



6th December 2021
Minutes of the Meeting
7.30 pm St. Peter and St. Paul

Present

Roger Hiskey (Chairman), Helen Hennig, Gary Kinsley, James Perkins, Charles Wilkinson, Chris Vane and Derek Winter.

In attendance: County Councillor Mike Hill, Borough Councillor Mick Burgess and the Clerk Mary Philo.

Members of the Public: 5

1. Election of Chairman

Councillor Perkins advised that he wished to step down as chairman in order to concentrate on his business. **It was resolved to elect Councillor Hiskey as Chairman of the council until the Annual Meeting of the Parish Council in 2022** (usually in May). Proposed by Councillor Vane and seconded by Councillor Winter. Election of Vice Chairman will be on the next meeting's agenda.

2. Formalities

I) Quorum

The council was quorate.

II) Apologies

None

(LGA 1972 schedule12, 12)

III) Declarations of Interest and Dispensations

None

(Code of Conduct)

3. Approval of Draft Minutes

It was resolved to agree the minutes of the meetings held on 1st November 2021 as a true record.

Proposed by Councillor Perkins and seconded Councillor Wilkinson. One abstention

(LGA Act 1972 schedule12,19.1)

Adjournment of Meeting for Reports and Public Questions

The meeting was adjourned at 7.38pm.

Report from County Councillor Mike Hill

The county council has concerns about the speed and number of cases of omicron. Ashford had the highest levels in the county. All Kent districts are running just below the national rate.

There are no borders delays currently.

The council is considering the budget and how to make it balance.

Report from Borough Councillor Mick Burgess

He thanked James Perkins for working with him. District staffing levels are still being affected by Covid. A new truckers stop near junction 10a was opened recently by the Mayor of Ashford. It provides 666 spaces, rooms and other facilities.

Public Questions 7.51pm

Footpaths

A member of the public stated that taxes paid to the county should be covering the cost for the proposed works to the local paths. The Footpath Warden advised that Appledore Footpath Group made up of volunteers has been clearing paths and replacing markers. The requested posts will be erected where there is no indication of path's route. The council was asked to address the concerns mentioned in their report for councillors regarding various blockages to and redirection of footpaths.

The meeting reconvened at 7.58 pm

4. Planning

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

4.1 Planning Decisions by Ashford Borough Council

I) 21/01592/AS Bennets 56, The Street: Erection of 2-bay garage with log store; erection of greenhouse; erection of a gazebo. Permit.

4.2 Planning Applications Considered

I) 5 Maple Place, Court Lodge: Erection of detached dwelling with associated car parking and landscape. The crown estate had agreed terms of sale that did not restrict the number of houses that could be built on the land and additionally the Crown Estate had sold the entire site. **It was resolve to object.** proposed by Councillor Winter and seconded by Councillor Vane. The comment can be found at the end of the minutes.

An appeal has been lodged by Court Developments regarding the refusal for a bungalow near An Chi Gelton but has not been validated by the planning department. The council will respond once it has been officially contacted about this.

5. Highways and Byways

No report as awaiting discussions with Highways.

6. Finances

6.1 Bank Account

As at 31st October 2021 £117,372.63 (this includes £70,000 ring fenced for capital projects and £19.985 ring fenced for highways).

6.2 October Receipts

£0.72	October Bank Interest
£11.09	Public Conveniences' Public Donations

6.3 October Payments

£1,267.21	October Salaries
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6.4 Additional November Payments

£1,253.51	November salaries
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6.5 Agreement of payments

£36.89	Kent County Council: toilet requisites and stationary (vat £6.15)
£52.80	VR Sani: Toilet Sanitary Waste collection November to February (vat £8.80)

£18.00 Refund M Philo: Toilet requisites and Stationary (vat £ 3.22) -Some stationary costs will be recharged to Iden PC and Pett PC

£13.81 Pett PC: share of mobile phone for July, August and September 2021

£49.99 Refund M Philo: XL Black Ink Cartridge (vat £ 8.33) Cost to be shared with Pett and Iden PCs

£39.99 Refund R Hiskey: Xmas tree lights. An adapter will be sourced so that the previous lights could be used next year (vat £6.66)

£75.00 Refund M Philo: Xmas tree from Pinecove Nursery (vat £12.50)

6.6 Preliminary Budget 2022-2023

The proposed budget was recalculated to include income from the solar panels.

6.7 Bank Signatories

Natwest are now allowing their business customers to benefit from free online banking with dual authorisation. Dual authorisation is the only acceptable form of online banking for parish councils. With regard to online banking the clerk should not be a signatory and all signatories need to have reliable broadband. **It was resolved to remove Mary Philo, James Perkins and Chris Vane and make Gary Kinsley and Roger Hiskey bank signatories. It was further resolved that the authorised signatories in the current mandate, for the accounts detailed in section 1.3, be changed in accordance with section authorised signatories. And the current mandate will continue as amended.** Proposed by Councillor Hiskey and seconded Councillor Perkins

6.8 Council Risk Assessment

It was resolved to agree the council risk assessment, delayed due to technical difficulties with virtual meetings at the beginning of the year.

6.9 Footpaths

It was resolved to ring fence £300 from the contingency budget to cover the cost of marker post replacement and stile repair. Proposed by Councillor Hennig and seconded Councillor Vane. Receipts to be presented to the clerk. The council thanks the team for their voluntary labour for the repairs.

