

HIGH HALDEN PARISH COUNCIL
Minutes of a meeting of the Parish Council
held on the 13 December 2021 at 7.00pm in the Memorial Hall

128/21 Present and Apologies

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

In Attendance: Mrs L Goldsmith (Clerk), PCSO Laura Langridge, and 6 members of the public

Apologies:

An apology was received from Ward Member Mr. Alan Pickering, Cllrs. Dawes and Mrs. Pickering and their reasons for absence were accepted.

129/21 Declarations of Interest: There were none.

130/21 Minutes of the meeting of the 8 November 2021

Resolved: That the Minutes of the Parish Council meeting held on the 8 November 2021 be approved and confirmed as a true record.

131/21 Matters Arising

131/21-1 – Update on progress with a Speedwatch Scheme

The Clerk reported that three speedwatch sessions took place in November 2021 and that the team will be back out in the New Year.

131/21-2 – Update on progress with finding land for allotments in the village

The PCC has advised the Clerk that they would be willing to consider the Parish Council either leasing or purchasing the orchard next to the Church for allotments subject to a feasibility study. The Clerk has been in touch with the National Allotment Society and Andrew Bird, the Kent Mentor is willing to attend and assess the land in terms of access, parking, the soil and to advise on the number and size of plots. Mr. Bird hopes to visit at the end of January 2022. The Clerk will send some photographs and plans in advance of the meeting. Mr. Bird is a volunteer and will not be charging for his report but suggested, as a gesture of goodwill, that the Parish Council join the Society. If deemed suitable the land will then need to be valued. The Clerk has also been in touch with two solicitors and obtained quotes for the conveyancing work.

Resolved: The Parish Council to join the National Allotment Society at an annual membership of £67.00.

131/21-3–To receive an update on the replacement village sign

The Clerk and Cllr. Sargent met with Tenterden PC on the 12 November 2021 to discuss the possible location of a replacement village sign at this end of the village. A suitable location near to Tenterden could not be found and KCC has agreed to the suggestion of locating the new sign and a gateway in the proximity of Halden Heights on the A28.

132/21 Open Session

The applicant for planning proposal 21/02031/AS – Herwish, Martens Lane gave some background and current information on the site.

A member of the public explained that he is waiting for a response from both ABC and Ward Member Cllr. Pickering regarding the sale of land on the corner of Tilden Close by ABC and the re-appropriating of the land

A member of the public spoke against the planning proposal 21/02031/AS, Herwish, Martens Lane and questioned whether the conditions of the existing planning permission for the site have been adhered to.

A member of the public reported that that the pathway from Halden Heights to Mote Farm/Durrant Green is still obstructed with overgrown vegetation.

A member of the public reported that the drains on the A28 throughout the village are full of silt and mud.

A member of the public complained about the condition of the road surface of the A28 through the village and questioned why this is not being resurfaced until next year when other villages have benefited from resurfacing works.

A member of the public complained about the lack of consistency regarding ABCs assessment of planning applications and, in particular, with respect to sight lines and the planning proposals for the Precinct 13, Ashford Road. Concern was expressed that the planning officers are ignoring statutory issues and not following up on breaches.

A member of the public suggested trees could be planted on the village green near to the BT Box as part of the Queen's Canopy Project.

7.35pm 1 member of the public left the meeting

133/21/1 PCSO's report

The Clerk has circulated the PCSO's monthly newsletter. PCSO Laura Langridge reported that the sewerage works were broken into during November 2021 and power tools were stolen. In rural areas Kent Police are seeing a spate of thefts from unlocked vehicles, the advice is to keep all vehicles locked at all times. PCSO Laura Langridge attended a recent coffee morning in the village hall at which many residents expressed their concerns about speeding traffic. PCSO Laura Langridge has, and will continue, to support the village Speedwatch team by bringing the speed gun up to the village to carry out some checks.

133/21/2 Community Warden report: There was no report.

134/21 – To discuss possible improvements to the zebra crossing on the A28

Problems experienced with crossing the A28 at this point are being experienced throughout the day and not just at school collection and pick up. It was therefore agreed that a crossing guard would not solve the problem. A Puffin Crossing with traffic lights stopping the flow of traffic and allowing people to cross is preferred. KCC has indicated that it costs £38,000 to install a Puffin Crossing but it was agreed that a lot of the required works are already in place. In the past KCC has suggested that a Puffin Crossing would not be suitable at this location because of the poor sightlines but it was agreed that a further request should be made at the next Highways Improvement Plan review meeting. It was suggested and agreed that the Clerk should place a post on Facebook asking residents to express their support for this initiative and give details of any safety issues they have personally experienced when using the zebra crossing.

