

HIGH HALDEN PARISH COUNCIL
Minutes of the Virtual Meeting of the Parish Council
held on Monday 14 December 2020 at 7.00pm on Zoom Pro

215/20 Present and Apologies

Present: Cllr Robinson (Chairman), Cllr Sargent (Vice-chairman),
Cllr Mrs Harris, Mrs Pickering and Mrs Wheeler

Mrs L Goldsmith (Clerk). Cllr Pickering (ward member) and 1 member of the public participated.

Apologies: Cllr. Ms Dawes

216/20 Declarations of Interest

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

Cllr. Harris declared a pecuniary interest in planning application 20/01635/AS – Land rear of 4, Little Robhurst, High Halden

217/20 Minutes of the meeting of 9 November 2020

Resolved: That the Minutes of the meeting held on the 9 November 2020 be approved and confirmed as a true record.

218/20 Matters Arising

Members noted that one of the bridges at Jubilee Park which was very slippery has been resurfaced with Suds Bond, a mix of rubber crumb and aggregate, at no cost to the Parish Council. Cllr. Harris agreed to obtain a quote for resurfacing the other bridges in the same material.

219/20 Open session

Cllr. Alan Pickering read out a letter stating that when he was Chairman of the Parish Council he welcomed significant in-filling developments and agreed to 3 housing sites. The Parish Council completed a Village Envelope exercise around the same time. Cllr. Pickering explained that as a Borough Councillor he will resist any further developments in an attempt to preserve the nature of the village.

220/20/1 PCSO's report

Members noted that Kent Police's policies prevent PCSO Kyle Farnfield attending a virtual Zoom meeting. PCSO Farnfield has advised the Clerk that some evening patrols have recently taken place in the village to try and prevent further instances of Anti-Social behaviour on the green opposite the pub and at the bus stop. There has been 3 burglaries in the area in the last month. Sightings of off-road bikes on tracks between High Halden and Bethersden is concerning local farmers. The Rural Task Force will be stepping in to try and prevent this from happening.

220/20/2 Community Warden report There was no report. Cllr. Robinson asked the Clerk to find out when the Community Warden will be able to return to normal duties.

221/20 To adopt The KALC Community Award Scheme 2020 and approve a nomination

Resolved: To adopt the KALC Community Award Scheme 2020. Members were asked to bring any nominations to the next meeting.

222/20 – Update on placing benches around the playground and sports pitches at Jubilee Park

Members noted that the Clerk is liaising with the families/people concerned to agree the wording for the plaques. The Brewmasters football club has offered to make a donation to the bench in honour of Mr Bourne. The benches will be ordered before the end of the current financial year and the positioning of each bench will then be agreed.

223/20 – To receive feedback from the KCC Highways Parish Seminar

The Clerk attended the virtual seminar held on Tuesday 17 November 2020 and has circulated a report on the meeting. KCC Highways is investing in two intelligence systems to improve its response time to fault reporting and to enable early detection of faults.

224/20 – To note the arrangements for the Census 2021

The Clerk has circulated information on the arrangements for the next Census which will be carried out electronically in the Spring. The Clerk has placed some information about the Census on the village Facebook page and the Parish Council website. Members agreed that it would be helpful for an officer working on this project to attend a Parish Council meeting to give a brief explanation on the procedures in place for the data capture and how it will be used.

225/20 – To support an initiative to facilitate Post Office Services in the village

Cllr. Sargent explained that the Village Hall Committee has been approached by Royal Mail to provide post office counter services in the village hall a few hours a week. The Committee will be seeking support from the Parish Council when more details are known. Members agreed that this would be a good initiative for the village.

226/20 Planning

Cllr Mrs Pickering assumed the Chair as Planning Portfolio holder.

Planning applications

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

Resolved: To object. The planned prior approval application to replace 1 barn into 4 terraced new residential homes is not acceptable for the following reasons:

1. Harris Lane is a small country lane far removed from High Halden amenities and is not suitable for additional traffic of up to 8 cars, plus parking for visitors and providers for the new mini estate.
2. High Halden has welcomed new houses to keep the village vibrant and viable.
3. These small estate applications of under 10 buildings would severely impact on the agreed expansion and be detrimental to the villagers
4. This development would be outside the Village Envelope

20/00800/AS – New Barn Farm, Ashford Road, High Halden

Demolition of existing buildings and erection of five dwellings and garaging with landscape and biodiversity enhancement.

