

APPLEDORE PARISH COUNCIL



5th August 2024 Draft Minutes of the Meeting 19:30 Appledore Village Hall (SMV2aug24)

Present at the meeting: Cllr Gary Kinsley, Cllr Kevin Nicol, Cllr Paula Thornton, Cllr Roger Kimber, Cllr Sharon Marsh, Cllr Chester Lusk, County Cllr Mike Hill, Borough Cllr Johnny Shilton, Steve McIntyre (Clerk).

6 members of the public in attendance.

Cllr Nicol (Vice Chairman) chaired the meeting in Cllr Hiskey's absence.

1. Formalities

i) Establish Quorum (LGA Act 1972 sch12, 12/28/45)

The council was quorate.

ii) Apologies and Reasons for Absence (LGA Act 1972 sch12, 12)

Cllr Roger Hiskey (Chairman) - personal commitment.

iii (a) Declarations of Interest (Code of Conduct)

Cllr Kimber declared an interest concerning planning application OTH/2024/1320 as per Agenda Item 3.2 (iv). Cllr Kimber lives close to the property to which the application relates.

Paula Thornton declared an interest regarding Agenda Item 5 in that a family member may be interested in renting the council owned house at 5 Sandpiper Close.

iii (b) Requests for Dispensations

None requested.

2. Approval of Draft Minutes

To agree the minutes of the meeting held on 1st July 2024, (already circulated to councillors) as a true record available on <http://www.appledorekent.org>

Cllr Thornton proposed approval of 1st July minutes with amendments at Item 16, seconded by Cllr Kinsley, unanimously agreed.

Meeting adjourned for the public session (LGA Act 1972 sch12,19.1)

County and District Councillors Reports

County Cllr Hill reported that we are now operating in the new constituency of The Weald of Kent with Katie Lam as our Member of Parliament. He encouraged anyone who has not yet

met Katie, to arrange to do so. County Cllr Hill explained that the new Government are not proceeding with the review of Adult Social Care, nor the cap on social care costs. He further explained that mandatory housing targets could be a real issue for the future, the main problem being the need to build houses in the right places.

Borough Cllr Shilton updated on the current borough water shortage / water leak issues which he has escalated. He explained he had no further information except to say that the water companies could have been more proactive in providing alternative water supplies to residents. Regarding the current waste contractors pay / terms negotiations, Borough Cllr Shilton reported he had contacted the Trade Unions who said the contractors were not intending to take industrial action. In answer to a member of the public's question, Borough Cllr Shilton explained that South East Water were unable to get permission to fix the water leak on the road to Stone so resurfacing of the road went ahead without fixing the leak.

Public Session

This session will last for 15 minutes. Members of the public will have 3 minutes to ask one question or make a statement on an item on the agenda except for the minutes. Should you wish to address other issues please contact the clerk or chairman afterwards. The public are welcome to stay and observe the rest of the meeting but are reminded that they cannot take part.

A member of the public recommended the prior approval request by Hornes Place Oast referred at agenda item 3.2(i) should be rejected as it does not meet Class Q criteria. In relation to agenda item 17(iv) the same member of the public explained they were also affected by the overhanging horse chestnut tree and offered to speak with the occupants of 74 The Street to agree a joint approach to pay for any maintenance work.

Dan Marsh introduced himself as the beneficiary of the application 3.2 (iv) explaining that the neighbour / tree owner in this case had agreed to an application for removal of 2 x trees and cutting back of other trees to mitigate the risk they posed to his family and to his property.

Other members of the public warned of the cost of maintenance in the event of future tree planting expected as part of the Linear Park project. The decision around Linear Park was agreed some time ago by a different group of councillors, but if reviewed in front of the current group of councillors may result in a different decision. Cllr Kinsley explained that probably the issues had not previously been thought out and that once he gets the chance to progress this project will report back findings.

