



Minutes of the Meeting on 7th October 2019 at 19.30 hrs. Appledore Village Hall

Present

Councillors: James Perkins (Chair), Helen Hennig, Roger Hiskey, Charles Wilkinson, and Derek Winter.
In Attendance: Clerk Mary Philo.
Members of the Public: 8

1. Formalities

- I) The council was quorate (LGA Act 1972 sch12, 12/28/45).
- II) Apologies had been received from Councillors Burgess, Jenkins, Hill and Vane (LGA Act 1972 sch12, 12).
- III) Declarations of interest and dispensations: None (Code of Conduct).

2. Approval of Draft minutes

It was resolved to agree the minutes of the meeting held on 2nd September 2019 as a true record.
Proposed Councillor Hennig and seconded Councillor Hiskey (LGA Act 1972 sch12,19.1).

The meeting was adjourned at 19.35 hrs.

Recreation Committee Chairman Report

Various incidents of antisocial behaviour on the recreation ground, on the field behind the recreation ground, the village hall car park, in Hawthorn Road and possibly Heath Side were reported. They included wheel spins at all locations, discarded needles on the recreation ground, burglary, sheep harassing on the field behind the recreation ground and aggressive behaviour of the car drivers. A suggested first step to deter these actions on the ground and field behind would be to repair the boundary fence in the northeast corner, lock the gate to the field behind the ground and install a gate on the ground access. The required 24-hour access to the sewage plant on the field and by walkers meant that the ground access gate needed to be automatic. A footpath stile would have to be installed on the ground and field boundary. Currently the footpath runs through the middle of the field gate. This would have to be altered. Quotes for an automatic gate ranged from £7,000 to £10,000. There were two funding sources for the gate but no formal financial commitment had been obtained. The police had been contacted when racing on the field was taking place but it is believed that the police had not attended because the events were not considered serious enough. A separate public meeting to be called to discuss this issue when further information available such as confirmed financial funding from funding sources.

The meeting was reconvened at 20.20 hrs.

3. Finances

I) As the mailed paper bank statement had not been received the end of month balance could not be provided. The Clerk could not confirm payment of the second instalment of the precept, concurrent grant, nor council tax support grant. An indicative budget comparison had been produced for councillors only. The Clerk reiterated that any additional spending had to come from the budget itself and not from reserves as these stood at the recommended minimum. The budget did contain a £1,000 contingency fund but it was still early in the

year to use this for other purposes. The repair to the vandalised ladies' toilets would exceed the £500 budgeted maintenance for the toilets and the excess would come from the contingency fund. There were also several potential requests in the pipeline for the £1,000 budgeted for grants and donations. Spending was using all the sums budgeted for. The last payment to the Public Works Loan Board for the grant to the village hall would be made in May 2020. The council should be considering the budget for the next financial year over the next few months.

II) Income received:

£ 1,557.50 EDF: Solar Panel FIT payment April- September

£ 39.97 Public Donations

III) Cheques raised since the last meeting:

£ 9.34 Pett PC: August missed mobile phone

£ 160.53 Castle Water: Toilets

£ 45.00 Appledore Village Hall: Room July to September

£ 24.60 Kent County Council (KCS): Toilet Requisites (vat refund £4.92)

£ 113.57 Laser Energy: Toilets' Electricity

£ 58.50 TP Jones Co & LLP: Payroll July – September

£ 972.18 September salaries

£ 70.80 HMRC PAYE – 2nd quarter

IV) Agreement of cheques to be drawn:

£ 15.82 Clerk's Admin costs: Domain name renewal for 2 years £11.99, stamps £1.83, disinfectant £1, rubber gloves £2 (vat refund £2.51)

£144.00 KALC Transport Conference 26th October - two Councillors (vat refund £24)

3. Planning (Town and Country Planning Acts 1990 sch1/2010)

I) Ashford Borough Decisions Advised:

a) 19/00800/AS Appledore Village Hall: Rear extension to provide an additional activity space, timber cladding and removal of pebble dash for render – Permitted.

b) 19/00194/TC The Coach House – Fell holly tree due to location of boundary wall and oil tank, also causes shade and blocks light into house – Permitted.

c) 19/00189/TC Burswood: Holly outgrown hedge - remove to hedge height. Holly and Hawthorn to remove – Permitted.

II) New applications:

a) **19/01287/AS Blackmore Farm, Station Road: Removal of condition 03 on permitted application 18/01857/AS – demolition of existing store with a proposed 5-bedroom house) to remove occupancy restriction 'dwelling hereby permitted shall be first occupied by Mr A Harris, his family and foster children within his care'. It was resolved to support.** Proposed by Councillor Hiskey and seconded by Councillor Winter.

b) **19/00217/TC Old Vicarage Old Way: Willow – reduce by 5-6 m in height and 3-4m in spread; Eucalyptus – fell and stump grind; Maple remove lowest limbs. It was resolved to support.** Proposed by Councillor Hiskey and seconded by Councillor Hennig.

c) **19/00218/TC 32 The Street: Silver Birch – remove large bottom branch and branch overhanging 24 The Street, then reshape removing approx. 40 feet all round as ascetically appropriate. Tree too large for location and shading of garden of 24 The Street. It was resolved to support.** Proposed by Councillor Hennig and seconded by Councillor Hiskey.

d) **19/00213/TC 21 Old way: Circus Chinensis – 5m tree reduce by 1 m height and spread. It was resolved to support.** Proposed by Councillor Perkins and seconded by Councillor Hennig.

