

HIGH HALDEN PARISH COUNCIL
Minutes of the Parish Council Meeting
held on the 17 April 2023 at 7pm in the Memorial Hall

01/23 Present and Apologies

Present: Cllr. Robinson (Chairman), Cllrs: Ms. Dawes, Mr. Drury, Mrs. Harris, Mrs. Pickering, Mr. Sargent and Mrs. Wheeler

In Attendance: Mrs L Goldsmith (Clerk), Ward Member Alan Pickering, 5 members of the public.

Apologies: None received.

02/23 Declarations of Interest

Cllr Mrs Pickering: Voluntary Declaration as the spouse of the ward member.

03/23 Minutes of the meeting of the 13 March 2023

Resolved: That the Minutes of the Parish Council meeting held on the 13 March 2023 be approved and confirmed as a true record.

04/23 Report from the Clerk (information purposes only)

The Clerk advised Members that speedwatch has been thwarted by the weather but that more sessions are planned.

05/23 Open Session:

The Chairman suspended the meeting to allow members of the public to raise items with the Council.
No items raised.

06/23 Highways

a) Highways Improvement Plan

Cllrs. Sargent, Robinson, Drury and the Clerk met virtually with the Community Engagement Officer at KCC on the 27 March 2023 to discuss extending the 30mph limit through the village. The Community Engagement Officer has since advised that the Planning & Advice Team at KCC do not agree with extending the 30mph limit past where it currently is. They do not agree that the road environment is appropriate for 30mph stating that the average speeds obtained from the speed surveys are higher than they would need to be to make it appropriate. They also raised the additional issue of the cost of replacing the 40mph roundels and red tarmac that were installed on the A28 last year. Members discussed their disappointment with this information and will request that this decision is regularly reviewed. An engineer is due to inspect the 40mph Vehicle Activated Sign (VAS) on the A28 to check that it is working properly. The Clerk will remind the Community Engagement Officer that the Parish Council is keen to still progress the Speed Indicator Device scheme on the 30mph roads in the village.

b) Parking restrictions in bus layby on the A28

The Community Engagement Officer has advised the Clerk that KCC are not able to intervene as Ashford Borough Council instigated the restrictions following a request from Stagecoach that buses were not able to get close enough to the kerb to allow disabled passengers to safely get on and off. It was agreed that the Clerk should ask the Ward Member Alan Pickering to negotiate with ABC about derestricting part of the layby.

07/23 Proposal to improve the drainage at Jubilee Park

Members noted that Drain Detectives attended the site on the 22 March 2023 and carried out high pressure jetting works and a CCTV investigation. The line that runs into the stream next to the play area was bringing back stones and debris. The engineer noticed that there was a hole in the ground in the play area just the other side of the fence and that the ground was sinking in this area. The engineer reported that further works were required to replace possible collapsed pipework. Drain Detectives attended again on the 12 April 2023 and excavated down just inside the play area to gain access to the pipework and following further CCTV investigations installed a new section of pipework and connected this to the existing line.

A site meeting with Aspire has been arranged for the 19 May 2023 to discuss the condition of the ditches around the recreation ground and possible clearance works. It was noted that the Clerk will apply for a S106 refund for the drainage works.

Resolved: To ratify a decision between meetings for the additional drainage works at a cost of £1,685.00 (excluding VAT).

Initials:

08/23 Allotments

The Clerk advised Members that, with thanks to the help of the landowner with obtaining a site plan, the planning application for a Lawful Development Certificate for a parking area for the allotments has now been validated and is due to be determined by the 25 May 2023 (planning reference PA/2023/0357. The solicitor is waiting for comments from the landowner's solicitor on the draft lease. The Clerk will obtain quotes for the parking area to be created.

09/23 Elections 2023

Cllr. Robinson reported that the Parish Council's election was uncontested because the number of validly nominated candidates did not exceed the number of seats on the Parish Council. The Parish Council can co-opt to fill the remaining vacancy in May. It was noted that Cllr. Harris is stepping down and the Chair, on the behalf of the Parish Council, thanked her for all her help. Councillors will take office on Tuesday 9 May 2023.

10/23 To receive the Annual Governance and Accountability Return for the year ending 31 March 2023

a) To receive the Internal Auditor's Report and note its contents: It was noted that the Internal Auditor inspected the accounts on the 14 April 2023.

b) To receive the Annual Internal Audit Report for 2022/23: Received and noted.

c) To approve the Annual Governance Statement 2022/23 (Section 1) and accompanying report prepared by the Clerk:

Resolved: That the Annual Governance Statement 2022-23 be approved and for the Clerk/RFO and Chair to sign.

d) To approve the Accounting Statements 2022-23 (Section 2):

Resolved: To approve the Accounting Statements 2022-23 and for the Chair to sign.

e) To set the commencement dates for the exercise of Public Rights:

Said dates are the 5 June 2023 to the 14 July 2023.

11/23 Ransley Field

a) Sage Homes and Southern Housing Event: Cllrs. Robinson, Sargent and Pickering attended the open event on the 23 March 2023 to welcome the first residents moving into this unique development. Members commented on how attractive the site looks and are delighted to see the completion of this development, the first of its kind in Kent, being wholly affordable.

b) Proposal to improve the footpath from Ransley Field to the school: It was agreed that the Clerk should investigate the possibility of improving the footpath from Ransley Field to the school. It crosses a number of areas and is in parts almost impassable. Members agreed that it would be beneficial to the residents to have a safe off-road pedestrian access to the school.

c) Proposal to create a wildflower area at Ransley Field: Members discussed the area of land adjacent to some ponds at the back of the development and agreed that it would be beneficial to enhance its appearance. Members agreed that the Clerk should contact Sage Homes and find out if they would be amenable to the Parish Council improving the area with wildflower planting or even installing allotments.

