**Challock Parish Council Meeting Minutes**

Audrey Allen Room, Memorial Hall

Thursday, 17th October 2024, 7.30 pm

Members of public present:1

Present

Chairperson Brown, Cllr Aitken, Cllr Shallcrass, Cllr Thomas, Cllr Walpole & Di Sandy (Clerk).

1. Welcome

Chairperson welcomed everyone present to the parish meeting

Apologies

Apologies were received from Cllr Lathwell-Fisher & Cllr Hardie

Relevant Legislation: Local Government Act 1972, s 85

2. Disclosure of Pecuniary Interests

No change to Disclosure of Pecuniary Interests

Relevant Legislation: Localism Act 2011, s 31.

3. Minutes of Last Meeting

Minutes of 12th September 2024 meeting were signed by Chairperson Brown as an accurate record.

Proposed by Cllr Thomas and seconded by Cllr Aitken.

All agreed.

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

4. PC Tim Moody Downs West Ward

There is a new PC for Downs West Ward. There are continued reports regarding poaching across the Rural North, with gates damaged, and crops driven across. Suspects have dumped animals they have killed. Please report any suspicious activity, such as vehicles driving

along country lanes with lamps, or driving across fields during the hours of

darkness to Kent Police, quoting Op Galileo. There are 6 reported incidents in Challock for August. 1 burglary in Canterbury Road, 3 violence/sexual offences, 1 other and 1 anti-social behaviour in Buck Street.

5. Clerk’s Report

**Highways**

Reported missed potholes in Church Lane.

**Public Rights of Way**

Requested to PROW for a dog gate at stile in Pested Lane, footpath leads up to Crossroad Motors.

**The Lees**

The grounds man has strimmed back overgrown vegetation at Lees Woodland Walk.

The grounds man carried out works on a burst water pipe by erecting hazard tape around the area until the works were completed by South East Water.

**Defibrillator**

Clerk has replaced adult pads in the defibrillator cabinet at the Old Post Office. Updated The Circuit.

**Post Office Sign, Canterbury Road**

The grounds man to remove the old post office sign.

6. Correspondence

* Received notification from Kent.gov of the made Order will be to change the advisory School Keep Clear markings to enforceable markings between Mon-Fri 8am-5pm on Church Lane, Challock adjacent to Challock Primary School.
* Received an email from Kent Highways regarding the recent resurfacing works on the A252 Canterbury Road. The surface seal application in light of the A251 closure in force it was decided not to go ahead with this application as we would require the A252 to be closed at the same time. The surface seal operation is not strictly necessary and will not be required as long as the new road surface has embedded correctly and formed a tight matrix. The road will be periodically monitored to ensure this has happened and if necessary, the surface seal can be applied at a later date.
* Received an email from a parishioner concerning discarded fence panels left in Green Lane.
* Received a thank you email from a parishioner for being included in the allocation of D-Day medals. “I had no idea it was such an impressive medal, and I will add it to my collection with pride”.
* Received an email from Kent Police notifying of the police and crime commissioner’s consultation on the new priorities for Kent Police.
* Received an email from parishioner concerning the overgrown hedge adjacent to Portulacea Gardens. Clerk to arrange for the grounds man to cut back the hedge.
* Received an email from Ashford Borough Council which Ashford Borough Council and Canterbury City Council are planning to establish a Joint Venture company to satisfy nutrient neutrality rules in the River Stour catchment area, enabling thousands of much-needed new homes to be built. Stour Environmental Credits will source the mitigation that is required to get
* the stalled housing market moving in the River Stour catchment area of both authorities. It will
* enable the buying and selling of mitigation credits to developers, enabling them to demonstrate that their housing schemes are nutrient neutral and can proceed.
* Received an email from a parishioner notifying the parish council of the front part of a car left behind in a crash at Westwell junction. Parishioner has reported it to ABC but so far it hasn’t been removed. Clerk has reported this to ABC.
* Received an email from parishioner raising concerns of forthcoming Bonfire & Firework Event.

**Matters arising from correspondence**

* Resolved. Clerk has replied to parishioner concerning the Bonfire & Firework Event.

7. Representative Report

7.1 KALC Meeting

Cllr Walpole ran through the Area Committee Meeting Minutes held on the 24th September 2024.

