Lees backup. Arrange to meet with Charlie to go over the areas that require cutting.

The grounds man has trimmed back overhanging tree branches in the Lees Woodland Walk adjacent to entrance to Haverbrack & Beech Court Gardens.

**PROW**

Clerk has reported footpath AE88 Green Lane tree branch obstruction.

**Village Hall Notice Board**

The grounds man has installed new notice board on the wall of the village hall and removed redundant post from the original site of the old notice board.

**A251 Road Safety Group**

Clerk emailed the A251 Road Safety Group approved support Parish Meeting on the 18th April 2024. Thank you for your email regarding the press release.  “Challock Parish Council are very concerned about the growing volume of traffic on this road.  We support the calls for changes/improvements to make the road safer”.

Correspondence

* Received an email from UK Power Networks concerning the uninsulated power lines on the Lees. Regardless of whether overhead lines are Telephone, Fibre, Uninsulated power lines or Insulated power lines we would always stress caution when carrying out any kind of activity that could result in contact with a line and to treat all lines as if they are live and that any contact can cause injury or death. We would not be looking to change the lines to insulated ones at this time though they may be changed as part of routine maintenance in the future.
* Received notification from Utility Arboricultural Consultant, UK Power Networks of planned power shutdown in order to prune vegetation growing through the power lines adjacent to Tulip Tree House, the Lees. They plan to prune the stretch of the Lees adjacent to Otterpley & Cherry Bowl as well.
* Received a complaint from parishioner concerning the building works at Eastbury on the Lees.
* Received an enquiry if Challock parish are going to hold a boot fair this year.
* Received a request from the Cricket Club Handyman of refurbishing the Queen’s Silver Jubilee bench for £100.
* Received a request from a parishioner for a member from the Parish Council to be interviewed by the BBC concerning the new waste and recycling service.
* Received a complaint from a parishioner concerning regular bonfires. Clerk to place an information notice in the forester and notice boards regarding bonfires. Clerk to contact ABC planning re High Tree Lodge planning application concerning the large bonfire left unmonitored causing a widespread nuisance to parishioners in the village.
* Received an email from Play Safety of impending annual play park inspection. To take place during the month of July.
* Received a request from Friends of Challock Church to display Challock Open Gardens event signs on the Lees and near to the Challock Village sign near the roundabout.
* Received an email from ABC notifying the second round of the Community Amenities Grant Scheme for the 2024/25 year as part of the UK Government’s Levelling Up initiative has gone live. Rural England Prosperity Fund Grant (Ashford Rural Area). A grant of up to £10,000 for an organisation wishing to make improvements to outdoor community facilities such as playing fields or village hall outdoor spaces. The Grants are aimed at supporting community amenities across the Borough to make improvements community infrastructure. Closing date 31st May 2024.

**Matters arising from correspondence**

* Councillors approved the refurbishment of the Silver Jubilee Bench.
* Unfortunately, due to the short notice the Parish Council was unable to speak to the BBC concerning the waste and recycling service.
* Councillors approved Open Garden event signs to be displayed on the Lees and Challock Village sign area adjacent to the roundabout.
* Councillors considered applying to Rural England Prosperity Fund Grant for new replacement of playpark equipment and extension to the play area. Cricket ground replacement artificial wicket ground and seating areas around the cricket ground.

**Action:** Clerk to obtain quotes for play area equipment and extension to the play area. Councillor Aitken to obtain quotes for artificial wicket ground. Clerk to obtain quotes for seating area for the recreation ground.

Finances

The current account balance on 30th April 2024 is £34,625.17

1. **Bank Reconciliation for April 2024**

Received £12000 1st half of the precept.

Received £6485.80 Rural Fund for Play Park Equipment. The clerk has placed the order for the We Hopper and installation.

Chairperson Brown and Vice-Chairperson Thomas signed the bank account balances and reconciliations for 30th April 2024.

Reserves (National Savings) Account £15806.65

Clerk & Councillor Fisher signed the NS&I withdrawal form for £6990 to be transferred to Santander Business Account. To pay invoice to KCC for Faversham Road Footpath Scheme.

1. **May Payments Cheques to be signed**

The following cheques were approved and signed by Cllr Walpole and Cllr Hardie

Cheque No 102776 Clear Council - CPC Insurance £557.87

Cheque No 102777 Ashford Borough Council – April Forester Print £213.25

Cheque No 102778 Lionel Robbins – Internal Audit £140.00

Cheque No 102779 HCI Data – PC Gov.Uk domain £114.00

Cheque No 102780 Clerk – Stationery & APM Notice £139.15

Cheque No 102781 Grounds man – Groundworks £280.24

Cheque No 192782 Clerk – Purchase DDay80 flag and 4 x roundels £43.94

1. **May Payments**

Clerks Salary £569.49 by Standing Order 28.4.2024

1. **Annual Internal Audit Report AGAR 2023/24**

Internal Audit took place on Wednesday, 10th April 2024. Auditor Lionel Robbins signed the AGAR section with no concerns. To resolve Parish Council has a sound system of internal control.

