



Minutes of the Meeting on 1st April 2019 at 19.30 hrs. Appledore Village Hall

Present

Councillors: James Perkins (Chair), Helen Hennig, Roger Hiskey, Lyndsey Jenkins, Chris Vane, Charles Wilkinson and Derek Winter.

In Attendance: Borough Councillor. Mick Burgess and Clerk Mary Philo.

Members of the Public: 4

1. Formalities

I) The council was quorate (LGA Act 1972 sch12, 12/28/45).

II) Apologies had been received from Councillor Hill and PCSO Smith (LGA Act 1972 sch12, 12).

III) Declarations of interest and dispensations: Councillor Perkins had a significant interest regarding the planning application for the agricultural building, Moor Lane (Code of Conduct).

2. Approval of Draft minutes

It was resolved to agree the minutes of the meeting held on 4th March 2019 as a true record with the following amendments:

Report by Friends of Appledore Station – Charges will not be introduced before July.

Division of funds received from sale:

Change – “a three bedroom semi-detached house (discounted price £250,000) which would be rented and provide a small income as affordable housing” to “a three bedroom semi-detached house (discounted price £250,000) which would be rented and provide a small income”

18/01687/AS The Gate House Appledore Station: Addition of “Clerk to write to the Planning Officer”

Discussion of the History Society’s survey regarding a war memorial – Last line amended to “English Heritage and Natural England would need to be consulted for any approvals and permissions. The Environment Agency had stated that they were in favour of the idea.”

Highways and Byways – alter level crossing to pedestrian crossing

Proposed Councillor. Hennig and seconded Councillor. Vane (LGA Act 1972 sch12,19.1).

The meeting was adjourned at 19.40 hrs.

RR/00275/AS Agricultural Building south of Moor Lane

It was highlighted that the access to the proposed house would be opposite the cattle yard entrance which was notoriously muddy during the winter. The yard had significant early morning vehicular traffic and the area was often very smelly. Residents moving into the proposed house would have to be prepared to live with these issues and not expect to close the yard down.

Public Questions

Restrictions on agricultural shed conversions – No one was aware of the legislation regarding this.

Village Hall financial viability – A resident advised that he had requested a business plan and financial accounts for the last three years from the village hall committee. Another resident requested that this information be available at the open days for the plans for the village hall and residential development. The request would be passed on to the hall committee. Comments were made that the council should be looking for value for money in its investment. In response the council highlighted that the council had to balance financial value alongside community benefit. No one would benefit from the hall falling into disrepair and thus not being used.

Open Days for Hall and Residential Plans – It was suggested to altered them to include a later evening.

Village Hall Event Advertising – The hall advertised outside the parish. 100 leaflets were available in locations outside the village.

Magpie Access Road – The fencing had been replaced on the correct boundary line which meant that there was some tarmac within the council field. Martello anticipated using the larger area for housing equipment during the build. Martello's plans for the residential development included an entrance drive running alongside the Magpie Farm access drive for a short distance but was subject to planning approval.

The meeting was reconvened at 20.20 hrs.

3. Finances

I) Bank Accounts

as at 31st March 2019 bank balance after unrepresented cheques stood at £37,096.62. The Clerk advised that, in the next financial year, any large expenditure that was in addition to the contingency fund would reduce the £30,000 held for highways works. The Third Quarters Financial Report is attached.

II) Income Received:

£42.15 Public donations from the toilets

III) Cheques raised since the last meeting:

£50.71 VR Sani-Co Ltd: Public toilets sanitary waste collection

£21.66 Iden PC: one third Vat training for clerk

£10.00 M Philo: Petrol refund for vat course

£77.81 Castle Water: Public Toilets water – Jan19 – June 19

£612.00 Nigel Gibbs and Son: Grass cutting annual charge

£58.50 TP Jones & Co LLP: Payroll January – March 2019 (vat £9.75)

£ 45.00 Appledore Village Hall – 3 extra meetings in February and March

£887.93 March salaries

£188.00 HMRC PAYE fourth quarter

IV) It was resolved to agree the following payments:

£ 89.41 Refund H Paris: Parish meeting refreshments (chairman's allowance) £56.31 and admin costs for Highways £ 33.10 (vat £5.18)

£ 79.39 M Philo Admin Costs: Room £30, Car £23.40, Pine disinfectant for loos £2.00 (vat 32p), inks £23.99 (VAT £4.00)

£396.00 W Tollett: replacement door closer and defib sign for K6 kiosk (vat £66.00)

£ 339.96 Kent Association of Local Councils: annual subscription.