1. Motion for KALC AGM – Planning authorities at district and county level should be required at an early stage discuss the needs and desires of Parish Councils and their existing residents when formulating developer S106 contribution requirements.
2. Communication from external auditor states that to assist with GDPR it is advised that clerks provide official gov.uk email accounts to their councillors.
3. Local Transport Plan – Parish Councils should consider any major schemes on the HIP’s could be considered for S106 funding from possible new development in their own or neighbouring parishes.

8. Finances

The current account balance on 30th September 2024 is £30,124.77

Received second half of precept £12,000.

Received S106 Contributions for Play Park Equipment & Maintenance £2938.88

1. **Bank Reconciliation for September 2024**

Cllr Brown & Cllr Thomas signed the bank account balances and reconciliations for 30th September 2024.

Reserves (National Savings) Account £8816.65

1. **Qtr 2 Accounts Reconciliation**

Cllr Brown & Cllr Thomas signed the Quarter 2 accounts reconciliation.

1. **Landscapes Services Annual Maintenance Renewal Contract Quotation**

To carry out gang mowing of the Lees on 15 occasions £2159.33

Cllrs approved Landscape Services Annual Maintenance Contract Renewal for 2025

All agreed.

Clerk to request quote from Charlie Burr for back up of the Lees and the area by The Stag to be approved at next parish meeting in readiness for parish council deciding on setting the precept for 2025/26.

1. **Authorization of September Payments**

The following cheques were signed by Cllr Walpole & Cllr Thomas

Cheque No 102809 ABC Forester Printing Invoice Aug-Sept £213.25

Cheque No 102810 ABC Forester Printing Invoice Oct £213.25

Cheque No 102811 Clerk Stationery £78.30

Cheque No 102812 Grounds man Lees Maintenance £109.00

1. **Accounts for Payment for Information only**

The following schedule of supplier payments paid for October 2024

Cheque No 102805 Mazars External Audit £252.00

Cheque No 102806 Clerk Defibrillator Pads £61.38

Cheque No 102807 HMRC Clerks Tax £426.80

Cheque No 102808 A D Pink Forester invoice refund £70

8. Funding

i) An application made to the Rural Prosperity Fund for replacement monkey bars equipment for a track slider tower £7852.44. We have received notification that we have been successful in receiving funding for £5000 towards the track slider tower.

ii) An application made to ABC to the S106 Contributions for the new play park equipment track slider £804.76 (Cedar House Farm) and £1312.00 (Challock House). We have received £2938.88 this includes £822.12 for maintenance of the new play equipment.

iii) Clockhouse Green Phase 2 near to 75% occupation. Clerk to apply for £735.68 S106 Contributions for play park track slider tower.

9. Play Park

i) Track Slider Tower installation TBA. Awaiting to apply for further funding through the S106s towards the end of this year. Installation of Track Slider Tower in the new year. Followed by bark replenishment

10. Highway Matters & Highway Improvement Plan

1. **Faversham Road Footpath Scheme**

Mark Smith (King & Johnson) has responded that the Land Registry requisition about the TP1 plan to the management company has been completed and hope to be in contact with Catherine Stephenson shortly once he has had the opportunity to review the deed of dedication.

The felling of the oak tree commenced on the 29th September 2024. The footpath installation commenced week commencing 30th September. Footpath completed on Friday, 11th October.

There was an outstanding query regarding the grass verge adjacent to Dorset bungalow. The Parish Council have requested this verge is levelled as much as possible to enable parishioners to walk on it to access the footpath.

This matter has now been resolved.

Cllr Walpole – The Faversham Road Footpath Scheme successful. The Parish Council worked extremely hard in achieving funding for the Faversham Road Footpath scheme.

1. Highways Improvement Plan

Received plans for village gateways.

Resolved. Parish Council to seek further clarification on proposed sites of the village gateway. The Parish council have concerns on sites 2,3 & 4. The Parish Council were all in agreement with site 1 in Buck Street, near the junction at White Hill.

KCC Highways have some funds towards the gateways. The parish council to approve funds out of precept 2025/26 to be decided in November/January Parish Council Meetings.

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

11. Planning

**11.1 Planning Applications**

There were no planning applications to comment on.

**11.2 Planning Applications to be Ratified**

The following planning applications were ratified.

PA/2024/1678

4, St Cosmas Close, Challock, TN25 4BX

Single storey side extension following the demolition of the existing conservatory

Comments: In support**.**

PA/2024/1674

Beech Court, Canterbury Road, Challock, TN25 4DJ

Proposed rear first floor extension, porch to rear, infill existing porch, changes to fenestration. Proposed studio following demolition of existing outbuilding, proposed garage and associated landscaping works.