135/21 To receive an update on the Highways Improvement Plan

The Clerk has asked KCC for a quote for replacing the village sign near to the school and for adding a white timber effect gate with the aim of creating more of a village gateway. KCC is also preparing a quote for rationalising the signage (school warning, bend warning, junction warning, zebra warning) on the A28. KCC has suggested that the works along with the replacement village sign are likely to cost in the region of £3,300.00. Members were in agreement that this figure would be acceptable. The Clerk has asked both Kent Police and KCC if the Parish Council could pay for the installation of a speed camera on the A28. Both Kent Police and KCC has advised that safety cameras are a tool used to address a proven personal injury crash problem and will only be considered when there has been at least one death in a three year period where speed is a contributory factor. Even in these circumstances KCC has advised that other viable engineering/ road safety measures will be explored before considering installing safety cameras. Members were disappointed to hear this and remain concerned about vehicles speeding throughout the village and will discuss this with KCC at the next review meeting.

136/21 To discuss and approve a draft Deed of Dedication for Jubilee Park as part of the Fields in Trust application

The Clerk was asked to request for more time for Members to consider the draft Deed of Dedication. It was suggested and agreed that Members review the document and forward any comments to the Clerk and for these to be discussed further at the next meeting.

137/21 - To adopt The KALC Community Award Scheme 2022 and approve a nomination

Members had discussed the scheme in between meetings and agreed a nomination.

Resolved: To adopt the KALC Community Award Scheme for 2022. The Clerk to be advised of the nominated person.

138/21 - To discuss installing solar panels on the sports pavilion

The Clerk has been in contact with some renewable energy companies. Initial enquiries suggest that based on current electricity use 12-15 solar panels would provide enough power for the sports pavilion. Installation costs would be in the region of £12,000.00. The Clerk is also investigating what grants might be available. It was suggested that the Clerk should also investigate the cost and funding available for ground source heat pumps.

139/21 - The Queen's Green Canopy Project – to discuss planting trees in Jubilee Park and elsewhere in the parish

ABC is hoping to plant one tree for every resident in Ashford to commemorate the Queen's Platinum Jubilee.

The Clerk has advised ABC that the Parish Council is willing to plant some trees and is waiting for further information.

140/21 Planning

CLlr Sargent assumed the Chair to discuss the planning proposals

Planning applications

To discuss any planning applications received:

21/01882/AS – Land between Monarch House and Bourne Farm, High Halden

Outline planning application to consider, access, landscaping, and layout for the erection of a single detached dwelling, garage and carport and associated landscaping (To ratify a decision between meetings).

Resolved: To ratify a decision between meetings to object. In 2017 a Village Confines Working Group was formed by High Halden Parish Council consisting of council members and volunteers from the village. After several months of detailed study a plan was formed and presented to the village at a series of public consultations held in June 2018. The proposals were supported by the village and the confines map and supporting documentation were subsequently approved by Ashford Borough Council. The village has agreed to more than its fair share of housing in recent times and the Parish Council has objected to all further planning applications for new housing on the A28 through the village. Among the principles and rules applied was "Ribbon development should be discouraged, notwithstanding it is a characteristic of the village." It was agreed that the ribbon was a broken ribbon and that gaps should be maintained and no additional access to the A28 be given. A specific gap mentioned was "West of Hope House Field", the area between Summerhill Cottages and Bourne Farm on the south of the A28, a gap in the built form with open countryside beyond, a link with the agricultural past. This land, to the west of this application, is already subject to an outline planning application 21/00927/AS, strongly objected to by High Halden Parish Council, to build 28 houses. An existing approved planning application 17/00952/AS and 19/01769/AS for 28 houses to the east of this application sits well back from the A28 and preserves a large undeveloped green area adjacent to the road. We oppose this application, despite the fact that it is within the agreed confines, because it goes against the spirit of the confines objective to maintain the green gaps and deny further access to the A28. We also support the numerous objection comments from nearby residents affected by this application.