The meeting reconvened at circa 20:00 hours

3. Planning (Town and Country Planning Act 1990 and as amended)

3.1 Planning decisions by Ashford Borough Council (ABC)

(i) PA/2024/1058 Land at the End of Court Lodge, Court Lodge Road, Appledore, Kent. TN26 2DD, APC request for Lawful development Certificate for installation of I-electrical vehicle charging point station. Decision: Proposed use/development would be lawful

For information only – no comments offered.

3.2 Planning applications to consider

(i) NOT/2024/1207 - Agricultural Buildings rear of Hornes Place Oast (HPO), Kenardington Road, Appledore, Ashford, TN26 2BS. Prior approval for the change of use of 1no agricultural

building and land within its curtilage to 3no dwellinghouses and associated operational development.

Following on from Councillors debate Cllr Nicol proposed (seconded by Cllr Marsh and agreed unanimously) that APC object to the HPO application mainly because it does not appear to meet Class Q requirements i.e. the requirement for “conversion of the agricultural building to 3 dwellings” is more likely to be a “new build of dwellings” due to the lack of existing agricultural barn infrastructure. Other agreed reasons for objection included; compromising safety of vehicle users and pedestrians due to a challenging road layout including a limited single lane access and egress; increased noise nuisance from HPOs events activities; the potential negative impact of HPO’s continuing development expansion upon the nearby G2* listed building. **Action: Clerk to submit an objection to ABC.**

(ii) OTH/2024/1368 - Hornes Place, Kenardington Road, Appledore, TN26 2BS. Details submitted pursuant to condition 4 (Joinery) for planning permission 21/01069/AS

For information only – no comments offered.

(iii) OTH2024/1383 - Oaklands, Moor Lane, Appledore, TN26 2BH. Details submitted pursuant to conditions 5 (Landscaping) & 7 (Biodiversity) for planning permission PA/2023/2226

For information – no comments offered.

(iv) OTH/2024/1320 - Land to North Of 5 Maple Place, Court Lodge Road, Appledore, TN26 2BZ. T1 x1 sycamore to reduce spread by 3 metres and height by 4 metres, T6 holly to lift canopy, T28 x1 plum to reduce 2 metres of overhang, T2 x1 sycamore to fell to ground level, T23 x1 plum to fell to ground level, T10 x1 silver birch to fell to ground level, T7 x1 silver birch to fell to ground level - with the replanting of Oak sapling or same species.

Cllr Kimber said he supports Dan Marsh with this application but has an issue with the paperwork in that it was from an old survey with an outline of a plan for a new build house, and no information that the affected trees with Tree Preservation Orders will be replaced. Dan Marsh explained he wants the healthy trees to be pruned and the dead trees to be cut down and replaced. This conversation led to a lengthy debate between councillors as to whether it was acceptable to support the application with inaccurate paperwork. After 2 aborted votes due to lack of proposal clarity, Cllr Nicol proposed to object the application, recommending that a new survey document is submitted with the correct trees marked, and the marked house excluded. Seconded by Cllr Kinsley, supported by Cllr Thornton. Cllr Kimber abstained due to declared conflict of interest. Cllrs Marsh and Lusk abstained.

3.3 Ashford Borough Council, planning presentation update (RH)

Update forwarded to September meeting.

4. Finances (SMc)

4.1 Balances

Current A/C opening balance 01/06/2024 £28,455.14, closing balance 30/06/2024 £29,554.99

Includes £8,987.19 Funded Money as follows:

£880.60 (capital – Railway Hotel 106) for Allotment Project from original fund of £1,880.60

£4710.99 (capital – Railway Hotel 106) for Play Park project from original fund of £4710.99

£3,395.60 (capital – Martello Cash) for Pavilion upgrade from original fund of £60,343.01 in Reserve a/c of which £30,000 transferred to Current a/c

Reserve A/C opening balance 01/06/2024 £82,601.42, closing balance 30/06/2024 £52,682.57