III) For information only - Fairwinds, Station Road – Application for Certificate of Lawful Development – Pool house and tennis court.

5. Recreation Ground

There was nothing further to the public session.

6. Council's Communication within the Parish

Councillor Hennig urged the council to consider further ways to communicate and keep in touch with parishioners. As a result of the personal approach, the Parish Plan 2009 had consulted with 75% of residents. In the last two years, Councillor Hiskey had personally called at every residence and although he had only a few responses, he had believed it to be worthwhile. Councillor Hennig would bring suggestions to the next meeting.

7. Section 106 Update

Report as attached. Following on the Clerk clarified that it was not definite that there would be a section 106 payment as any developer could argue against paying a community infrastructure levy if it would make a development not financially viable.

8. Ex-council Field Planning Update

Report as attached. It was further clarified that it would be Martello's decision as to which housing association they finally chose now that Hastoe had withdrawn from working in Kent. In response to query it was advised that even though the village hall refurbishment plans had been approved, no further work would go ahead until planning permission for the residential development had been achieved with acceptable conditions. The Village Hall Trustees had been advised of this. They had also been advised that after successful planning approval there would be a further six months or so whilst any conditions requiring approval were dealt with. Questions were raised as to whether the council could withdraw from the contract should planning not be achieved. The Clerk advised that the contract was focussed on both parties working together to achieve a satisfactory planning approval.

9. External Affairs

Kent Association of Local Councils: Ashford Area Committee

Chief Inspector Andy Brittenden had given an update of policing issues. The increase in central government funding had resulted in a reorganisation of the local force into 5 sections -each comprising of 12 constables and 2 sergeants. Traffic Police and Community Safety officers were in addition to these. In the current year the number of crimes were less than last year but vehicle crime had seen a 10% increase. Anti-social Behaviour in Charing, Biddenden and Tenterden had seen a slight increase.

The chief executive advised of the creation of a new part time position to support Clive Powell and that parishes website hosting by Kent County Council was closing. KALC had discussed, with Damian Green, the issue of heavy goods vehicles using small lane for the Chilmington Development. It was revealed that the Chilmington Developer had not been required to provide the same proportion of affordable housing as the rest of the borough, which is putting pressure on other communities in the borough. Parish Councils were also asked to complete the survey about working with the Borough Council.

Community Transport

The Appledore route is still the most used route though the numbers were low. Alterations to the route and timings were being considered which would allow users to stop at locations with services of interest such as Westview/ garden centre and return using the hopper bus. Councillor Hennig suggested a service to Appledore Station but this was not considered initially feasible logistically but would be looked into.

10. Planters for the village

Councillor Hennig suggested that a more appropriate heading would be village appearance. As it would require a significant effort from a volunteer to look into land ownership and obtaining approval for planters, as well as quotes. Councillor Hennig sought an in-principle agreement or encouragement. The Clerk recommended working in bite size pieces as the councils' finances were limited.

11. Highways and Byways

30mph and 40mph speed reduction scheme

The Traffic Regulation Order had been approved and Kent Highways is organising the replacement of the speed roundels, road markings and associated works. A further bill of £7,691.79 is due to highways. This fell short of the original quote and confirmation will be sought that this payment would cover all final costs for the speed reduction scheme.

Residential Enabling Car Park Court Lodge

Further to a meeting with Savills representative Alice – Rawdon-Mogg, the parish council had received emails confirming that the proposed contractor understood the detail and the requirement for a highways management scheme and that the contractor would be happy to meet with the council and discuss the specification for the car park and associated issues. Currently the contractor was agreeable to the parish council's proposed specifications and offered to discuss the landscaping. It was not clear how the contractor would convey the car park to the council: leasehold or freehold. As an email from Savills does not bind the contractor, the council would request a side contract or similar legal agreement between the contractor and Appledore Parish Council. The parish council will also highlight again the parking of contractor's vehicles during the build.

School Road Pavement and Drain Covers

Kent Highways will side out of the pavement again (clearing of earth). The drain covers were now repaired correctly.

Footpaths

Damaged Steps from Old Way Footpath

The Footpath Warden will rectify by inserting a board.

Footpath 121A (Magpie Farm, Mannering's Corner, Upton's)

At the boundary of Magpie Farm and ex-council field the path is blocked by a temporary metal fence which the warden will remove if left. The path is obstructed by undergrowth at its junction with Tenterden Road. Upton's and Tenterden Road junction is missing a stile and signage. The path is unclear through The Elm Tree.