21/02020/AS – 8 Hookstead, High Halden

Lawful Development Certificate Proposed – single storey side extension.

Noted: Proposal refused by ABC

21/02031/AS – Herwish, Martens Lane, High Halden

Prior Notification for the change of use of two agricultural barns and land within their curtilage to 2 no. smaller dwelling houses and associated operational development.

Resolved: No comment.

21/02064/AS – Durrant Green House, Ashford Road, High Halden

Rear ground floor infill extension; External elevation alterations.

Resolved: No comment

21/02010/AS – Leisure Park, Real Estate, Woodland Park, Biddenden

Lawful Development Certificate – Existing – the use of land as an overflow for caravans and tents from the adjacent caravan site and for recreation and storage use ancillary to the caravan site.

Resolved: Support subject to a condition that no static caravans or park homes are sited on this site.

7:57pm 1 member of the public left the meeting

21/ 01981/AS – Moat Barn, Oak Grove Lane, St Michaels

Reserved matters application pursuant to outline planning permission 21/00002/AS (erection of a detached dwelling) to consider appearance, landscaping, layout and scale and for the erection of a detached garage.

Resolved: No comment.

21/00002/CONA/AS – Moat Barn, Oak Grove Lane, St. Michaels

Discharge of conditions 3 (Construction Management Plan), 4 (bicycle storage facilities) & 6 (bound surface).

Resolved: No comment

21/01997/AS – Hopes Grove Cottage, Ashford Road, High Halden

Demolition of existing single storey flat roof element to the rear. Proposed single storey extension reworking and extension of existing rear dormer; addition of rooflights.

Resolved: No comment

21/01998/AS – Hopes Grove Cottage, Ashford Road, High Halden

Demolition of existing single storey flat roof element to the rear. Proposed single store extension reworking and extension of existing rear dormer; addition of rooflights; associated internal alterations and reconfiguration.

Resolved: No comment

21/02012/AS – Little Hookstead Oast, Little Hookstead Farm, Wrens Nest Lane, High Halden

Retrospective application for change of use of land; boundary change and external fenestration.

Resolved: No comment.

21/01891/AS – Beale Farm, Cripple Hill, High Halden

Change of use of land to residential, creation of driveway and access, erection of barn and changes to fenestration.

Resolved: Support

21/01585/AS – Linden Farm, Ashford Road, High Halden Lawful Development Certificate – Existing – stationing of caravan within the curtilage of the dwelling house.

Resolved: If the proposal is permitted that a condition is set that the use is restricted to the existing use and for family members only.

18/00759/CONC - Land to the South of Sicklefield House, Ashford Road, St Michaels

Discharge of conditions 6 (footway design), 13 (boundary treatments), 16 (badger survey), 22 (SUDs), 25 (sewage disposal), 29 (water consumption) & 35 (fibre broadband)

Resolved: No comment

Planning applications received after the distribution of the agenda:

21/02084/AS & 21/02085/AS – Little Bedgebury Farm, High Halden

New single storey Garden Room with roof lantern to replace previously approved scheme under ref 19/00905/AS. Alterations to stair hall layout and landing including new door openings and new staircase from kitchen to first floor. New side porch and alteration of external steps. Window & door alterations. Reconfigure Bedroom 3 & 4 including alterations to En suite layout. New dormer window and revision to door openings. (Application incorporating works approved in application refs: 19/00904/AS & 19/00905/AS - Garden Room extension and alterations to Parlour, internal configurations, new front porch and external window and door alterations). **Resolved: No comment**

Approvals:

19/10769/CONA/AS – Land East of Hope House, Ashford Road, High Halden

Discharge condition 2 (Joinery/Eaves details)

21/01429/AS – Site Office, Precinct 13, Ashford Road, High Halden

Variation of condition 2 (approved drawings) on planning permission 17/00538/AS (Erection of a two storey building comprising of 2 x 2 bed flats, 1 x 2 bed dwelling and 2 x 3 bed dwellings (Phase 3) and a two storey detached building comprising of 4 x 2 bed flats (Phase 4) (revised scheme to approval 13/00427/AS) to alter design/layout of approved dwellings.