Includes £30,343.01 funded money as follows

£30,343.01 (Martello fund) for Pavilion project remaining from original funds of £60,343.01 reduced to £30,343.01 after transfer of £30k to Current a/c

4.2 Deposits and payments

Current A/C income £30,000 transfer from Reserve a/c. Payments - £28,900.15

Reserve A/C income £81.15 interest. Payments £30,000 transfer to Current a/c

4.3 NatWest A/C issues

Natwest have, as part of the on-line banking application process, requested clarification of a signature. This is likely to lead to completing a new on-line account application. **Action: Cllr Kinsley and the Clerk to engage with Natwest to clarify the way ahead.**

5. Sandpiper Close

5.1 Agents considerations – Phillips and Stubbs have advised the open market value of the house as between £2,000 to £2,200 a month compared with an affordable rental projection of around £1100 a month. The Agent stressed the need to liaise with ABC to agree the process and criteria for advertising and selecting renters. The Agent also advised on furnishing the house, e.g. installing toilet roll holders, curtain rails, plus fitting blinds to the kitchen with all other furnishings to be provided by the renter.

5.2 ABC considerations – the Clerk liaised with the manager of ABC social housing who suggests APC representatives meet with ABC to identify the best tenant selection process / criteria. **Action: Clerk to arrange meeting with APC Social Housing.**

5.3 Decision required on Rental Agent (RH/SMc) - the Clerk advised that APC need to formally appoint a Lettings Agent. Three companies had been approached: Town and Country, Martins, and Phillips & Stubbs. The Clerk explained the difficulty of getting an Agent to manage affordable rental premises. This leaves Martins and Phillips & Stubbs as willing Agents. Phillips & Stubbs has offered more favorable terms e.g. their standard management fee quoted as 11% plus VAT per month plus a 25% discount as a good will gesture in support of this projects aim of “betterment of the community.” Cllr Kimber proposed Phillips and Stubbs, seconded by Cllr Kinsley, unanimously agreed aside from Cllr Thornton who declared a conflict of interest – see above. **Action: Clerk to formally appoint Phillips and Stubbs as the Agent.**

5.4 Decision required on financing curtains / blinds / ancillary items – the Clerk recommended that with a nearing rental date, it would be useful to have a working group to support Cllr Hiskey and the Clerk in progressing this project. Cllr Kimber proposed the setting up of a working group and offered to assist. Cllr Nicol seconded and offered to assist. Unanimously agreed aside from Cllr Thornton who abstained as per reason stated above. **Action: Clerk to arrange a meeting between ABC and the working group.**

6. Linear Park (GK, RH) – Cllr Kinsley informed no update to report.

7. Heathside update book exchange and defib (KN) – Cllr Nicol reported that developers are awaiting installation of electricity infrastructure to Heathside new flats development.

8. Web domain update (GK), retaining domain names & Wix (SMc) – no update.

9. Appledore Allotment Charity request for funding – Duncan Gray in his capacity as Chairman of the Trustees of the Appledore Allotment Charity requested an “in principal” agreement for APC to award funding of up to £5,500 to install water infrastructure to the allotment plots and to grazing animals on land rented out by the Charity. Cllr Marsh proposed

“in principle” funding up to a maximum of £5,500 to the Charity at the point when suitable funding becomes available and is assessed as prioritised when considered against any other funding requests and other APC financial obligations. Cllr Kinsley Seconded, unanimously agreed.

10. Police Liaison (KN) – Cllr Nicol explained he has liaised with the Police regarding a recent bout of anti-social behaviour in Heathside and had contacted housing representatives to repair windows of a property. He is awaiting community police representative Darren Laker to agree a date to attend an APC meeting.

11. Facebook to communicate APC business (KN) – Cllr Nicol explained that Facebook is a useful outlet to advertise APC related material to a wider audience such as minutes of meetings and Highway closure notices. Cllr Nicol confirmed the relevant Facebook page is restricted to sending messages only and does not accept comments.

12. HIP (RK / SMc)

(i) Court Lodge car park sign – Cllr Kimber reported the car park sign is now up, albeit the sign could should have been placed nearer to the car park junction thus avoiding prematurely turning left before the actual junction.

(ii) Court Lodge car park & removal of tree update – Cllr Kimber reported the dead tree is expected to be removed on 15th August.

(iii) Replacement gate sign – Cllr Kimber confirmed the gate sign has ben replaced.

(iv) The Narrows traffic calming – Cllr Kimber reported that he and Cllr Marsh have deployed to the Narrows to assess traffic flows. The Clerk has arranged a meeting with Kieran Doble Highways Engagement Manager on 3rd October to discuss The Narrows and other Highway Improvement Plan (HIP) related issues. Robin Buckle, HIP group member, has been invited to this meeting.

(v) Heathside to The Narrows traffic calming – see iv above.

13. Green Initiatives

(i) EV update (RK) – Cllr Kimber reported ABCs confirmation that the installation of EV points in the Court Lodge Car Park is lawful. Still awaiting 3rd supplier quote, plus awaiting re opening of ABC EV grants.

(ii) VH solar panels (PT / SMc) – Clerk reported an update from EDF in which they advised that anyone taking over ownership of the panels will retain the current owners contract.

Action: Clerk to get EDF advice in writing and to speak with Chris Self to find out background to solar panel ownership between the Village Hall and APC.

14. Recreation ground update (GK) – Cllr Kinsley provided a progress report; the container has now been moved, the new windows for the Pavilion have arrived and nearly all have been fitted, the Pavilion electrics are completed and cladding work started. A mast with 4g wifi / signal booster now erected with a couple of CCTV cameras to be attached. Cllr Kimber said what an improvement the new cladding has made to the look of the Pavilion.

15. Public toilets (RH) – the Clerk provided an update on the recent public toilet blockage and the cost of £100 to fix. The plumber advised a professional inspection of the underground pipework to identify any issues. Duncan Gray kindly offered to assist with future unblocking of the toilet. **Action – Clerk to investigate inspection options / quotes.**

16. Policy review update (SMc) – progress report to be provided next month.

17. Other matters

(i) Station antiques: update from APCOA / GOVIA (SMc) – **Action: Clerk to write to Highways to chase up online reporting request.**

(ii) Cycle path between Appledore and Station (SM) – Cllr Marsh to report on progress next month.

(iii) Tree planting initiatives between Martello and Recreation Ground, and tree grants (GK) Cllr Kinsley to report on progress next month.

(iv) Quotes for trim of Village Hall car park tree overhanging 74 The Street – Decision required – Clerk received a request from the occupants of 74 The Street regarding a Horse Chestnut tree causing a nuisance; mainly the fall of sticky buds, blossom, conker shells / conkers onto a patio area. Simon Honnor (member of the public in attendance) explained the same tree overhangs his garden and that he will visit his neighbours to seek a joint approach to solving the issue. In the mean time the Clerk will continue chasing the quotes and seek confirmation as to who the tree owner is: the Village Hall or The Parish Council.

(v) Tree issue opposite Heathside Junction and Heathside high speed Internet enquiry – the Clerk confirmed that the land owner of Mill Farm agreed to cut back the Cracked Willow tree – this has since been cut down. Regarding Fibre to the Premises (FTTP), the Clerk received communication from the ABC Development Manager who confirmed ABC's collaboration with Project Gigabyte, a government program to connect those postcodes that are unlikely to get broadband through commercial roll outs.

18. Correspondence (SMc) – UK Power Networks has informed that APC will no longer receive wayleave payments for electrical equipment which they have now assessed to be on land not belonging to APC.

19. Future agenda items – Appledore to Appledore Station pathway

20. Date of next meeting - Monday 2nd September 2024, 7.30pm, Appledore Village Hall