

APPLEDORE PARISH COUNCIL



8th January 2024 Minutes of the Meeting 19.30 Village Hall

Present

Cllr Roger Hiskey (Chairman), Cllr Gary Kinsley, Cllr Chester Lusk, Cllr Paula Thornton,

Julian Kenny Parish Clerk,

Apologies

Cllr Sharon Marsh. Cllr Roger Kimber Cllr Kevin Nicol , Cllr Johnny Shilton (ABC), Cllr Mike Hill (KCC)

Members of the Public: 4

1. Formalities

I) Quorum

The council was quorate.

II) Apologies and Reasons for absence. It was **RESOLVED** that all apologies be accepted.

(LGA 1972 schedule12, 12)

III) Declarations of Interest and Dispensations

(Code of Conduct)

Cllr Thornton PA/2023/2181 13, Old Way House, The Street, Appledore, TN26 2DB

2. Approval of Draft Minutes

It was resolved to agree the minutes of the meeting held on 4th December 2023 as a true record after correcting the figures for the allotments.

Proposed by Cllr Thornton, seconded by Cllr Kinsley - agreed unanimously

(LGA Act 1972 schedule12,19.1)

Adjournment of Meeting for Reports and Public Questions

Public Questions 19.40

A discussion was had about the incorrect naming of the Hornes Place Oast planning application on the ABC website. It was decided to open the discussion to the public during the consideration of planning applications (3.2).

A member of the public asked what Wayleave referred to on the website. It was explained that it is income from utility companies for using posts etc on Council owned land.

A member of the public asked for an update on 106 funds for the sale of the field. The Clerk will check on details and report back.

A final question was asked about the progress made in seeking applications for a new Parish Clerk. Discussions are underway on this.

The meeting reconvened at 19.50

3. Planning

(Town and Country Planning Acts 1990 schedule 1/2010)

3.1 Planning Decisions by Ashford Borough Council

No decisions

3.2 Planning Applications Considered

- i. PA/2023/2226 Oaklands, Moor Lane, Appledore, TN26 2BH.** Erection of a steel framed barn over an existing outdoor sandschool and retention of driveway.
Council decided that the steel structure was not in keeping with local architecture and landscape: OBJECT
- ii. NOT/2023/2285 Hornes Place, Kenardington Road, Appledore, TN26 2BS**
Prior approval for the change of use of 1no. building and land from agricultural to Class C3 (1no. dwellinghouse) with associated operational development.
The meeting was paused for input from members of the public. It was pointed out that the application was wrongly listed on the ABC website. When the meeting reconvened, Council agreed to write to the planning office and to comment on the planning portal that the Parish Council objects for the following reasons: (i) The access to the road will increase traffic which will only increase due to what is becoming a small holiday village. (ii) The fencing is lower than stipulated in the response received from ABC to the previous planning application. (iii) The gates are still in place when they should have been removed. They provide access to a field that could be used for development. (iv) A previous application for a swimming pool advised that the swimming pool would be available to local children – this has not happened. (v) The Oast that was granted permission for 16 residents is being advertised for rental for 26 people. (vi) A balcony on the Oast was constructed without planning permission.
- iii. NOT/2023/2286 Hornes Place, Kenardington Road, Appledore, TN26 2BS.** Change of use of agricultural building and land within its curtilage to a dwelling house and associated operational development.
See above
- iv. PA/2023/2291 3 Canal View, The Street, Appledore, Ashford, Kent TN26 2BQ.** Lawful Development Certificate - Existing solar panels on the south western facing roof slope.
No Comment
- v. PA/2023/2291 3 Canal View, The Street, Appledore, Ashford, Kent TN26 2BQ.**
Lawful Development Certificate - Existing solar panels on the south western facing roof slope N
No Comment
- vi. PA/2023/2301 54 The Street, Appledore, Ashford, Kent TN26 2AE**
Lawful Development Certificate - Proposed replacement front door and windows to double glazed glass.
No Comment

vii. PA/2023/2181 13, Old Way House, The Street, Appledore, TN26 2DB

Lawful development certificate - Proposed - To replace kitchen window with a bi-fold door and to block up the existing kitchen door.

No Comment

4. Finances

4.1 Balances at 5 December 2023

Current £21,961.78
Deposit £82,003.46

4.2 December salaries

Salaries £1,297.23 + toilet cleaning costs +£209.60
Expenses £71.00

4.3 Draft Budget 2024-2025

The Draft Budget was discussed and a precept of £28500 agreed.

The Chair and the Parish Clerk were given delegated authority to make any minor adjustments necessary to the budget/precept before submitting a final version to Ashford Borough Council on 12th January

4.2 Cheques paid

Holes Christmas Tree £162.00 (inc £27.00 VAT)
Salaries £1,711.17
J Kenny travel + home (Oct + Nov) £71
Village Hall (room rental) £210

4.3 Payments to be Authorised

H. Smith (cleaning products) £14.38
Salaries £1,503.27
Castle Water £103.81
Business Stream £177.75
J Kenny expenses £26

5. Documents for 106 Funds

i) Pavilion, recreation ground and tennis courts and MUGA

The Clerk will meet with Cllr Kinsley to discuss the application and a response to the ABC questions. A draft application for 106 funds will be brought to the February meeting.

ii) Allotments

The application for 106 funding for the allotments was agreed and it will be sent to ABC Proposed Cllr Thornton Seconded Chester - unanimous

6. Roadside Mirror The Narrows / Court Lodge Road

The vision when turning right from Court Lodge Road on to The Street and The Narrows is poor. To help improve this, the Clerk was asked to contact Highways to request a mirror near the Black Lion public house to improve vision.

Request for a mirror to be placed by the pub – KCC have not been supportive in the past
The Clerk will contact Kent Highways to see whether a mirror can be placed by the pub to improve vision on to Court Lodge Road.

7. Funding applications

i) Defibrillator

The Clerk will check if there is any funding for replacement casing or key pad opening system

ii) Tree Planting

There are currently no appropriate locations for tree planting

8. Information for Councillors

Resilience during cold weather - Cllr Thornton has created a document outlining precautions. She will take the documents round to vulnerable people listed on the register. Roger Hiskey offered to add his phone number to the communications.

Christmas tree - there seem to have been several comments about the number of lights decorating the tree this year. It was questioned whether a tree will be needed in the future as this year the new owners of the Black Lion provided a spectacular display next to the tree.

Elm Lodge new building - the entrance to Elm Lodge on Tenterden Road has been moved closer to the corner off The Street, Appledore. Cllr Thornton expressed concern that the visibility for drivers coming round that corner - or exiting the new building site - is dangerous. There is a natural spring in the bottom (north/east) corner of the plot abutting Willow Farm House. It feeds a pond there but constantly overflows into the road even in the summer. In the winter it freezes. There have also been flooding and drainage issues in that area. Cllr Thornton said it was her understanding that new drainage on the building site may not have been completed as directed in Ashford Borough Council's planning permission. The Clerk will inform ABC Planning.

9. Future agenda items.

10. Date of Next Meeting

Monday 5th February 2024, 7.30pm, Appledore Village Hall