21/01727/AS – Arundel Oast, Woodchurch Road, High Halden

Replacement garage/carport with associated alterations to the existing driveway

21/01921/AS – 62 Hopes Grove, High Halden

Proposed single storey extension and canopy

Refusal:

21/01687/AS - Springbourne Farm, Harris Lane, High Halden, Ashford, Kent, TN26 3HN Prior notification for proposed change of use of existing barn and land within its curtilage to form two residential dwellings with associated operational development.

Withdrawn:

21/00753 - Greenfield House, Biddenden Road, Tenterden, TN30 6TD

Erection of a single storey detached office building.

Other Planning Matters:

21/00973/AS – Greenluck Farm, Harris Lane, High Halden – Cllr. Sargent and Ward Member Alan Pickering represented the Parish Council at the Planning Committee meeting at ABC held on the 8 December 2021 and spoke against the proposals. The application was approved at the meeting on a vote of 7 in favour and 6 against.

21/00927/AS – Land between Bourne House and Summerhill Cottages, Ashford Road - It was noted that this proposal is likely to be considered by the Planning Committee. The officer report has not been published yet.

19/00228/AS Herwish, Martens Lane, High Halden

Lawful Development Certificate: use of wooden shed as dwelling – It was noted that a new date for the hearing has not yet been set.

21/00811/AS – Herwish, Martens Lane, High Halden

Erection of 2 x mobile homes, 2 x utility blocks, 2 x caravans and parking for 4 cars (retrospective) – appeal received.

Cllr. Robinson resumed the Chair

141/21 Financial Report

141/21-1 To agree payments in accordance with the Budget and note receipts

Resolved: That the following payments be made online by Cllrs. Harris and Dawes in accordance with the Budget and receipts. It was noted that future payments for the Gmail account will be taken directly from the bank account.

Payments

Cheque/Transfer	Details	£
Transfer	L Goldsmith (November Expenses)	133.52
Transfer	L Goldsmith (November Salary)	461.40
Transfer	HMRC (November L Goldsmith)	115.40
Transfer	Barrie Croucher (Caretaking Service)	43.60
Transfer	Caloo Ltd ((Playground repairs)	1244.40
Transfer	Npower (Electricity for pavilion)	104.59
Transfer	Mint Fresh (Bus stop cleaning)	100.62
Transfer	Multiprint (Hawkeye signs)	187.20
Transfer	Village Hall (Hall hire)	105.00
Transfer	David Ball (bench fixings)	47.96
Transfer	The National Allotment Association (Membership)	67.00

Receipts

Details	£
Google	0.20

Balances as at 13 December 2021

Unity Trust Account: £80,028.34

141/21-2 To approve the draft budget for 2022/23

Cllrs. Robinson, Sargent and Harris and the Clerk had discussed the draft budget for the financial year 2022/2023. The draft budget has been circulated to all Members. Expenditure for 2022/2023 is estimated to be £39,200.00 and the forecasted income is £35,482.00.

Resolved: That the draft Budget for 2022/2023 be accepted

141/21-3 To set the Precept for 2022/23

Members discussed the level of reserves and budget requirements for 2022/2023 and agreed that reserves could be used, if needed, to support the budget.

Resolved: That the Precept be held at £33,054.00

142/21 Reports

142/21-1 Ward member

Cllr. Pickering was unable to attend the meeting but had advised Cllr. Robinson that he had nothing to report.

142/21/-2 Highways

The Clerk will report the overgrown vegetation blocking the footpath from Halden Heights to Mote Farm/Durrants Green and will also request that the drains are cleaned along the A28. The Clerk will ask Highways when the resurfacing of the A28 through the village is due to take place next year and will question why other villages seem to have taken priority.

142/21-3 Marketing/projects

Cllr. Dawes in conjunction with the Clerk will start to prepare the next edition of the newsletter.

142/21-4 KALC

It was noted that the AGM was held on Saturday 13 November 2021.

143/21 Information item:

143/21-1 HHVEC update

An 18 foot tree Christmas tree was erected on the village green by members of the committee on the 30 November 2021. The film night held in the village hall on the 5 December 2021 was well attended.

143/21-2 Consultations

- i) Kent County Council review of library services
- ii) South East Water 25 year plan consultation

144/21 Any other Business: Nothing additional.

145/21 Items for the next Parish Council meeting

Update on the resurfacing of the A28 through High Halden.

146/21 Date of the next meeting

The next Parish Council Meeting will be held on Monday 10 January 2022 at 7pm in the Memorial Hall

The meeting closed at 8.25pm