Resolved: To object. We object to this development and further small developments in the village, especially when outside the village envelope. The 4 barn conversions are at the far back of a small bungalow behind a deep meadow contrary to the local pattern of development which is generally linear and back land development goes against this pattern. Also with such encroachment into the countryside and being contrary to the local pattern of development its permission would create an abrupt village edge to the open fields. Members also requested that Cllr. Pickering calls this application in should the planning officer be mindful to approve it.

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). **Noted**

Cllr. Harris declared a pecuniary interest and did not participate in the discussion on the next proposal

20/01635/AS – Land rear of 4, Little Robhurst, High Halden

Erection of four detached dwellings with associated access and parking areas.

We object to this application for the following reasons:

1. The planned small development of 4 detached dwellings on currently agricultural grazing land is positioned in the Low Weald Landscape Character Area and outside the Village Confines. There is also an Article 4 Directive that covers the site. (restricting any means of enclosure, and temporary buildings, uses and structures).
2. This development once again exceeds the accepted growth of the village, furthermore, is outside the Village Envelope.

20/01522/AS – Appletree Cottage & Meadow View, Biddenden Road, High Halden

Appletree Cottage: Demolition of single storey extension and erection of two storey rear extension including side balcony. Meadow View: Erection of two storey side extension and two storey rear extension (partial revision to planning permission 19/01772/AS). **Noted that the application has been approved today**

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

Replacement of existing conservatory with single storey rear extension.

Resolved: No comments

Planning applications received after the distribution of the agenda:

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.) **This proposal was incorrectly placed as an approval on the agenda so was only briefly considered at the meeting. Since the meeting the Clerk has applied for an extension for the Parish Council to respond after the next meeting.**

Approvals:

16/01536/AMND/AS - Church Farm Oast, Church Hill, High Halden

1] Non material minor amendment to planning permission 16/01536/AS (Conversion of oasthouse to dwelling including link extension, flue and addition of windows/doors and associated parking and demolition of single storey building) for minor changes to relocate first floor window in Oast roundel. Maintaining gate to eastern side of building and alterations to entrance into the building to west side with minor changes to landscaping.

16/01536/CONA/AS - Church Farm Oast, Church Hill, High Halden

Discharge of conditions 4 (ecological mitigation measures), 6 (Landscaping)
7 (Driveway and parking area details), 10 (surface water drainage),
11(foul water drainage), & 12 (external lighting)

16/01537/CONA/AS - Church Farm Oast, Church Hill, High Halden

Discharge of conditions 2 a-g (joinery), 3 (cast iron rainwater goods), 4 (mortar specification) & 6 (bricks and material samples)

19/01769/AS Reserved matters application for the erection of 28 dwellings at Land east of Hope House

Reserved matters application for details of appearance, landscaping, layout and scale for the erection of 28 dwellings and the creation of access pursuant to outline planning permission granted under 17/00952/AS

19/00371/AS – Venruth

Variation of condition 4 of planning permission 15/0023/AS to allow for a static caravan to be located on the site and removal of the existing tourer. (Planning appeal allowed)

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

Discharge of condition 4 (materials schedule).

20/01374/AS – The Gables, Biddenden Road, Tenterden

Single Storey infill extension between existing classrooms block and office block

20/01375/AS – Sunnysdale Barn, Ashford Road, High Halden

Installation of five in-roof solar panels on garage and eight ground-mounted solar panels on land adjacent to garage.

20/01531/AS – Sunnysdale Barn, Ashford Road, High Halden

Proposed installation of 2no. rooflights and enlargement of existing rooflights; changes to fenestration; enlargement of first floor window on side elevation.

20/1403/AS – Berenden Park, Ashford Road, High Halden

Proposed hip roof alterations to main dwelling with inclusion of rear dormer and front/rear rooflights to facilitate loft conversion.

20/01322/AS – 1 Durrant Green, Ashford Road, High Halden

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

Refusal:

20/01451/AS – Land South West of and adjacent Durrant Green House, Oak Grove Lane

Erection of two dwellings, together with new access, attached garaging, gardens and landscape and ecological enhancement.

