



1st November 2021
Minutes of the Meeting
7.30 pm St. Peter and St. Paul

Present

James Perkins (Chair), Roger Hiskey, Gary Kinsley, Charles Wilkinson, Chris Vane and Derek Winter.
In attendance: Borough Councillor Mick Burgess and the Clerk Mary Philo.
Members of the Public: 2

1. Formalities

I) Quorum

The council was quorate.

II) Apologies

Councillor Hennig and County Councillor Hill

(LGA 1972 schedule 12, 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 meetings held on 10th October 2021 as a true record.

Proposed by Councillor Vane and seconded Councillor Wilkinson. (LGA Act 1972 schedule 12, 19.1)

Adjournment of Meeting for Reports and Public Questions

The meeting was adjourned at 7.31pm.

Report from Borough Councillor Mick Burgess

The Borough Council had received a grant for £14,773,745 from central government as part of the Leveling Up Fund for the conversion of Newtown Works (the old railways repair yard) to business studios. Netflix will be taking these to develop their business. The grant will cover the full cost of the conversion.

Mick had been impressed by the tour the new purpose-built extra care facility East Stour Court Mabledon Road.

The borough council has set up a task group to review the data provided by the Office of National Statistics from the national census on 21st March 2020. The group will report back after Christmas.

At the last minute, Councillor Burgess had been unable to attend the Appledore History Exhibition on Saturday 30th October.

On a different note, he had received positive comments about the improvements made to Appledore Station's platform appearance by Friends of Appledore Station.

Report from County Councillor Mike Hill

Councillor Hill had provided a brief written report:

The budget last Wednesday was better for Local Authorities than many were expecting. The County Council will receive an increase in grant income to offset some of the significant cost pressures being faced. The detail is still being worked through but we expect it to be a difficult budget to set with a requirement for yet more savings on top of the very large economies made over the last few years. Key point for residents is that Council Tax increases will be limited to 2% +1% ring fenced for social care (last year this was 3%). Proposals for greater increases will need a local referendum.'

Public Questions

Capital Projects ring fenced money

In response to query it was advised that any sum from the ring-fenced sum allocated to the recreation ground was subject to conditions and that these were still to be complied with.

Appledore History Society Exhibition 30th October

Those councillors who attended were thanked for doing so.

Budgeting

A member of the public provided a sheet showing the trend in council net of vat expenditure over the last 4 years which excluded village hall payments. The council advised that during the budgeting process the costs of providing services and maintaining property are double checked and the final precept is based on current costs.

The meeting reconvened at 7.58 pm

3. Planning

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

3.1 Planning Decisions by Ashford Borough Council

I) 2101105/AS Oaklands, Moor Lane: Proposed stables, riding arena, hay/bedding store along with associated works and change of use of land for the keeping of horses – Permitted.

II) 21//01323/AS Little Greenfield, School Road: Lawful Development Certificate for proposed single storey rear extension – Lawful.

3.2 Planning Applications Considered

21/1592/AS Bennets 56, The Street: Erection of 2-bay garage with log store; erection of greenhouse; erection of a gazebo. **It was resolved to support the application.** Proposed by Councillor Wilkinson and seconded by Councillor Perkins.

II) 21/00881/AS Reserved Matters application to consider (Appearance, Landscaping, Layout and Scale) pursuant to planning permission 18/00056/AS (Outline planning application for residential development for up to 50 dwellings including details of pedestrian and vehicular accesses onto Warehorne Road and pedestrian and cycleway access onto Ashford Road only (all other matters reserved). Provision of informal recreation / ecological area to the north) to provide 50 residential dwellings (Use Class C3) including 3 self-build plots, and associated works including internal road network, landscaping and public open space, utilities and drainage infrastructure, car and cycle parking and waste storage alongside the discharge of details pursuant to Condition 3 (Car Parking Details), Condition 4 (Bicycle Storage), Condition 12 (Speed Restrictions and Highway Safety Signage), Condition 14 (Parking Spaces for Warehorne Road), Condition 17 (Landscape Buffers), Condition 29 (Biodiversity Features), Condition 30 (i) (Surface Water Drainage), Condition 33 (Disposal of Sewage), Condition 36 (Housing Space Standards), Condition 37 (Refuse and Recycling Storage), Condition 38 (Layout Threshold Plans), Condition 43 (Maximum Heights) and Condition 45 (Housing Mix).

It was resolved to object to the development: Although outline planning permission has already been given, this application has only just come to the parish council's attention and it believes, that since the development affects its residents as many of them will have to pass the site as they are registered at the Hamstreet Surgery, it should voice its concerns over the access to the development from the B2067 Warehorne Road. The access into Hamstreet from Warehorne is already difficult and often results in traffic jams before the junction with the Ashford Road. This development will result in an increase in traffic negotiating this difficult area and may extend it to include past the railway bridge during high traffic such as rush hour and school drop off and collection. The safety measures that will be brought in which includes moving the 30 mph past the site, will initially be ignored until such time as an accident occurs involving a vehicle exiting the development or suddenly finding a queue of cars. If no other suitable safe access could not be found then the development should not have been given the go ahead on this basis alone. People's lives should not be put in the balance against any other positive outcome. Proposed by Councillor Wilkinson and seconded by Councillor Winter.

4. Highways and Byways

In Councillor Hennig's absence a call was made for volunteers to come forward to man the footfall survey. The survey would be on a Friday and it was hoped that volunteers could take an hour's slot. The count would be taken close to the recreation ground.

