

HIGH HALDEN PARISH COUNCIL
Minutes of the Virtual Meeting of the Parish Council
held on Monday 8 February 2021 at 7.00pm on Zoom Pro

251/20 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 4 members of the public participated.

Apologies: None

252/20 Declarations of Interest

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

Cllr. Mrs Harris: Declared an interest in planning proposal 21/00160/AS – Elm Tree Cottage Grange, Ashford Road, High Halden

253/20 Minutes of the meeting of 11 January 2021

Resolved: That the Minutes of the meeting held on the 11 January 2021 be approved and confirmed as a true record.

254/20 Matters Arising

Presentation on the Census 2021

Mr Leigh Poppy, Census Engagement Manager for the South East, gave a comprehensive presentation on the Census 2021. Legislation in 1920 dictated that the completion of the Census is a legal obligation. It is important as funding is allocated to local services using census based information. This is to be the first digital Census and will be taking place on the 21 March 2021. Help will be on hand for residents if required and the focus is to reach out to under-represented and hard to reach groups. Households will receive a postcard at the end of February explaining that the Census is coming and will then receive a letter with a unique access code allowing them to complete the questionnaire online. There will be guidance and support in many languages and formats and help will be available at a local centre in Tenterden with trained staff and online access. Field staff will be contacting households that do not complete the forms. Mr. Poppy agreed to come back on a question from Cllr. Harris about when the data from the 1920 Census is to be publicly released and on a question from Cllr. Sargent about whether the village hall, which has good internet, could be used to help local residents without internet complete the forms. It was agreed to include information about the Census in the Parish Council's first newsletter.

255/20 Open session

The following topics were raised and discussed:

Concern was expressed by a member of the public about the resurrection of a proposal for development on a site in Church Hill. It is thought that the developer is trying to gain support for the proposal by offering land for a community hall and parking facilities for the school. Cllr. Robinson stated that the Parish Council would continue to oppose the proposal.

1 member of the public left the meeting

Herwish – Concern was expressed about a current planning proposal for the site and a request was made that the Parish Council objects to this proposal which will be considered at the next meeting.

Request for a litter/dog waste bin at the Village Hall – The Village Hall Committee is experiencing problems with people leaving dog waste bags in both the general and recycling bins for the village hall and would like the Parish Council to consider installing a dog waste/litter bin in this area – see item 262/20.

New Barn Farm, Ashford Road – Cllr. Pickering advised that ABC has explained that as the application was under a Permitted Development approval in 2016 the application does not require further planning permission and it cannot be taken to Committee.

256/20/1 PCSO's report

Members noted that a monthly report has not been received from the PCSO. PCSO Kate Richards has advised the Clerk that she is unable to continue to share her newsletter with Members and that PCSO Kyle Farnfield should provide one. The Clerk advised Members that hopefully PCSO Kyle Farnfield will be able to attend future meetings and give a verbal report as Kent Police are now allowing Officers to use Zoom.

256/20/2 Community Warden report - There was no report.

257/2 – To ratify a decision to approve a quote to install additional bollards around the village green

The Clerk had circulated a second quote from Aspire for £2,690.30 for approximately 66 additional bollards around the village green to include a lockable wood effect bollard. This quote is less than the quote provided by Everything Outside. Aspire hope to complete the works this month.

Resolved: To ratify a decision to accept the quote from Aspire for £2,690.30.

258/20 – To approve the first copy of a Parish Council newsletter

The Clerk and Cllr. Dawes have produced the first copy of a Parish Council newsletter. Members approved the content subject to the addition of an article on the Census 2021. Cllr. Robinson agreed to place a copy on the noticeboards and the Clerk will place a copy on the website and on Facebook. Copies will also be placed in the village shop and the village hall and local groups will be encouraged to distribute to members. Future editions of the newsletter, likely to be issued on a quarterly basis, 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.

259/20 – Update on a twinning opportunity with Gruson France

The Parish of Bethersden has advised the Clerk that they would happily consider a joint venture with High Halden for a twinning opportunity with a village in the north of France called Gruson. Bethersden will be holding a virtual meeting with Gruson next week to discuss the project further. Gruson have provided a video on their village which has been circulated to all Members. A contract will need to be drawn up and agreed between the villages and it is hoped to hold welcoming events in both Kent and Gruson when restrictions are eased.

260/20 – Update on the blocked ditch behind Jubilee Park and to repair the bridges

Cllr. Robinson has obtained a quote for £680.00 to remove the oak tree, the roots of which continue to block the ditch. The Clerk was asked to obtain an update from Aspire on the problem and to establish who owns the tree before this quote is accepted. Members agreed to ratify a decision between meetings for Aspire to replace the sleepers on the bridge in the bottom corner of the field for a cost of £678.00. Cllr. Harris advised that the resurfacing of the other bridges with Suds Bond, a mix of rubber crumb and aggregate will take place shortly. 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 will be installed.

