



## Minutes of the Meeting on 2nd September 2019 at 19.30 hrs Appledore Village Hall

### Present

Councillors: James Perkins (Chair), Helen Hennig, Roger Hiskey, Charles Wilkinson, and Chris Vane.  
In Attendance: County Councillor Mike Hill, Borough Councillor. Mick Burgess and the Clerk Mary Philo.  
Members of the Public: 6

### 1. Formalities

- I) The council was quorate (LGA Act 1972 sch12, 12/28/45).
- II) Apologies had been received from Councillors Jenkins and Winter (LGA Act 1972 sch12, 120).
- 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 5<sup>th</sup> August 2019 as a true record. Proposed Councillor Hennig and seconded Councillor Vane (LGA Act 1972 sch12,19.1).

### The meeting was adjourned at 19.39 hrs.

Woodchurch Wagon – Wade Nash

The Woodchurch Wagon is an air conditioned 16-seater mini bus with wheelchair facility (hoist and removable rear seats) and pull down stairs available for community hire for Woodchurch and surrounding villages. It is the second pilot scheme of the Ashford Borough Council Wellbeing Scheme for Community Transport. Ashford Borough Council pay the rental charge from Enterprise Car hire and the insurance. Over the next 18 months, the service is expected to take over the full running costs.

Woodchurch Parish Council provided the start-up loan. User's can drive it themselves so long as they are over 18 and have a valid UK regular driving licence with 3 points or less: insurance cover is provided as part of the hire fee. Self-drive users will be shown how to drive the vehicle prior to taking it out. There is also the option, for a fee, to request a driver. The drivers are volunteers who are DBS checked and "Blue Lamp" ( police road safety checked) certified. The service is run from the Woodchurch Hub and prices and information about the service is available from the hub website. The service is not allowed to compete with commercial services.

Planters for the village

Various locations through the village had been considered suitable. The plant selection for the station planters were doing well and the volunteer maintenance rota was working well so a similar scheme was proposed for planters through the village. The council highlighted the requirement for permission to be obtained from the relevant land owners and that Councillor Hennig would be able to advise on this.

Agenda item for the next meeting.

### Public Questions

Residential Enabling Car Park, Court Lodge Road

The provision for contractors parking during the build was queried. The planning permission included a condition requiring a construction management program to alleviate this issue amongst others.

## Report by County Councillor Hill

**Brexit Update** – All possible preparations had been completed.

**Waste Contract** – There had been no evidence of increased fly tipping as a result of charges being introduced for additional waste classes (rubble and plasterboard) at waste disposal centres.

**County Budget** – Central Government Funding was anticipated to be slightly more than last year.

## Public Questions

**Funding for Refugees Housed in Kent** – Central Government owed Kent County Council £7 million.

**New Romney Waste Disposal Centre** – The site was complimented for its cleanliness and its helpful staff.

**The meeting was reconvened at 20.10 hrs.**

## 3. Finances

I) External Audit Report: The audit was completed without any matters arising. Natwest bank would no longer print interim statements that the clerk required to produce the monthly bank balance in time for the meeting.

I) As at 31<sup>st</sup> August 2019 at £36,439.58

II) Income received:

£ 3.43 August Bank Interest

£ 67.73 Public Donations from Public Toilets

II) Cheques raised since the last meeting:

£ 1,018.53 August Salaries

£ 42.80 August PAYE

II) It was resolved to draw the following:

£ 50.71 VR Sani: Public Toilets Hygiene Disposal (vat refund £8.45)

£ 240.00 PKF Littlejohn LLP: External Audit fee (vat refund £40.00)

£ 13.58 M Philo: Toilet requisites £13.58 (vat refund £2.26)

£ 9.34 Pett PC: Share of mobile phone for Clerk (no vat)

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

I) Ashford Borough Decisions Advised:

a) 19/00864/AS – 6 The Street: Change of use of existing outbuilding from domestic workshop to ancillary accommodation to main house - Withdrawn

II) New applications for A.P.C. to consider and vote on:

a) **19/01178/AS – 6 The Street: Change of use of existing outbuilding from domestic workshop to create independent building. It was resolved unanimously to support the application.** Proposed Councillor Vane and seconded Councillor Hiskey.

b) **19/01072/AS – 1 New Rents, Kenardington Road: Erection of detached dwelling and new access. It was resolved by majority to support the application.** Proposed Councillor Hiskey and seconded Councillor Perkins. (Two abstentions)

## 5. ABC Proposed S106 allocation on the ex-council Field

Ex-council Field Development

The attached report detailing the various responses from consultees on the planning application was reviewed. In addition to the sums mentioned Ashford Planning Authority was requesting £20,000 for their requirements and notification of the contribution to the National Health Service was outstanding. The implications were noted. Firstly, the large amount of money requested from Natural England and Ashford Planning Authority could jeopardise the whole project as the developer could terminate the contract if planning permission requirements made the project not financially viable or significantly diminished the profitability. Secondly that the design proposal was being diluted by the ABC Planning

Officer. Finally, the parish council's requirement to provide housing association dwellings suitable to those with connections to Appledore was being altered by the ABC Housing Officer to include larger unsuitable houses.