Prior approval refused: None to consider

Withdrawn: None to consider

Other Planning Matters: None to consider

Cllr Robinson resumed the Chair

227/20-1 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:

Cheque	Details	£
001602	L Goldsmith (November Expenses)	99.82
001603	L Goldsmith (November Salary)	449.60
001604	HMRC (November L Goldsmith)	112.40
001605	Mr B R Croucher (Caretaking Services October)	43.60
001606	Mr M Digby (Park Keeper Services – October & November)	174.40
001607	Mint Fresh (Bus stop cleaning)	60.37
001608	Ashford Borough Council – ditch clearing	2116.80
001609	NDR Builders Ltd (repairs to toilet in sports pavilion)	1056.00
001610	Mrs K Hoath – replacement parts for the defibrillator	116.28
001611	South East Water – Sports Pavilion	109.01

Receipts: None

Balances as at the 30 November 2020

Business Reserve Account: £30,126.27

Current Account: £57,568.29

227/20-2 To receive an update on electronic banking

Members noted that the Clerk is continuing to have problems setting up online electronic banking with NatWest who are no longer offering online dual authorisation. The Clerk reported that Barclays do offer dual authorisation online banking at no cost however they are unable to offer an appointment to set up the service until March 2021. Most High Street banks do not offer online dual authorisation accounts. The Clerk reported that some parishes have switched to Unity Trust Banking who can offer online dual authorisation services but charge a quarterly fee of £18.00. The feedback from Parish Clerks that have switched to Unity Trust Banking is very positive.

Resolved: The Clerk to switch the current account from Natwest to Unity Trust Banking. Options to be researched and reviewed for an alternative to the NatWest savings account for the reserves.

227/20-3 To agree to pay the outstanding amount on the PWLB loan

Members noted that approximately £10,700.00 is outstanding on the PWLB which was taken out to fund the building of the sports pavilion. As reserves are high the Clerk has suggested that the loan is now paid off in full.

Resolved: The outstanding balance on the PWLB is paid off from reserves once the Parish Council has switched to an online banking provider.

227/20-4 To approve the draft budget for 2021/2022

Cllrs. Robinson, Sargent and Harris had met virtually with the Clerk in between meetings to discuss the draft budget for the financial year 2021/2022. The draft budget has been circulated to all Members. Expenditure for 2021/2022 is estimated to be £33,675.00 and the forecasted income is £35,094.00.

Resolved: That the draft Budget for 2021/2022 be accepted

227/20-5 To set the Precept for 2021/22

The Clerk advised Members that Ashford Borough is contemplating withdrawing the Concurrent Functions Grant and Council Tax Support Grant for the financial year 2021/2022 due to financial pressures. It was noted that KALC has objected to this proposal. Members discussed the level of reserves and budget requirements for 2021/2022 and agreed that the loss of these grants, approximately £1,728.00, would not be significant. Members also discussed how the growing reserves could be used to fund some projects for the village such as providing allotments.

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

228/20 Reports

228/20-1 Ward member

Cllr Pickering advised Members that the Head of Planning at ABC is recruiting more planning officers and that the planning portal is undergoing a complete digital transformation to include more historic planning and to make it easier to use. Working from home continues to be very successful with just 20 officers working in the office. Kent County Council will have special powers to clamp illegally parked lorries in Kent from the 1 January 2021. Sevington, in Ashford, is to become a new temporary inland port from the 1 January 2021. 129 jobs are to be created and will be advertised on ABC website.

228/20-2 Highways

The Clerk has reported to KCC that some of the speed road markings and speed tables have eroded in the village and need to be reinstated. The Clerk has also asked to KCC to reinstate the village sign for entry from the south which went missing when the new development Foxhill was in construction. The Clerk will arrange for the salt bin outside the school to be filled.

228/20-3 Marketing/projects

Members noted that the Clerk had received a twinning request from a village in the north of France called Gruson. It appears that other parishes have received the same request including Bethersden who appear to be interested in this proposal. The Clerk was asked to find out more about this request and whether two parishes could be twinned with this village.

228/20-4 Finance Committee

Nothing additional to report.

228/20-5 KALC – Nothing to report.

229/20 HHVEC update

Cllr. Sargent reported that works to revamp the kitchen continue and that the Committee erected a Christmas Tree on the village green.

230/20 Any other Business

Cllrs. Robinson and Sargent will meet with the Park Keeper to discuss how the role is going.

The plaque at Carter's Oak has been reinstated today. Cllr. Robinson thanked Mr. David Ball for all his assistance with this and in erecting the Christmas Tree on the village green.

Members noted that prescriptions can now be dropped off at a postbox at the village hall for the Ivy Court Surgery which are collected every Friday.

Christmas Eve Carols – Residents in High Halden are being asked to participate in a singing a carol and a Christmas tune on their doorsteps on Christmas Eve.

231/20 Items for the next Parish Council meeting

Nothing additional.

232/20 Date of next meeting

Monday 11 January 2021 at 7.00pm by Zoom Pro.

The meeting closed at 8.10pm