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 2023-24.

Approved. The Parish Council has a sound system of internal control.

1. **Annual Governance Statement AGAR 2023/24**

The Parish Council approved the Governance Statement. Chairperson Brown signed the AGAR Governance Statement. The Clerk had signed the AGAR Governance Statement prior to the parish meeting.

1. **Accounting Statement AGAR 2023/24**

The Parish Council approved the accounting statement. Chairperson Brown signed the AGAR Accounting Statement. The Clerk signed the AGAR Accounting Statement.

1. **Assets Register 2023/24**

The Parish Council approved the Assets Register.

1. **Notice of Public Rights and Publications of Annual Governance & Accountability Return**

The Parish Council approved publishing the AGAR and Notice of Public Rights commencing 3rd June 2024 and ending on the 12th July 2024. Clerk to submit the audit documents to the external auditor, Mazars LLP.

1. **Insurance Renewal Quote**

Challock Parish Council approved the insurance quotation received from Clear Councils.

10. Highway Matters & Highway Improvement Plan

1. **Faversham Road Footpath Scheme**

Received invoice from KCC for £37,093.43.

Challock Parish Council £18093.43

Downs West Ward Cllr Larry Krause £1500

Ashford Borough Council £17,500.

Challock Parish council approved the ABC grant agreement for £17,500.

Chairperson Brown signed the grant agreement.

Clerk to post the grant agreement to ABC.

1. **Highways Improvement Plan**

Clerk has chased up the email sent to East Kent Highways, Kieran Doble requesting for a HIP meeting.

1. **Community Speedwatch**

Clerk has placed a notice in the forester requesting for a speed watch coordinators. Received no interest as yet.

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

11. Planning

1. **Planning Applications:**

To receive comments on following planning application:-

1. PA/2024/0841 The Bungalow, Green Lane, Challock TN25 4DN

Two storey side extension, loft conversion including new dormer windows, and changes to existing fenestration.

Challock Parish Council supports this application.

1. PA/2024/0894 The Firs, Buck Street, Challock, TN25 4AR

Construction of new roof with living accommodation and single storey rear and side extension.

Challock Parish Council supports this application.

1. **PA/2023/0704 Permit**

**Land to the South East of High Tree Lodge, Buck Street, Challock** – Residential development for up to 13 no dwellings with associated: access, layout, landscaping, scale, and appearance.

The following email advice received from Planning Consultant Flo Churchill.

A lot of the concerns raised by the Parish Council appeared to have been dealt with by way of conditions in a manner that would leave the Parish Council very little room to successfully challenge the decision.

The consultant is concerned that there is no S106 Agreement although it may be that the site is covered by an overarching S106 relating to an outline or 'framework' permission. Also noted that there is no requirement for any affordable housing, and I am assuming that the developer provided evidence regarding viability to support any lack of provision.

Understand the frustration of the Parish Council over the lack of transparency, but the reality is that the majority of applications are decided under delegated powers and the number of objections in isolation is not sufficient reason to require determination by Committee. It is not normal custom or practice to engage Parish Councils in discussions over developer contributions or indeed the discharge of conditions, but Ashford's approach will very much depend on what it says in the Council constitution,

Resolved. Agreed on consultant’s advice to write to the chair of the planning committee, copy in the Chief Executive and the Head of Planning seeking better collaboration with the Parish Council over developments occurring in the Parish and remind the Chair that the Parish Council were depending on the various officers mentioned to keep to their word and the keep the PC updated.

Cllr Fisher requested we mention our disappointment and concern that S106 have not been allocated to Challock Parish

Clerk to draft response and to be approved by the Parish Council before sending to the Planning Committee.

1. **Planning Enforcement:**

**ENF/2024/0024**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Alleged Breach: Alleged change of use of amenity land to garden land and erection of a fence**

**Location Address: Grass Verge between Austen House and High Snoad House, Green Lane, Challock**

I wanted to provide an update and inform you that I have taken over the case, I have recently been on site and will now discuss the findings with my manager before deciding what action to take.

Once I have any further updates in relation to this case, I will update you further.

Clerk has sent photos of the area where further encroachment has occurred.