Comments: In support

Support this planning application, providing the external materials used are in character with the current property and location.

I support the planning application and new building work and extensions; should be appropriate and sympathetic to the property and adjacent landscape and associated grounds.

PA/2024/1690

Beech Court, Canterbury Road, Challock, TN25 4DJ

Listed Building Consent for rear first floor extension, porch to rear, infill existing porch, changes to fenestration, installation of French drain. Replacement of some windows. Internal works including demolition and insertion of partitions and staircases, replacement and relocation of internal doors, vault ceilings in bedroom and study, new loft hatch, insulate external walls.

Comments: In support

Considering the planning permission is for enhancement of a grade 11 listed building.

As long as the work is carried out sympathetically, retaining old characteristics and enhances modern day living . I can’t see any reason to object. I support the planning application, providing it retains the characteristic features of the grade 2 listed building, using appropriate materials to protect or enhance the integrity of the building. With regard to new building work and extensions, these should also be appropriate and sympathetic to the property and adjacent landscape and associated grounds.

**11.3 Stage 2** **Formal Complaint Letter to ABC Lack of consultation re** **PA/2023/0704**

**Land to the South East of High Tree Lodge, Buck Street, Challock** –

The Parish Council are awaiting to hear back from ABC Simon Cole regarding the 2nd stage complaint letter sent.

Resolved. Clerk to chase up response from Simon Cole, ABC.

**11.4 Local Plan Explained Feedback Form**

The Parish Council has provided feedback on the recent Local Plan Explained. Addendum copy attached to minutes.

Relevant legislation: Town and Country Planning Act 1990.

12. Multi Use Games Area

i) Planning Consultant Update

Approved MUGA plan has been sent to Alex Young at BFT. Received two quotations on Biodiversity Net Gain £900 and £300. Received advice from Alex Young BTF stating BNG is unlikely to be met and therefore you would need to Habitat Units from an offset provider to meet the mandatory 10% gain. Whilst I understand Ecology Partnership had quoted £900 (ex VAT). I believe they are offering different services and feel Ecology Partnership would be better placed to provide this service and in the long run we hope would work out cheaper.

Resolved. The Parish Council have agreed to go with Ecology Partnership. Clerk has emailed Alex Young of chosen quotation.

13. Village Community Events

**13.1 Summer Fair 14th September 2024**

Cllr Walpole informed the council that the Summer Fair was very successful, raising in the region of £6000. Full details of the summer fair income and expenditure and how the funds are going to be distributed will be announced in the Forester magazine.

**13.2 Act of Remembrance Service Monday, 11th November 2024**

Invitation to the primary school to attend. Cllr Thomas to conduct the Act of Remembrance Service.

Clerk to make enquiries in cost of purchasing a flag pole. Councillors discussed possible sites.

Flag pole near the memorial was on the Lees. Clerk to make enquiries to ABC if planning permission is required.

**13.3 Friends of Challock Church Christmas Fair Sunday, 17th November 2024.**

Noted.

**13.4 VE Commemorative Event Thursday, 8th May 2025**

Clerk making enquiries into bands attending i.e. Daisy Chains for Friday, 9th May 2025

On Thursday 8th May 2025 we are encouraging the lighting of Beacons and Lamp Lights of Peace at 9.30pm, the raising of a unique VE Day flag at 9am.

Relevant Legislation: Local Government Act 1972.

14. Public Participation

None.

Relevant Legislation: Local Government Act, s 100.

Parish Council Meeting Dates for 2024

Thursday, 21st November 2024

Cllr Aitken gives his apologies.