#### Section 106 Allocation

It was decided to request a time delay whilst the council consulted with parishioners and various bodies to provide a list of projects for the areas requested by Ashford Planning Authority – Outdoor Sports, Play, Informal/natural, Cemeteries and Allotments.

### **6. Residential Enabling Car Park Court Lodge Road**

Following the achievement of planning permission in May 2019, the solicitors acting for the Crown Estate Agent, Savills, had drawn up the tender details for potential developers to make offers for the site. These terms had not included the stipulation that the car park is to be handed over free to the parish council nor state if it would be freehold or leasehold. The winning developer is not yet known. Furthermore, the contract and planning approval did not provide a direct route for the parish council to have any influence on the car park finish and planting layout and in turn the future maintenance cost to the parish council. However, one of the planning conditions required the car park specifications to be agreed by the Ashford Planning Authority and thus would be to their standards. In addition, the Traffic Management Plan (a highways requirement) had been omitted from the planning approval conditions. This had been pointed out to Savills who had declined to include it within the bid terms but would relay this independently to potential developers. It was thus possible that Appledore Parish Council may have to pay for the car park, may have a lease for it or more unlikely the developer could charge for parking. In addition, the direction signs for the car park may not be installed thus reducing the car park user numbers. An on-site meeting with Savills had been arranged and the Chairman and Clerk requested to attend and assist with obtaining reassurances from Savills that these issues would be dealt with to the council's satisfaction.

**It was unanimously resolved in principle to receive ownership of the car park forming part of the Residential Enabling Car park in Court Lodge Road (planning application 17/00926/AS) and there on be responsible for its maintenance.** Proposed by Councillor Wilkinson and seconded by Councillor Perkins.

### **7. Highways and Byways**

#### **I) Highways Improvement Scheme**

The Traffic Regulation Order public consultation on reducing the speed limits had closed on the 26<sup>th</sup> September without any objections. The council could now move forward with this and the proposed rationalisation of signage.

#### **II) Footpaths**

Councillors Wilkinson and Hennig had met with the Footpath Warden Paul Ripley and they would be working with him to improve the local footpaths. Councillors had kept the resident, who had raised various footpath issues, updated with their efforts.

#### **III) Central White Line before Canal Bridge**

Councillor Hennig had advised the resident who had raised the issue that her concerns had been noted and would be dealt with as part of the proposed highways improvements scheme.

#### **The "Narrows" pinch point**

9 Vine House garden wall had been partly demolished by the back end of a large lorry. A request had been made to highways to cordon off the damaged wall.

### **8. Recreation Ground Report - No report.**

### **9. Village Hall Report**

Vicki Self had stepped down from being trustee and Chairman for the hall. The council thanked her for her great work and leadership which has led to the increased usage of the hall. Trustee Huw Jenkins has taken on the role of Chairman.

## **10. Information for Councillors**

### **Recycling bins**

will not be collected in September if black bin bags, nappies or food are found in these bins

### **Training events**

Councillor Hennig and Wilkinson would be attending the transport Conference on the 26<sup>th</sup> October.

### **Friends of Appledore Station**

Next meeting – 19<sup>th</sup> September 7.15pm Black Lion.

### **Christmas Tree**

Agenda request for next meeting.

## **11. Date of Next Meeting**

7<sup>th</sup> October 2019, 19.30hrs in the village hall. The meeting closed at 21.25 hrs.

## **Item 5 Report Field Development Update 2 September 2019**

A number of issues have emerged since the planning application was submitted, in particular a letter from the Planning Officer dealing with the application, which was sent last Thursday.

### **Key issues**

#### **Natural England - Great Crested Newts**

Natural England have changed the way in which they mitigate the effects of developments on Great Crested Newts. Instead of the established methods of protective fencing and re-location of populations they have decided that they will count all ponds and water bodies within a 250 metre radius of any development which is within an area known to have a Great Crested Newt population. The site will be deemed to effect the migratory patterns of the newts and the developer will have to pay Natural England £15,000 per pond or water body within the area. In addition, the developer will have to pay for a survey of the surrounding area to establish if there are any addition ponds or water bodies.

The field has 6 known ponds and water bodies within 250 metres. This will result in a payment of £90,000 to Natural England.

#### **Ashford Housing**

Ashford Housing are asking for two of the 4 bedroom houses to be allocated for shared ownership, while at the same time acknowledging that there is no requirement from Appledore residents for such accommodation.

If granted, this proposal will reduce the number of Housing Association houses for Appledore residents and call into question the commercial viability of the project.

See comments form from Mark James, Development Partnership Manager, Ashford Borough Council Planning Officer

The Officer dealing with the application wrote a six page letter to RX Architects last Thursday which includes a number of inaccurate and contradictory statements and requests. The Officer has refused to have a meeting with RX or to have a telephone conversation about the letter.

In his letter the Officer asserts that 'rendered finishes and black cladding are alien to Appledore'.

He has also requested 18 more parking spaces while at the same time asking for a reduction in the amount of hard standing.