Relevant legislation: Town and Country Planning Act 1990.

12. New Waste & Recycling Service

Received the following update from Ashford Borough Council:

The new waste, recycling and street cleansing contract with Suez started on Sunday,

24th March, for the entire Mid Kent Waste Partnership (Maidstone, Swale and Ashford).

We are at the end of week six of our new waste, recycling, and street cleansing service. We

are where we expected to be in terms of the provision of the service in Ashford but that does

not mean we are where we need to be in terms of the provision of the service for the future.

Overall, the disruption to the majority of residents has been small, with many receiving the

collection on the correct day. Unfortunately, there have been pockets where residents have

received repeated issues, Smarden, Egerton, Challock for example. These areas are impacted

by the Narrow Access round issue (properties on incorrect fleet) and will be resolved in the

upcoming weeks.

Resolved. The Parish Council approved for the Clerk to write to ABC raising concerns about the new recycling service, missed bin collections and the recycling and non-recycling being mixed up.

13. Multi Use Games Area

1. **Planning Consultant**

S106 monies outstanding £9,578.82 for outdoor sports capital – Clockhouse Farm

S106 monies outstanding £1,973.12 for outdoor sports capital maintenance

Further S106 monies outstanding £30,191.00 Multi Use Games Area – Outdoor sports capital – Old Clockhouse Green

S106 monies outstanding £6,194.00 Multi Use Games Area – Maintenance

Estimated s106 monies for High Tree Lodge £13.450 Maintenance £7360.

Total estimated s106 monies towards MUGA £53,220 leaving a shortfall of £14280 to look for funds. Lottery Sporting England funding to consider applying for £10,000.

Resolved. Challock Parih Council approved s106 from High Tree Lodge planning application for MUGA and cricket club sports pavilion toilets and changing room improvements. Cllr Aitken to obtain 3 quotations for improvements to the changing rooms and toilets.

Approved Contractor Sovereign 34.75m x 18.25m £67,750.00 + VAT (includes soil removal off site) – Clerk has emailed Sovereign requesting a site plan as part of the planning application.

Approved Planning Consultant BTF. Waiting on Sovereign plans to provide BTF.

14. Village Community Events

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

Parish Council planned event in commemoration of D-Day 80 years.

The lighting of the bonfire beacons at 9.15 pm and the community/nation undertakes the International Tribute. The reading of the Tribute. Fish & Chips supper/picnic on the recreation ground starting at 8 pm. RINGING OUT FOR PEACE: we are encouraging every Cathedral and Church throughout the UK, to ring their Bells at 6.30pm on 6th June, so we ask you to contact your local Churches etc., inviting them to take part. They are also keen to encourage as many locations as possible to take part in the [Lamp Light of Peace](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=2a253a6bf0&e=f2d0f95fb9) and for those with relatives who were involved in D-Day or the Second World War to purchase a [pin badge in commemoration](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=86ccf0debb&e=f2d0f95fb9). The Parish Council has a stock of lanterns used during the World War Centenary Commemoration that can be used for Lamp Light of Peace.

Clerk has booked the village hall just in case of poor weather. Clerk has booked DH Event savoury crepes and barista coffee/beverages. Cricket Club to run a bar and set up bonfire beacon.

Clerk has received no requests for pin badge from parishioners.

Resolved. Clerk to place a notice on PC Facebook and Challock Chatter.

Resolved. The Parish Council approved to offer fish and chips supper ½ price £6 for parishioners over 70 years. Cllr Walpole to co-ordinate raffle/voucher to issue to parishioners. The application for license for bar has been received.

Relevant Legislation: Local Government Act 1972.

15. Annual Parish Meeting 21st May 2024

Resolved. Chairperson Cllr Brown & Vice-Chairperson Cllr Thomas to read the Chairpersons Report.

Public Participation

Member of the public inquired when the Faversham Road Footpath scheme construction will commence. The Footpath Scheme is due to commence in September 2024.

Relevant Legislation: Local Government Act, s 100.

**The meeting closed at 8.45 pm.**

Parish Council Meeting Dates for 2024

Tuesday, 21st May 2024 Annual Parish Meeting

**Future Parish Meeting Dates:**

Items to be placed on the next Agenda

Any items to be emailed to: clerk@challockparishcouncil.gov.uk no later than Tuesday, 11th June 2024.

The date of the next Ordinary Parish Council Meeting will be Thursday, 20th June 2024.

Future Parish Meeting Dates:

Tuesday 21st May 2024 Annual Parish Meeting

Thursday, 20th June

Thursday, 18th July

Thursday, 19th September

Thursday, 17th October

Thursday, 21st 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.