**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, 12th November 2024.

Future Parish Meeting Dates:

9th January 2025

TBA

**The meeting closed at 8.45 pm.**

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

**Dated……………………**

**Addendum**

**Our Local Plan Explained**

**Community Engagement Event Feedback Form**

**1. Name Parish Clerk**

**2. Organisation (if**

**applicable) Challock Parish Council**

**3. Address**

**(including postcode) c/o 14 Chapmans Close, Blind Lane, Challock, Kent TN25 4AX**

**4. Email address parishclerkchallockpc@gmail.com**

**5. Would you like to be**

**notified of the future**

**progress with the Local**

**Plan?**

**☐ Yes – by email**

**6. Think about the future of Ashford Borough, what are your aspirations for the borough over the next 15 years?**

**Respecting Natural England (ANOB) in Challock. It is recognised that there is a need to ensure that local housing needs are met within the Local Plan combined with the need to preserve and protect our natural protected landscapes. Allow organic growth within the village, not too built up. Affordable housing and rental, and retirement homes. Improved road safety and services.**

**7. What issues/challenges does the borough face that need to be addressed over the next 15 years?**

**As a borough water course/pollution issues, Stodmarsh a major environmental factor.**

**Challock has poor infrastructure for even the basics. Insufficient water supply. Old pipes regular**

**occurrence of water leaks and the threat of water shortages is always imminent, as the supply is pumped**

**from Charing to the Parish of Challock. In 2021, the village was without water for 5 days. The village**

**contains a boundary to one of the highest points on the North Downs: the 700-foot (210 m) contour is close**

**to the village centre.**

**The village footpaths are intermittent, narrow, poorly maintained and adjacent to major A251 and A252**

**busy A roads. Therefore, do not provide safe routes for pedestrians including families, elderly, disabled and**

**wheelchair users. Residents often must walk on the road instead. The footpaths we have are narrow and**

**in need of repair.**

**There are frequent electricity power cuts, poor internet, no mains gas or mains drainage. During the**

**electricity power cuts, there is no wi-fi, therefore Challock residents cannot use mobile or landline to call for**

**help, left without power and in darkness, as recently experienced when 500 homes were without power in**

**the evening. Demands for electricity with air source heating and car electric charging points further**

**exacerbates the problems for Challock. This is a great concern for the resident’s safety and well-being.**

**Local services have declined, since the previous ABC Local Plan, in the parish of Challock. The village**

**stores and post office have closed, along with a café and fitness centre. The bus to Canterbury service has**

**ceased. The only public transport is the Faversham to Ashford route, which runs every two hours, with no**

**Sunday or evening service.**

**There is no bus service to Charing or Chilham (the nearest train stations), or to Canterbury, the nearest**

**city. It is essential to have a car to travel to either local doctor surgeries in Wye or Charing. With limited bus**

**services from Ashford to Faversham, access to dentists, cinema and leisure activities, retail outlets etc, a**

**car is essential. Provision of public transport is weak and infrequent. The village is unsuitable for safe cycle**

**routes to amenities, due to its high elevation, and steep inclines from all directions, making it challenging**

**cycling, even if safe routes were put in place.**

**Pressure on small, oversubscribed village school. The local school is at maximum capacity and village residents are already having to travel to get their children into schools.**

**It should be noted that on the planning permission for the S.54 development Old Clockhouse Green that S106 money has been allocated to the Charing Primary School expansion, illustrating further that Challock as a village does not have the infrastructure for any further housing developments. Charing Primary School is 4 miles from Challock, therefore requiring parents to make a 16-mile journey daily, putting further pressure on the highways and traffic.**

**There is lack of outdoor play space within the village, the play park is small in comparison to the now increased population. There are no outdoor sports facilities for children and adults. It has become more evident that the lack of infrastructure has a detrimental effect on our village and safeguarding and well-being of the residents.**

**The village footpaths are intermittent, narrow, poorly maintained and adjacent to major A251 and A252 busy A roads. Therefore, do not provide safe routes for pedestrians including families, elderly, disabled and wheelchair users. Residents often must walk on the road instead.**

**8. How do you think the new local plan can address these issues/challenges?**

**Better collaboration with Statutory bodies, County Council, Police, Utility Companies, Housing Associations, English Rural Parish Councils and Developers.**

**9. Is there any existing infrastructure that needs improving and /or new infrastructure that needs to be provided?**

**• Replace old water pipes to reduce regular occurrence of water leaks.**

**• Improve resilience of water supply to Challock, to ensure there are no water shortages or reduction of pressure.**

**• There is a safe footpath that meets the minimum width, set by highways, from the site to the village, to provide safe walking access for families, young children, pushchairs and wheelchairs to access the village Cricket Ground, The Lees, Village Hall or Primary school.**

**• Reduce the speed though the residential areas of the A251 and A252 to 30mph**

**• Ensure that electricity supply is sufficient for a stable supply for the current residents and any further new builds.**