Footpath 130A (The Heath to School Road)

The path is blocked by a wall but the footpath sign shows the correct direction it should take.

Footpath 120A (Griffin Farm to Allotments)

The footpath is obstructed by a brick wall which is part of the transport depot at Griffin Farm and by the main gates. No footpath diversion or extinguishing orders have been applied for.

12. Christmas Tree

The Clerk advised that the council was only able to provide a tree as part of an event. Councillor Hennig provided further information regarding the tree being used for carol singing and would consider making further use of the tree. Prices for a tree would be required.

13. Friends of Appledore Train Station

The Clerk advised that the council was only empowered to provide plants as part of event or when they constitute a very minor part of capital expenditure. The council's current donation policy was for capital projects only. FoAS updated the council that they were working on adding sponsorship signage to the planters on the platform and had approached county councillor Hill for funding. They were also looking into road directional signage for the station, from the village. It was clarified that FoAS is not a working party of the council as the council had no say in the spending of funds that FoAS had received in the last year. The request for funding was deferred.

14. Village Hall Report

The committee were looking into a website for the hall. A decision had also been made to discontinue the "What's On" leaflet because there was no evidence of it bringing in additional clients. It was felt that it was duplicated in the parish magazine.

15. Information for Councillors

Website

New accessibility laws had been brought in that would require website changes and improvements. It had been advised that the cost may mean that the parish council would have to pay the hosting charge which is currently paid for by Kent County Council.

Public Toilets

The ladies' toilets were vandalised on Monday night the 23rd September. The hand basin was removed from the wall and lay smashed on the floor. Toilet seats and toilet roll holders were ripped off. Water supply pipes were not broken. The police were notified and a report number issued. The toilet cleaner and clerk cleared up the mess after the police go ahead on the Wednesday. It had proven difficult to find a plumber prepared to come out not on an emergency call. The cost would exceed the maintenance budget for the toilets.

Survey from Ashford Branch of Local Councils

A second request to parish councils had been mailed for councils to complete as a council as opposed to individual councillors. The clerk would collect councillors' comments and respond on the council behave.

16. Date of Next Meeting

4th November 2019, 19.30hrs in the village hall. The meeting closed at 22.00hrs.

Section 106 contributions and Field Development Update Report

Section 106 contributions

Last month we reported that we had received an email from Ashford Borough Council detailing section 106 contributions that will be requested from Martello Developments and a request that we submit a list of proposed projects.

After the Parish Council meeting, we established that Ashford required a rapid response that did not allow time for discussion with residents.

The Parish Council submitted the project list attached below. The list is self-explanatory, but we would like to draw attention to the proposed new park and play area at Heathside.

At the moment we regard the projects as 'place holders'. Once the actual financial contributions are known we will discuss how we should move forward with residents and all relevant parties.

Field Development Update

Natural England - Great Crested Newts

We reported last month that Natural England had established a new licensing arrangement for Great Crested Newts. After further discussions between RX Architects and Natural England it was agreed that the proposed development would revert to the previous licensing regime. However, future application of the new arrangement could have a significant impact on new housing in Appledore and throughout Kent. Mick Burgess is following up the implications on our behalf.

Ashford Housing

The Parish Council have written a response to the comments made by Mark James, Development Partnership Manager, Ashford Borough Council. This has been uploaded to the planning portal and a printed copy is attached.

Planning Officer

RX Architects have responded to the Planning Officer and made a number of detail amendments to the design proposal. The revisions can be found on the planning portal.

Housing Association

Hastoe, the Housing Association we intended to work with for the affordable rent homes, have withdrawn from all projects in Kent. In response to this the Parish Council contacted English Rural, who we spoke to at an earlier stage of the project, to establish if they would be interested in replacing Hastoe. They were keen to be involved and last week we had a productive meeting with English Rural and Martello. Subject to financial negotiations between Martello and English Rural, they will come on board and acquire the affordable homes on the development. The change of Housing Association will make no difference to the quality of build of the homes.

APC Proposed Projects in relation to Section 106 Contributions

Our proposed projects are as follows:

Sport – outdoors

Re-surface the existing hard court MUGA and add a 3G Artificial Turf Pitch

Informal/natural green spaces

The proposed Linear Park, which is part of the planning application, will address some of the lack of provision within the village. The developer is funding the cost of the Linear Park. In addition to this the Parish Council has identified a green space in Heathside which we believe could be enhanced to create a small park.

Play

There are limited areas in the village that could be used to provide additional play space, however we believe that the space at Heathside could incorporate a play area as part of the park.

Allotments

There is no water supply to the allotments, providing this and rabbit-proofing the fencing surrounding the allotment area would improve the quality of the provision.

Cemeteries

The Parish Council would be keen to engage in a detailed conversation with ABC about how consideration of increased provision is assessed and carried forward. Our suggestion is that once the section 106 contribution is agreed we should consult with ABC on the most appropriate route to provide the required increase in provision.