5. Finances

5.1 Bank Account

As at 31st September 2021 £ 118,628.03 (this includes £70,000 ring fenced for capital projects and £19,985 ring fenced for highways). Second Quarter Financial Report is available at the end of the minutes.

5.2 September Receipts

£0.75	September Bank Interest
£8.93	Public Conveniences' Public Donations
£15.19	Public Conveniences' Public Donations
£13,000.00	Precept instalment

5.3 September Payments

£95.85	Refund M Philo Administration Costs: stamps £6.87, Domaine name £65.95 Toilet requisites £23.03 £2.17 (vat £14.83)
£52.80	V R Sani Co: Toilet sanitary collection March to August (vat £8.80)
£1,919.20	Kent County Council: By Election charge (no vat)
£480.00	PKF Littlejohn LLP: External Audit Fee (vat £ 80.00)
£10.00	Iden PC: Share of ink cartridge (no vat)
£15.60	Kent Count Council: Toilet requisites (vat £2.60)
£36.61	Castle Water: Fresh water supply for toilets (vat £6.10)
£59.75	Business Stream: Waste Water for toilets
£44.94	LASER: Toilet electricity June to August £2.14)
£226.00	D B Griffiths: Repairs to noticeboards
£360.00	J Wickens: Labour part of works to oak posts in the Street
£60.00	KALC: Dynamic Councillor Training (vat £10.00)
£52.70	Refund M Philo Administrative costs: stamps £4.34, Toilets £48.63 (vat £ 8.07)
£1,813.10	September Salaries including PAYE

5.4 Additional October Payments

£1,231.81	October salaries
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5.5 Agreement of payments

None.

5.5 Preliminary Budget 2022-2023

Following the council's decision at the last meeting to keep the solar panel Feed in Tariff payments, the budget had been reviewed again to include this income and minor assets budget of £500. Expenditure amounts were double checked for current costs and had been increased to reflect this if necessary. All costs had seen increases particularly in the last couple of years. The electricity and water for the toilets had doubled just as the council's audit costs. The use of more environmentally friendly products in the public toilets and stationery translates into a small increase in costs.

6. Court Lodge Road

Completion is expected in April 2022. The transfer of ownership has been raised with Court Developments but this will occur nearer to the time of completion.

The Clerk and Councillor Wilkinson had made a site visit as a result of a resident's query as to whether there was enough room for 11 car spaces on the boundary with Well house. A rough measurement had been made and there is enough room but it is a bit tight.

The site manager had been reminded that contractors vehicles should not be parked on the road and the site manager advised that he will regularly check there is no parking.

Finally, Councillor Wilkinson spoke to the site manager about the damage to the road surface at the site entrance, most likely caused by contractors' vehicles and Court Development is liaising with Highways about a possible repair.

7.a Christmas Tree

It was resolved to fund a Christmas tree for the village. Estimated cost £100. The clerk had accepted a gift of exterior Christmas tree decorations from Ashford Borough Council and would pass these on to those organising the tree decoration.

7.b Parking at Heathside

The possibility of the garage site being sold was again mentioned by Ashford but the exact details of the process and what would be for sale is still to be clarified. The site is large enough to take the proposed 4 one-bedroom affordable flats and would initially appear a better location. The funding for the affordable flats will come from the Housing Revenue Fund whilst the monies from the sale of the garages land will go into Ashford's General Fund. The criteria for any expenditure set for these two different funds may not overlap.

Little action has been taken by Ashford on the main issue of insufficient roadside parking provision that will be used by residents.

8. Appledore Signage Art Work (not tourist map)

Councillors had copies of the proposed wording for the signage and a swatch of the colour of the signs was available – a dark green. The email address previously suggested for the clerk was not available. The following were suggested: apc.carparks@gmail.com or apc.parking@gmail.com depending on what was available. It was finalised that the artwork could be sent off and the signs manufactured. Although Court Lodge Car Park may not be ready yet, Court Developments Limited might install the signs early.

9. Former Council Field – Management of the Affordable House

At the start of negotiations of the sale, the Housing Association Hastoe had been interested in expanding into Kent and were prepared to manage the council owned affordable house. Hastoe has since pulled out of Kent. The Housing Association taking on the 4 affordable homes on the site has confirmed that it is not interested in managing the council home, as it does not fall within their business model. So, a meeting was recently held with Ashford Borough Council about managing the future

council property. Their social letting agency cannot take it on as it only deals with housing for residents who cannot access affordable rent or shared ownership. Social rent housing tenants earn above the threshold for affordable homes but may have a poor credit rating or similar issue. Since the Section 106 agreement wording suggests a Registered Housing Provider will manage the future council house, which Appledore Parish Council is not, the borough council is looking into a bespoke proposal. It is hoped to finalise an in-principle agreement with them by the New Year.

10. Information for Councillors

The proposed email for the clerk (apc.clerk@gmail) is not available. Other options to be considered.

11. Date of Next Meeting

Monday 6th December 2021, 7.30pm, St. Peter and St. Paul.

12. Clerk's Review

Pursuant to section 1) of the Public Bodies (Admissions Act) 1960, to agree that, because of the confidential nature of the business to be transacted, the public and press leave the meeting during the item regarding council staff.

1972 LGA sch. 12A part 1.3

Following a brief discussion, the Clerk left. It was unanimously resolved to agree a small increase in the Clerk's remuneration from the 1st April 2022.

The meeting closed at 9.10 pm.