7. Council Policies

The Clerk has checked with available information sources and recommends that the current following policies and Standing Orders be reconfirmed:

I) It was resolved to reconfirm Standing Orders and the following policies: Financial Regulations, Co-option Policy and Procedure, Complaints Policy and Procedure, Disciplinary Policy, Equal Opportunities Policy, Grants Policy, Grievance Policy, Healthy and Safety Policy Statement, Media and Communication Policy, Publication and Information Scheme, Public Communications and Public Enquiries. Proposed by Councillor Winter and seconded by Councillor Kinsley.

II) Furthermore, it was resolved to agree that the Financial Strategy for the current calendar year will continue to 31s December 2022. Similarly, it was resolved to agree the Highways Strategy of 2016-2018 to apply for 2022 calendar year. Proposed by Councillor Vane and Councillor Perkins.

III) It was resolved to agree the Draft Privacy Notice and Draft Information and Data Protection Policy. Proposed by Councillor Vane and seconded by Councillor Kinsley.

8. K6 Telephone Box

It was resolved to contract W. Tollet to repaint inside and outside the K6 Telephone box. Estimated cost £510 plus vat. Proposed by Councillor Vane and seconded by Councillor Winter. One abstention.

Funds to come from Minor Assets Budget £274 and the remainder from Contingency Fund which currently stands at £886.25

9. Information for Councillors

The Council insurance is up for renewal on the 26th January 2022. The Clerk would seek quotes for a wider coverage.

10. Date of Next Meeting

Monday 10th January 2022, 7.30pm, St. Peter and St. Paul Church. (Monday 3rd January is a bank holiday)
The meeting closed at 9.00 pm.

Appledore Parish Council Objection Response to 21/02040/AS 5 Maple Court

Appledore Parish Council discussed this application in detail at the parish council meeting on the 6th December 2021. They voted unanimously (all seven members) for an objection to be submitted to this planning application. Accordingly, the parish council trust, that along with objections from many residents, that common sense will prevail and the application will be refused. The parish council is objecting for the following reasons.

When the Crown Estate submitted in 2017 plans for 4 houses including the car park/footpath, because of Appledore being a conservation area and also because of the proximity of the Royal Military canal, a 'national monument', this would only have been granted as an exception to provide a public benefit and justified a departure from the adopted development plan policy HOU1. Unfortunately, during the two years that it took to deal with the application (17/00926/AS) policy HOU5 came into being. However, HOU1 is still given weight in the officer's report, suggesting that the rules for HOU1 should apply.

The reason given by the developer to amend the approved plans to increase the number of houses, under 20/00975/AS, is to make the site viable, so it must be assumed that the developer also considered the development to be approved subject to the terms of HOU1.

Approving any additional houses to the 5 under 20/00975/AS, and within its vicinity would be completely removed from the intention behind the decision to the grant of permission of planning application 17/00926/AS on 10th May 2019.

Policy HOU5 is the tool being used by the developer to justify this application but even under this policy there is significantly weighted reason to refuse the application.

The proposed site is the buffer area for application 20/00975/AS for the dwellings on the other side of the road. The previous clearance in 2019 of the wooded area has permitted the houses already built to be seen and thus has altered the street scene considerably should the natural native undergrowth not be allowed to regrow in this wooded area. The introduction of another house effectively against the road will completely change the street scene from a green rural area to a built-up urban appearance. The site is also in a raised position to the homes on the other side of the road. Obscuring the property will not be possible no matter how much non-native fast growing hedging is planted. Additionally, this type of urban screening does not sit well within this rural setting.

It is not just the street scene that will be even more dramatically changed but also the character and appearance of the conservation area. The original officers' report states 'the retention of the trees within the site and as well as existing boundary trees' will 'prevent prominent and/or overly exposed view into the site'. The proposed house will require the removal of 14 trees that are referred to as providing this protection.

At a time when planting of new trees are planned and encouraged to address global warming, it is inappropriate to remove 14 trees at a mature stage to be replaced with others that we will have to wait many years before these reach maturity and are effective CO2 extractors/convertors.

Among the trees on the site is an oak tree. Today an oak tree, even if not a good specimen of its type is regarded as worthy of being saved and should only be given approved appropriate trimming and crowning. The roots of the oak tree, which will remain, will be affected by the development and curtail its future growth and general condition. We call for the oak tree to be subject to a tree protection order.

The houses directly opposite which were only given approval after appeal, need to have full amenity of the space all around the homes. The side of the proposed house will be imposing and will appear overbearing to these homes reducing their open space amenity. The immediate outlook will be considerably altered again to being even further from the greenery that had originally existed in 2017.

The site of the proposed house will be located and encroach on an area set aside for biodiversity, The area is stated as being part of the biodiversity enhancements made to mitigate the building of the now 5 homes and car park. There has been no seeding of the cleared woodland area as stated in the ecological landscape management plan submitted under 20/00975/AS, or at least no undergrowth seeding has resulted in anything being seen in the spring, summer and autumn or 2021. Thus, the proposal does not provide any biodiversity enhancements. Bat boxes, bird boxes, invertebrate towers, hedgehog homes and log piles are no replacement for woodland.