

HIGH HALDEN PARISH COUNCIL
Minutes of the Virtual Meeting of the Parish Council
held on Monday 11 January 2021 at 7.00pm on Zoom Pro

233/20 Present and Apologies

Present: Cllr Robinson (Chairman), Cllr Sargent (Vice-chairman),

Cllr Ms. Dawes, Mrs Harris, Mrs Pickering and Mrs Wheeler

Mrs L Goldsmith (Clerk). Cllr Pickering (ward member) and 2 members of the public participated.

Apologies: None

234/20 Declarations of Interest

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

235/20 Minutes of the meeting of 7 December 2020

Resolved: That the Minutes of the meeting held on the 7 December 2020 be approved and confirmed as a true record.

236/20 Matters Arising

Nothing to discuss

237/20 Open session

The following topics were raised and discussed:

- 1) The old Cop Car site is considered to be an eyesore. Could something be done to ensure the area is tidied up?
- 2) Litter – concern about the high levels of litter around the village particularly on Pot Kiln Lane and what ABC is going to do to assist? Cllr. Pickering offered to contact ABC to see if the pandemic has affected the service.
- 3) Ashford Plan – Concern was expressed about the number of windfall applications and all the development taking place in the village without, it seems, reference to the Village Confines work that the Parish Council undertook a few years ago. Cllr. Pickering explained that ABC cannot control the number of windfall applications. Planners do pay attention to the Village Confines Plan but have an obligation to consider all planning criteria when assessing an application. The proposed government changes are in favour of further development. Cllr. Robinson advised that the Parish Council will continue to challenge any development that is outside the village confines and made reference to the open letter read out at the last meeting by Cllr. Alan Pickering and subsequently submitted to ABC to say that he too will resist any further developments in an attempt to preserve the nature of the village.

238/20/1 PCSO's report

Members noted that a report has not been received from the PCSO. Cllr. Sargent advised that there has been no reported crime in High Halden in December 2020. Members remain disappointed with the quality of reporting from PCSO Kyle Farnfield and referred to the informative newsletter that PCSO Kate Richards used to provide. The Clerk was asked to find out if PCSO Kate Richards could continue to share her newsletter with Members.

238/20/2 Community Warden report The Clerk has contacted Kathy Carter, Community Warden, to find out when she will be able to return to normal duties. Kathy Carter has advised the Clerk that she will remain on secondment as a Community Safety Administrator until March 2021 as she is still recovering from her injury. Peter Beasley is the only Community Warden covering the whole of Ashford at the moment but will hopefully soon be supported by two other wardens who have also been off work. Peter Beasley has advised the Clerk that there is nothing significant to report for High Halden.

239/20 KALC Community Award Scheme 202 – to approve a nomination

Resolved: Members voted unanimously to nominate Kristina Hoath for the award for her outstanding services to the village. Kristina has been instrumental to many community groups including the village's response to COVID-19 and the Village Events Committee. Cllr. Robinson has advised Kristina of her nomination.

1 member of the public left the meeting

240/20 – Proposal to extend the bollards around the village green

Members discussed the need to revisit the protection of the village green following further incidents of vehicles mounting the green and damaging the grass. Members discussed a previous quote from Everything Outside for additional bollards of £2,900.00. Members were in agreement that something needs to be done and asked the Clerk to obtain further quotes for bollards to include the possibility of a locking bollard to allow access for Aspire to cut the grass.

241/20 – Proposal to produce a Parish Council Newsletter

Members discussed the Clerk's suggestion of a Parish Council Newsletter as a way of improving communications with local residents. The Clerk was asked to prepare a first draft and to contact local groups for some input with the aim of publishing the first copy in February 2021. Cllr. Dawes offered to help the Clerk with the layout. The newsletter will be distributed electronically. Residents will be asked to sign up for a copy by giving their consent for their contact information to be stored to comply with the requirements of GDPR.

242/20 – Update on a twinning opportunity with Gruson France

Various parishes have received a twinning request from a village in the north of France called Gruson. Bethersden has expressed interest in the twinning and the Clerk has asked if this could be a joint venture with High Halden. Bethersden will be holding a virtual meeting with Gruson shortly and will then advise the Clerk if a joint venture would be appropriate.

243/20 – Proposal to authorise works to clear a blocked ditch behind Jubilee Park and to repair bridges

Members noted that there is an ongoing problem with a ditch behind Hopes Grove which is continually flooding. The ditch is blocked by the roots of an oak tree and despite being periodically cleared by Aspire it is an ongoing problem as there seems to be a discrepancy in the height of the land between the blocked part and the ditch that flows down one side of Jubilee Field. Aspire visited the site last week and have cleared the blockage by the tree again so that the water can flow around the trees root system. The Clerk has asked them to ascertain whether removing the tree would provide a long-term solution. Aspire's tree expert is due to visit this week. Cllr. Harris has obtained a quote of £1,475.00, (excluding VAT), for resurfacing the other bridges with Suds Bond, a mix of rubber crumb and aggregate. Members accepted this quote but noted that one of the sleepers needs to be replaced on the bridge in the bottom corner of the recreation ground. The Clerk will ask Aspire to quote to replace this sleeper. Cllr. Harris will then arrange for the resurfacing of the bridges to take place. Cllrs. Harris and Dawes agreed to put up a temporary sign to advise users of the recreation ground that the bridges will be out of action for approximately 24 hours while the works take place.

244/20 Planning

Cllr Mrs Pickering assumed the Chair as Planning Portfolio holder.

Planning applications

20/01672/AS – Part of garden at Four Acres, Shawlands Lane, High Halden

Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to outline permission 19/0125/AS (Outline application with all matters reserved for the erection of a detached four bedroom dwelling with curtilage and access within existing residential amenity land.)

Resolved: We have already objected to the new dwelling on the 16 December 2020 as the new dwelling is planned outside the village envelope and is far too large for the properties in the immediate vicinity.

20/01737/AS – Sunnydale Barn, Ashford Road, High Halden

Replacement of existing oil-fired heating with air source heat pump.

Resolved: We note the details of the proposal and welcome the installation of an air source heat pump as a positive contribution to the environment.

18/00262/CONB/AS - Land between Ransley Oast and Greenside, Ashford Road, High Halden

Discharge of condition 11 (parking and kerbs, hardstanding layout).

Resolved: No comment

20/01751/AS – Bridge Farm Barn, Cripple Hill, High Halden

Single storey timber framed 'link' building between main residential house and existing garage barn.

Resolved: No comment

20/01750/AS – 1 Lodgeland Stables, Lodgeland Farm, Harbourne Lane, High Halden

Extension of residential curtilage and addition of front porch and rear single storey extension.

Resolved: We object. By continuing to allow further development outside the HHPC village envelope in an area of farmland and further away than 800 metres to the local shop, this is turning into a small estate with limited access to the High Street. 10 years ago the farmer and his 2 children lived in a small farmhouse, now this little area has grown to the small farmhouse, a new converted barn, a dog kennel into 2 dwellings (1 to be enlarged to a 3 bed), and a very large building accommodating stables, kennels, garages, hay and tractor housings. Access to the 'estate' is from a private road onto Harbourne Lane, unsuitable for heavy traffic. This is development too far!

20/01759/AS – Ireleth, Cripple Hill, High Halden

Proposed replacement dwelling

Resolved: We support

20/01668/AS – Hales Place, Woodchurch Road, High Halden

Lawful Development Certificate – existing use of the building for commercial/business office use.

Resolved: No comment

20/01780/AS – Little Bedgebury Farm, High Halden

New side window porch to kitchen and alteration of external steps. Window and door alterations. New dormer window and revision to door openings. Master bedroom gable and extension including balcony and pitched roof over existing dormer window.

Resolved: No comments

20/01781/AS - Little Bedgebury Farm, High Halden

Alterations to stair hall layout and landing including new door openings. New side porch to kitchen and alterations of external steps. Window and door alterations. Reconfigure bedroom 3 and ensuite layout including new link corridor to master bedroom, new dormer window and revision to door openings. Master bedroom gable and extension including balcony and pitched roof over existing dormer window.

Resolved: No comments

Planning applications received after the distribution of the agenda:

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

Outline permission with all matters reserved for the erection of a detached dwelling.

Resolved: Outline Planning Permission should be refused for material considerations. The positioning of the new dwelling is at a point in the road that is deemed dangerous although traffic calming initiatives were introduced a few years ago that have helped but not eliminated the danger aspects as Oak Grove Lane is used as a short cut to Ashford Road from Biddenden Road.

20/01761/AS – 2 Little Robhurst, High Halden

Lawful Development Certificate: Proposed vehicle access including dropped kerb.

Resolved: After a careful study of the development behind 4 Robhurst and this requested vehicle access at 2 Robhurst we have come to the conclusion that vehicle access and a dropped curb will not assist the intended development in better access to the land.

20/01792/AS – Durrants Close, Ashford Road, St Michaels, Tenterden

Rear extension, re-cladding the exterior and an addition of a fourth bay window on the front elevation; re-cladding of existing garage and addition of rooflights.

Resolved: We request that all replacement materials, inside and out, including materials for doors and windows should be compatible with government recommendations and ABC standards to ensure biodegradable materials.

Approvals:

20/01442/AS & 20/01443/AS – Broombourne Farm, High Halden

Single storey extension with entrance porch

20/00537/AMND/AS – Meadow View, Ashford Road, High Halden

Non-material minor amendment to planning permission 20/00537/AS. (Variation of condition 2 on Planning Application 19/01606/AS Erection of 1 dwelling and garage with landscape and ecological enhancements) to alter approved plans to relocate the new dwelling closer to the boundary to allow more garden and parking.

20/01382/AS – Church Farm Oast, Church Hill, High Halden

Revision to Listed Building Consent 16/01537/A

20/01540/AS – Agricultural building at Little Acorn Farm, Harris Lane, High Halden

Prior approval for change of use from one agricultural building and land within its curtilage to two larger dwelling houses and two smaller dwelling houses with associated operational development

20/01586/AS – Wrens Nest, Wrens Nest Lane, High Halden

Replacement of existing conservatory with single storey rear extension

Refusal:

20/01229/AS – Pillreed Cottage, Plurenden Road, High Halden

Revised layout of existing 10 Pitch Gypsy/Traveller site and the proposed siting of an additional 2 mobile homes

Prior approval refused: None to consider

Withdrawn: None to consider

Other Planning Matters: A sign announcing that a development for five 4 bedroom homes is ‘coming soon’ at Little Hookstead Farm has been spotted and appears to be at odds with the approved planning permission for the site. Cllr. Pickering has written to planning at ABC for their thoughts.

Cllr Robinson resumed the Chair

245/20-1 To agree payments in accordance with the Budget and note receipts

Resolved: That the following payments be made in accordance with the Budget and receipts noted:

Payments

Cheque	Details	£
Direct Debit	Public Works Loan Board	1125.50
001612	L Goldsmith (December Expenses)	121.12
001613	L Goldsmith (December Salary)	449.60
001614	HMRC (December L Goldsmith)	112.40
001615	Mr B R Croucher (Caretaking Services November)	43.60
001616	Information Commissioner (GDPR)	40.00
001617	Mint Fresh (Bus stop cleaning)	40.25
001618	Ashford Borough Council – Grounds Maintenance 2020	6,508.33
001619	Mrs K Hoath – replacement parts for the defibrillator	71.69
001620	Mr S Robinson (Church lights)	20.00
001621	Npower Ltd (pavilion electricity)	112.43
001622	Mr B R Croucher (Caretaking Services December)	26.16

Receipts: None

Balances as at the 31 December 2020

Business Reserve Account: TBC

Current Account: TBC

245/20-2 To receive an update on electronic banking

Members noted that the Clerk has submitted an application for a current account with Unity Trust Banking which offers online banking to include dual authorisation. Supporting documents and papers are currently being collated and will be submitted.

246/20 Reports

246/20-1 Ward member

Cllr Pickering advised Members that working from home during this Lockdown continues to be successful with just 20 officers working in the Borough Offices. Sevington, in Ashford, is now a new temporary inland port and the recruitment for 129 jobs is going well and DEFRA have been helping with the recruitment of vets. Rapid-result coronavirus (COVID-19) testing for people who do not have symptoms is being rolled out across Kent with 14 sites now open for testing.

246/20-2 Highways

The Clerk has asked to KCC to reinstate the village sign for entry from the south which went missing when the new development Foxhill was in construction. KCC has agreed to replace the village sign in the new financial year. The Parish Council salt bin outside the school has been filled.

Green Lane/Gadsby Lane – local residents have copied the Parish Council in on correspondence with KCC regarding the maintenance of this road. Residents are concerned about the condition of the road and the fact it is continually being used by ‘off roaders’. KCC has advised that in 2018 the ‘historic track’ unmade sections of Green Lane were removed from KCC Highways Inspection regime and that KCC has no jurisdiction for the anti-social behaviour which has taken place. Residents believe that this road is of historical significance and should be maintained. Members discussed the issues raised and remain committed to trying to help the residents. Ownership of the road needs to be established and whether barriers can be erected at both ends. The Clerk was asked to find out if other parishes have experienced a similar situation and how this was resolved.

246/20-3 Marketing/projects

Nothing to report

246/20-4 Finance Committee

Nothing additional to report.

246/20-5 KALC – It was noted that Susan Wood is retiring as Secretary to KALC and that the role is being advertised.

247/20 HHVEC update

Cllr. Sargent reported that the Christmas Tree on the village green has now been taken down. The Village Hall is set to receive a further grant to compensate for a loss of income as a result of the current Lockdown. The High Halden Covid Group is meeting fortnightly again and is particularly looking at issues surrounding mental health.

248/20 Any other Business

Cllr, Dawes suggested that it would be helpful to have another bin installed somewhere along the footpath down from the village hall and possibly on the grass area to the side of the footpath at Hopes Grove – to be discussed at the next meeting

The Clerk has been asked to obtain a quote for a new noticeboard

Cllr. Sargent reported that a proposal to have Post Office Services a few hours a week at the village hall is progressing.

249/20 Items for the next Parish Council meeting

Proposal for an additional bin near to Hopes Grove

250/20 Date of next meeting

Monday 8 February 2021 at 7.00pm by Zoom Pro.

The meeting closed at 8.40pm