261/20 Proposal to replace a noticeboard

Ideas and quotes for a replacement noticeboard at Hopes Grove have been circulated. Having considered the quotes Cllr. Robinson proposed and it was agreed to see if a local person would be willing to quote for a replacement noticeboard similar in specification to the magnetic one near to The Chequers Inn. The Clerk will place this request on Facebook.

262/20 Proposal to install an additional litter bin near to Hopes Grove

At the last meeting Cllr, Dawes suggested that it would be helpful to have another waste 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. The Clerk has been in touch with the Street Scene and Open Spaces Officer at ABC who has given guidance on where the current bins are located and how their use could be changed. As discussed above the Clerk was asked to request a dual-purpose dog waste and litter bin outside the village hall.

263/20 Planning

Cllr Mrs Pickering assumed the Chair as Planning Portfolio holder.

Planning applications

16/01536/CONC/AS – Church Farm Oast, Church Hill, High Halden

Discharge of condition 6.

Resolved: No comment

21/00079/AS – Former site of Precinct 13, Ashford Road, High Halden

Revision to planning permission 17/00538/AS (Erection of a two storey building comprising of 2x2 bed flats, 1x2bed dwelling and 2x3 bed dwellings (Phase 3) and a two storey detached building comprising of 4x2 bedroom flats (Phase 4) (revised scheme to approval 13/00427/AS)) to provide 8x4 bedroom residential

dwellings to phases 3 and 4.

Resolved: Object. We object to the 2017 revised permit proposal application because the proposed dwellings are too big, too close to the road and do not incorporate affordable housing. Furthermore, the parking space for 8 such houses is squeezing already limited space and spilling into Tilden Close. We urge the Planning Officer to refuse the new proposal and point the builder back to the 2017 planning permit for phase 3 and 4 which offered a balanced mix of smaller and larger dwellings.

Planning applications received after the distribution of the agenda:

Cllr. Harris declared an interest and did not participate in the discussion on this proposal

21/00160/AS – Elm Tree Cottage Grange, Ashford Road, High Halden

Variation to condition 2 on planning permission 19/00987/AS (Erection of a new five bedroom detached dwelling along with new access and private drive from the highway). A proposed new access to the highway.

Resolved: Object. We object to the variation for a second access for the following reasons: The responsible Planning Officer wrote in her officer's report in 2019 and we quote: "It was originally proposed to provide a separate access but following concern raised by KCC the plans have been revised and it is now proposed to utilize the existing access" end of quote. The traffic situation on the A28 has not eased but continues to grow so no second access should be permitted a year after the planning permit for 1 access to the main road.

21/00170/AS – Vicarage, Ashford Road, St Michaels, Tenterden

Outline planning application for erection of 25 dwellings including access (all other matters reserved).

Resolved: Object. We strongly object to this newly planned development of 25 houses in the hinterland of one house positioned along the A28 in High Halden/St Michaels. This additional development in the village does not take into account the significant growth already taking place in High Halden. The Local Plan 2019 had agreed developed sites either already built or in the process of being built and further approvals under the Local Plan. With these developments in place and agreed development sites approved High Halden village is scheduled to grow by 25% which in any sense is more than sufficient for one community. The new estate of 25 houses would be approximately 130 meters in distance from the planned Pope House Farm estate of 45 houses soon to be built. If this development is permitted, it would another ribbon development being starved of multi accessibility to the main A28 road and only accessible via a single dwelling driveway to rear and would increase traffic significantly by approximately 50 cars from a 'narrow' road prior only serving as private access to the vicarage and garage. Furthermore, this estate would cut back deeply into the countryside and severely impact the settled community. Please note that this planned development is outside the village confines which was done specifically to stop this type of ribbon development. This development if permitted would significantly increase the urbanisation of a semi-rural community. (The Clerk was asked to share this response with Tenterden and St Michaels)

21/00158/AS – Durrants Court Barn, Ashford Road, High Halden

Proposed access and driveway.

Resolved: Object. We object to the proposed access and driveway for the following reasons: The positioning of the access is at a point in the main A28 that is deemed dangerous as it is close to the very busy junction to Biddenden-Headcorn.

Approvals:

18/00262/COND/AS – Land between Ransley Oast and Greenside, High Halden

Discharge of condition 11 (Parking and Kerbs Hardstanding layout)

18/01141/CONA/AS - Stephendale, Ashford Road, St Michaels, Tenterden

Discharge of conditions 4 (disposal of foul sewage), 5 (details of drainage works), 7 (hard and soft landscaping), 11 (details of refuse facilities), 12 (biodiversity measures) & 14 (details of walls and fences)

20/01326/AS – Outbuilding at Durrants Court, Ashford Road, High Halden

Conversion and change of use of outbuilding into a single dwelling house to include extension works and associated parking and landscaping.