The Chair invited Cllr. Pickering to lead on the planning proposals.

12/23 Planning

Planning applications:

PA/2023/0598 – Boniface Farm, Shawlands Lane, High Halden

Change of use of land from agricultural to residential and construction of detached garage outbuilding.

Resolved: No comment. Leave decision to the Planning Officer.

PA/2023/0584 – Tiffenden House, Harbourne Lane, High Halden

Proposed part two storey front, single storey rear and first floor side extension. Amendment to approved application PA/2022/2022.

Resolved: No comment. Leave decision to the Planning Officer.

PA/2023/0471 – Land known as Oakleigh Field, west of Oakleigh Farm, High Halden

Change of use from agricultural to a mixed use for agricultural and the keeping of horses and the erection of

Initials:

an animal shelter.

Resolved: No comment. Leave decision to the Planning Officer.

PA/2023/0478 – The Gables, Biddenden Road, Tenterden

Retrospective application for the permanent retention of 2no. modular classrooms.

Resolved: Support.

PA/2023/3044 – Beale Farm, Cripple Hill, High Halden

Removal of condition 5 on planning permission 21/01891/AS to amend access.

Resolved: No comment.

Planning applications received after the distribution of the agenda:

Approvals:

PA/2023/0364 – The Coach House, Oak Grove Lane, High Halden

Single storey side extension and front portion extension.

PA/2023/0262 – Garden Cottage, Hookstead Farm, High Halden

Retrospective change of use of land from agricultural to residential land and the erection of a domestic garden shed in the rear of the garden.

PA/2023/0340 – Farm Cottage, Cripple Hill, High Halden

Removal of condition 5 on planning permission 10/06/70/54A to amend who can occupy the dwelling.

PA/2023/0221 – Coombewood Barn, Redbrook Street, High Halden

Proposed single storey front extension. *It was noted that this proposal was incorrectly reported as a refusal at the last meeting.*

PA/2023/0220 – Church House, Church Hill, High Halden

Installation of split air conditioning unit at rear of property.

PA/2022/2521 – Carmily, Ashford Road, High Halden

Proposal remove existing garage and construct new garage in a new location (amended plans).

Refusal:

NOT/2023/0226 – Ramstile Fam, Cripple Hill, High Halden

Prior notification for the change of use of no.3 agricultural buildings and land within its curtilage to no.3 dwelling houses and associated operational development.

Withdrawn: None to consider.

Appeal Dismissed: None to consider.

Other Planning Matters: Planesfield, Pot Kiln Lane, High Halden - It was agreed that the Clerk should advise ABC that unauthorised works seem to be taking place on the site.

13/23 Financial Report

/23-1 To agree payments in accordance with the Budget: Cllr. Harris checked the invoices against the payment schedule and it was **resolved** for Cllr. Harris and Dawes to authorise the payments online.

Payments

Cheque/Transfer	Details	£
Transfer	L Goldsmith (Expenses)	73.12
Transfer	L Goldsmith (Salary)	547.20
Transfer	HMRC (L Goldsmith)	136.80
Transfer	Mint Fresh (Bus stop cleaning)	47.88
Transfer	Npower (Electricity pavilion)	65.71
Transfer	High Halden Memorial Hall (Hall hire)	105.00
Transfer	Barrie Croucher (Caretaker services)	41.68
Transfer	Drain Detectives Rexaus (Drainage works)	3,564.00
Transfer	Kent Association of Local Councils (Annual subscription)	787.56
Transfer	Viking (Ink purchase)	62.05
Transfer	Marcus Digby (Park Keeper Services)	380.00
Transfer	Dash UK (Coronation Mugs – paid between meetings)	780.00
DD	Google Cloud	73.60

Initials:

Receipts: None

Balances as at 13 March 2023

Unity Trust Account: £60,854.99

/23-2 Proposal to add additional signatories to the Unity Trust Account

It was noted that there are currently three Councillors who can authorise payments, however Councillor Harris is stepping down which will leave just two. Non-signatory Members were asked to consider if they would like to be added to the mandate and to advise the Clerk.

14/23 Reports

/23-1 Ward member: Ward Member Alan Pickering advised Members that the Planning Officer for the Stevenson planning application, PA/2022/3071 – 1 Linden Business Centre, High Halden, is minded to approve it.

/23-2 Highways: See item 06/23.

/23-3 Marketing/projects: No report.

/23-4 KALC: There has been no meeting.

15/23 Information items:

/23-1 HHVEC Update: Cllr. Sargent advised that preparations to celebrate the Coronation on Monday 8 May 2023 continue. A whole afternoon of events and refreshments have been arranged and will take place on the green. The event is being publicised on noticeboards and social media and banners will be put up very soon.

/23-2 High Halden Helping Hand Group:

A free ploughmans lunch is now being served in the village hall every other Wednesday and will continue until the end of June. It was noted that attendance levels have recently dropped slightly.

/23/3 Consultations: None to consider.

16/23 Items for the next Parish Council meeting:

Section 106: Renewal of playground equipment and installation of a MUGA Co-option.

17/23 Date of the next meeting

The Annual Parish Council Meeting will be held on Thursday 18 May 2023 at 7pm in the Memorial Hall.

The meeting closed at 8.23pm

Signed:

Date:

Initials: