



**5<sup>th</sup> October 2020**  
**Minutes of the Meeting**  
**7.30 pm Appledore Village Hall**

Present

James Perkins (Chair), Roger Hiskey, Helen Hennig, Lyndsey Jenkins, Charles Wilkinson and Chris Vane

In Attendance: District Councillor Mick Burgess and the Clerk Mary Philo

Members of the Public: 6

**1. Formalities**

I) The council was quorate. (LGA Act 1972 schedule 12, 12/28/45)

II) Apologies had been received from Councillor Winter and County Councillor Hill. Councillors Winter was absent due to internet and software issues. His absence was approved by the council

(LGA 1972 schedule 12, 12)

III) Declarations of interest and dispensations: None.

(Code of Conduct)

**2. Approval of Draft Minutes**

The ring-fenced figure for highways was queried and any correction would be reported at the next meeting. Following minor amendments made later in the meeting, it was resolved to agree the minutes of the meetings held on 7th September 2020 as a true record. Proposed Councillor Jenkins and seconded Councillor Hiskey (LGA Act 1972 schedule 12, 19.1)

**Adjournment of Meeting for Reports and Public Question**

The meeting was adjourned at 7.43 pm

**Public Questions**

**Ex-Council Field Residential Development and Refurbishment Works**

A member of the public commented that they believed that the management of the sale and allocation of spending had been committed without public consultation and public agreement. Although they neighboured the land to be developed, they along with others were concerned about the future of the village. They requested that current spending was stopped and that, in light of COVID-19 the council listened to the village again. They finally requested that the council sought the views of the public and co-operated with the community. In response, the council believed that there had been no secrecy as the hall extension had been discussed over three days of public consultation and the leaflets had included all the figures and developments since that consultation. The council had not received any direct complaints in addition to the few residents (8 or 10 residents) who were currently questioning the council decision and did not believe that there were vast numbers of residents that agreed with these few. Whilst one councillor had heard both positive and negative comments another councillor reported that other members of the public had complained about the addressee's unwanted knocking on doors to speak on this issue. That councillor had also only received positive and supportive feedback. A third councillor found it to be extraordinary and questionable to use Covid as a reason to halt proceedings. Nothing could be agreed and finalised if we waited for the unexpected to happen or tried to cover unpredictable elements. It was advised that the council were open to conversation with these few but at this stage, progress on the development and refurbishment would not be halted.

Four other residents raised the issue of covert action by the council and the council not treating them with more consideration and listening to them, with further requests to consult with the public. A fifth councillor stated that there had been an extensive period of public consultation followed by the contract being signed with Martello. Martello does not wish to change anything nor does the parish council. It was advised that the council were open to conversation with these few but at this stage, progress on the development and refurbishment would not be halted.

Councillor Burgess noted that although the progress of residential application for the council field had been held up at the planning stage and committee, no one had taken the opportunity to speak against the application at the planning committee meeting. He also stated that as an outsider he was happy with events.

Councillor Wilkinson connection to the meeting failed.

### **Hornes Place Oast Application**

The owner of Hornes Place application included an offer to open the pool to local children. Safeguarding issues would have to be overcome to achieve that. Concerns were raised over hirer's numbers per dwelling prior to lockdown and the current advertising of the numbers that could overnight in each building.

### **Reconvening Meeting at 8.05pm**

#### **3. 20/01209/AS Hornes Place Oast Kenardington Road: Swimming Pool House**

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

There was a discussion regarding the various applications extending the facility.

Councillor Wilkinson rejoined the meeting.

The council was divided in its response and there appeared to be no material reason to object to the application for the pool house, so **it was resolved to comment that the council was concerned about the scale of the enterprise.** Proposed Councillor Perkins and seconded Councillor Wilkinson.

#### **4. 20/01214/AS School Cottage, School Road: Proposed detached single garage**

**It was resolved to support.** Proposed Councillor Perkins and seconded by Councillor Wilkinson.

#### **5. Refurbishment of the Village Hall and Public Conveniences – Update**

Following the planning committee decision to approve the planning application Ashford Solicitors had still to contact Martello regarding the section 106 provision of the decision. Work on the hall would commence shortly after the paperwork was signed. The cleaner had made a few suggestions on the toilet refurbishment plans. Should the residents of Heathside reject the opportunity to have a play facility, the council could not guarantee that Ashford Borough Council would agree to redirected the funds for play area on Heathside, elsewhere in Appledore. It was pointed out that Ashford Borough Council required an increase in children's equipment

#### **6. Quantity Surveyor for Refurbishment Works**

**It was resolved to instruct a Quantity Surveyor - QS Support Limited - to value the refurbishment work.** The Quantity Surveyors fees would be covered as part of the contract of sale. Martello had no involvement with the selection of the council surveyor. Proposed by Councillor Vane and seconded by Councillor Hiskey.

#### **7. Two Verge Posts by Toilets Layby**

Councillor Hennig offered to speak to the resident parking on the verge to the layby before the council makes any decision on installing verge posts there.

#### **8. Precept Projects and budgeting for 2021 – 2022**

Following initial thoughts on budgeting the Clerk was asked to produce a more detailed budget for the next meeting.

## 9. Planning Law Consultations

**It was resolved to confirm support of the Kent Association for Local Councils letter in response to the consultation on Changes to the Current Planning.** Proposed by Councillor Vane and seconded by Councillor Wilkinson. The changes are a standard method of calculating local housing numbers to be built across the country; securing first homes through developer contributions; extending Planning in Principle to major development and lifting the threshold below which developers do not need to contribute to or build affordable housing. The letter expressed concerns about the proposals. Councillors held mixed opinions as to whether the proposals were addressing the real reasons for the lack of building works. Several councillors felt that they did not have the knowledge or expertise to respond to planning consultations. Councillor Hiskey was thanked for reading through the lengthy proposals who highlighted that everyone would have to accept new homes in their area. A further consultation on the government plans to revamp planning across the country – ‘Planning for Future’ was open to anyone to respond.

## 10. Date of Next Meeting

Monday 2<sup>nd</sup> November 2020 7.30pm. Meeting closed at 9pm.

### For information

#### Residential Enabling Car Park Court Lodge Car

Invertebrate capture had finished and the archeological digging works would start the week of 5<sup>th</sup> October. It will be a little noisy and will last between 2 and 4 weeks. No decision had been made by the planning authority on the new application.

#### Financial Information

Bank Account: as at 31<sup>st</sup> August 2020 £30,098.65

##### August Receipts

£0.18 August Bank Interest

##### August Payments

£644.50 Quantec: Information upload on to new website

£61.20 M Philo: Website Hosting fee (vat refund £10.20)

£47.41 Pett PC: Share of Mobile Phone for Clerk April - August

£355.50 Appledore Village Hall Donation (LGA 1972 section 137)

£1,126.63 August Salaries