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

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

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

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

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

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

Proposed replacement dwelling

18/01812/AS – Little Tiffenden Barn, Redbrook Street, High Halden

Lawful Development Certificate – Existing – Change of use of land for the stationing of a mobile home with operational development relating to the attached timber lean-to and decking area, to provide ancillary domestic accommodation and domestic storage/games room

Refusal:

18/00262/COND/AS – Land between Ransley Oast and Greenside, High Halden

Discharge of condition 10 (External Materials Schedule).

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.)

Prior approval refused: None to consider

Withdrawn: None to consider

Other Planning Matters: None to consider

Cllr Robinson resumed the Chair

264/20-1 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

Payments

Cheque	Details	£
300001	L Goldsmith (January Expenses)	144.93
300002	L Goldsmith (January Salary)	449.60
300003	HMRC (January L Goldsmith)	112.40
300004	NPower Ltd (October 2020 & December 2020)	188.47

Receipts: None

NatWest Accounts Reconciliation

Balances as at 2 February 2021

Business Reserve Account: £30,126.77

Current Account: £53,212,24

Less Cheques

1580 - £40.25

1608 - £2116.80

1614 – 112.40

1617 - £40.25

1618 - £6508.33

1619 - £71.69

1620 - £20.00

Current Account Balance: £44,302.52

Total: £44,302.52 + £30,126.77 = £74,429.29

264/20-2 To receive an update on electronic banking

The Clerk was delighted to report that the current account with Unity Trust Banking which offers online banking to include dual authorisation is now open. The transfer of funds from the NatWest current account should be completed tomorrow meaning the account will be fully operational. Funds remain in the deposit account at NatWest and a decision on how to better invest these will be made at a future meeting.

265/20 Reports

265/20-1 Ward member

Cllr Pickering advised Members that ABC is in full flow in manning up the Border Control Post and Border Health Authority. Last week ABC started making verbal job offers across the range of posts and the HR team are working long hours to ensure all the roles are filled. It is interesting and pleasing to see that the other Port Authorities are being supportive of each other – Felixstowe and the PLA especially. ABC is instigating shift working on a 24/7 basis and considering which shift patterns to introduce to ensure that Border Staff have a good balance of work and home life. ABC is pleased to have sourced a firm that will provide them with appropriately qualified Vets to fulfil the 14 positions needed. Cllr. Pickering advised that he will be hosting a summer party for the HR team to thank them for their hard work and is pleased to see that the whole exercise is providing many local jobs. ABC had to close the week before last as one of the 20 staff had tested positive. A deep clean was carried out over 2 days before staff could go back. Cllr. Pickering attended a meeting of the Local Plan Task Group on G&T sites in the Borough and advised that 5 Wards Members have combined to oppose further developments in Wards which are all in the West of the Borough. Cllr. Pickering also commented on how pleased he was to see that following years of planning the Ivy Court Surgery has now moved into their new building, a project he was personally involved with.

265/20-2 Highways

Cllr. Robinson advised Members that a member of the public has advised him that KCC Highways would like to remove the traffic islands on the A28 in High Halden but the Parish Council is opposed to the suggestion. Given the cost of removing each island is expected to be in the region of £30,000 in addition to the cost of installing chicanes the Parish Council feel this is unlikely to happen but have never been asked or expressed a view on this. The Parish Council does remain committed to reducing the speed of traffic on the A28.

265/20-3 Marketing/projects

Nothing to report

265/20-4 Finance Committee

Nothing additional to report.

265/20-5 KALC – It was noted a new Secretary to KALC has been appointed.

266/20 – 1 HHVEC update

HHVEC hope to hold a party in the summer once restrictions are eased particularly as the VE Day 75th Anniversary celebrations had to be cancelled last year.

266/20-2 COVID-19 Group

The High Halden Covid Group continues to meet every 3-4 weeks and is considering ways to support residents in the community with issues to do with the pandemic. ACTS 435 which is a charitable initiative and has been in place for over 10 years has been matching residents prepared to provide financial support to those in need in the village and has continued to offer support to local residents suffering financially during the pandemic.

267/20 Any other Business

Cllr. Dawes offered to hand deliver copies of the newsletter to residents in Tilden Close who are generally elderly and may not have access to the internet.

268/20 Items for the next Parish Council meeting

Tree removal at Hopes Grove

Removal of traffic islands

269/20 Date of next meeting

Monday 8 March 2021 at 7.00pm by Zoom Pro.

The meeting closed at 8.20pm