V) **It was resolved to increase the Clerk's salary to be inline with scale point 26 as agreed by the National Association of Local Councils and the Society for Local Council Clerks.** Proposed by Councillor Jenkins and seconded by Councillor Vane (Best practice).

VI) The clerk requested Councillors to consider the list. The beacon on Mill Hill and repair to the noticeboard at Heath side had been the only additions to the asset list required for the annual return. Request for agenda item for next meeting regarding council asset maintenance.

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

I) Ashford Borough Decisions Advised:

a) 19/00060/AS Hornes Place Oast, Kenardington Road: Glazed single-storey extension to link oast house, games room and barn – refused.

b) 18/01802/AS 8 The Street: Listed building consent to repaint the front elevation with colours to match the original paintwork – granted

c) 18/01563/AS Old Mill, Track from the School Road to Heathside: Two storey rear extension – permitted

d) 18/00907/AS Scotland and Bates, Heath Road: Proposed erection of a new detached dwelling – withdrawn by applicant

d) 19/00221/AS Pear Tree Cottage, School Road: Roof extension incorporating two storey rear extension, single storey side extension, change to facing materials - permitted

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

a) 19/00324/AS Blenheim Lodge, Heath Road: removal of condition (d) of planning permission AS/75/1122 (tied occupancy condition). The parish council voted to support the application as the petrol station has been gone for many years so the condition was no longer relevant. Proposed Councillor Jenkins and seconded Councillor Winter.

b) 19/00275/AS Agricultural Building south of Moor Lane: Prior approval for the change of use of an agricultural building and land within its curtilage to one residential dwelling and associated operational development. Appledore Parish Council voted to comment that there could be complaints from future homeowners about:

a) the mud left on the road from the farm yard access being directly opposite

b) the smell and flies as the home will be close to the farmyard and cows

c) the regular early morning farm traffic

III) Built Confines

Ashford Borough Council had responded that the houses next to Walnut Cottage would be included within the built confine around the main thoroughfare but would not include the Homestead. One reason given is that the two built confine areas have different rules. The council to respond that as Ashford Borough Council write the rules then it can make the rules for them the same. The council believe that there is no reason to distinguish between the areas.

5. Public Consultation on plans for the residential field and hall refurbishments, village hall:

Sunday 14th April 10am to 1pm, Monday 15 April 3pm to 6pm and Wednesday 17th April 9am to 12 noon. Following discussion, the proposed Monday session would be extended to 7.00pm. Any councillors who wished to attend could do so. The proposed survey was reviewed. It was anticipated that Martello would produce their own survey on the residential development. The toilets were not included as no planning application was required for just refurbishment and the list of fittings had not been finalised.

6. Community Transport

The Big Conversation Working Group met on the 27th March. The 5, one year, pilot schemes had been approved by KCC and Tenterden Social Hub will start the service on the 3rd June. The 16-seater bus with access and space for wheelchairs will accept bus passes and stop at conventional stops. The Appledore Tenterden service will start at the Black Lion and run up to the Heath before taking School Road. The pilot will run Monday to Friday. The final timetable is awaited. If it is successful, it will replace the 293-

service run by Hams Travel, which will cease later this year. Parishes involved had been asked to assist with advertising the service.

7. Highways and Byways

A public consultation would be held on the 27th April, in the village hall. Residents support for the proposals was required before they could be formalised with Traffic Regulation Orders. There will be a simple yes/no survey.

Pot holes on the Military Road to Rye had been marked.

8. Information for Councillors

Annual Parish Meeting – Earlier promotion of the event was suggested. It was noted that the date would need to be agreed earlier in the year.

Churchyard tidy – Thanks were given to the 20 volunteers that helped to weed, trim, edge and rake the churchyard.

9. Date of Next Meeting

Wednesday 15th May 2019, 19.30hrs in the village hall.