**• Consider linking Challock to main drains**

**• Provide public bus service from Canterbury to Charing**

**• Provide pelican crossings / zebra crossing from any developments that are adjacent to the A251 or A252 to ensure residents are safe to access village amenities.**

**• Revise the S106 contribution system to provide monies for the Parish to benefit the community and residents. Reduce the numbers of developments down to five concerning allocating S106 contributions. Ensure that Parish Councils involvement in the decision-making process for S106 money allocations.**

**• Invest in infrastructure to provide sufficient play park and outdoor sports facilities for children and adults of the Parish to improve health, fitness and well-being.**

**10. Do you wish to provide any feedback in response to any of the sites submitted through the ‘Call for Sites’ exercise? Any feedback should include the relevant HELAA reference/site address and any reasons of explanation for your feedback, e.g. why a site may/may not be suitable.**

**Site HELAA/LP41/068 is situated along the A251 in an area marked 50 mph. Too further away from the village, beyond the village confines. In AONB area close to Pested Lane. This area should be afforded the highest protection.**

**Site HELAA/LP41/200 is situated on the perimeter/beyond the village confines and situated along the A251. No access to village centre, no footpath. In AONB and adjacent to ancient woodland Kings Wood. This area should be afforded the highest protection.**

**Site HELAA/LP41/096 is situated adjacent to the village confines and is situated along the A251. Poor access to the village no safe crossing, poorly maintained narrow footpath opposite the proposed site. In AONB and adjacent to ancient woodland Kings Wood. This area should be afforded the highest protection.**

**Site HELAA/LP41/114 is situated on the perimeter/beyond the village confines and situated off the A251. Poor access to the village, no safe crossing, poorly maintained narrow footpath opposite the proposed site. In AONB and adjacent to ancient woodland ‘Kings Wood’.**

**Site HELAA/LP41/052 is situated just off the roundabout, opposite The Stag pub, A251/A252. This is deemed a central open space feature and would urbanise the village. Safety concerns for accessing the A252 Canterbury Road.**

**All the above sites will have a detrimental impact on the A251 a busy and deemed unsafe A road. We already receive a lot of complaints from residents that have moved into new housing along the A251 of road safety, poor access and speeding traffic. All above sites would have a detrimental impact on AONB. Speedwatch operate along Buck Street and records higher percentage of traffic over the 40-mph speed limit.**

**Site HELAA/LP41/019 is situated along the A252 in an area marked 50 mph. Too further away from the village, beyond the village confines. In AONB area and should be afforded the highest protection. Situated along a dangerous part of the road. Reported car accidents and this year a fatality. Police speed checks have now been conducted in this area. Speedwatch operate at Westwell/Green Lane junction and reported highest percentage of traffic well over the 40-mph speed limit. Average speeds records are 50 mph.**

**Site HELAA/LP41/020 is situated in Green Lane in an AONB and adjacent to ancient woodland. We would not oppose the small development providing it is sympathetic to the area and ensure biodiversity net gain is implemented.**

**Site HELAA/LP41/124 is situated off the A252 adjacent to new development Clockhouse Green in AONB and adjacent to ancient woodland. We would not oppose this small development providing it is sympathetic to the area and ensure biodiversity net gain is implemented. The PROW adjacent to Clockhouse Green needs to be improved to make it more accessible especially during the winter months when it is extremely muddy and slippery. The PROW would be in more use for children from Clockhouse Green walking to school. A safe crossing onto the A252 would need to be taken into consideration. Making this stretch of the A252 a 30 mph.**

**Any future new housing should have provision for 2/3-bedroom properties for rental, first time buyers / retirements homes to meet the demands from the recent housing survey.**

**However, with all these sites we have concerns for the water course and Stodmarsh.**

**11.Do you have any additional feedback? If so, please use this space to provide any further thoughts you think will be helpful.**

**We have concerns regarding the S106 contributions. Challock has had over 100 new dwellings built since 2015 and have only received contributions to our village improvements from Clockhouse Green development for 19 homes. Most of the planning applications have been for small developments under 10 dwellings and therefore no contributions have been received. We received contributions from 3 planning applications that were granted in 2015 for developments under 10. Since then, changes to the S106 contributions resulted in no contributions being received for developments under 10. For the development at High Tree Lodge for 13 dwellings due to poor communication and lack of collaboration we have no s106 contributions allocated to our village. We are trying to obtain contributions for our proposed MUGA project.**