

**HIGH HALDEN PARISH COUNCIL**  
**Minutes of the Annual Parish Council Meeting**  
**held on the 9 May 2022 at 7pm in the Memorial Hall**

**13/22 Present and Apologies**

**Present:** Cllr Robinson (Chairman), Cllrs: Ms. Dawes, Ms. Harris, Mrs. Pickering, Mr. Sargent, Mrs. Wheeler  
**In Attendance:** Mrs L Goldsmith (Clerk), Cllr. Pickering (Ward Member), 2 members of the public

**Apologies:**

An apology was received from Cllr. Drury and the reason for absence were accepted.

**14/22 Election to Parish Council roles**

**Resolved that the following be elected:**

**Chairman:** Cllr. Robinson was proposed by Cllr Sargent and seconded by Cllr. Harris. Cllr. Robinson accepted the nomination and there were no other nominations. Cllr. Robinson was elected as Chairman following a unanimous vote.

**Vice-chairman:** Cllr Sargent

**Planning Portfolio holder:** Cllr Pickering

**Village Events Committee (HHVEC):** Cllrs Robinson and Sargent

**KALC representative:** Cllr Robinson

**Hall Management Committee:** Cllr Sargent

**15/22 Declaration of Acceptance of Office**

The Declaration of Acceptance of Office and Undertaking to observe the Code of Conduct was signed by Cllr. Robinson as the Chairman and received by the Proper Officer of the Council in accordance with the LGA 1972 section 83 (3).

**16/22 Declarations of Interest**

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

**17/22 Minutes of the meeting of the 11 April 2022**

**Resolved: That the Minutes of the Parish Council meeting held on the 11 April 2022 be approved and confirmed as a true record.**

**18/22 Report from Clerk (information purposes only)**

**18/22-1 – Update on progress with finding land for allotments in the village**

The Clerk is waiting to receive an update from the Reverend whether the Diocese is now happy for the feasibility study to take place. Two possible opportunities for land becoming available which could be suitable for allotments were mentioned.

**18/22-2 – Update on Speedwatch**

The Clerk reported that a number of speedwatch sessions have recently had to be cancelled because of ongoing roadworks on the A28. As there had been no notification of these roadworks it was suggested that the Clerk contacts KCC Highways to find out why the Parish Council was not notified.

**19/22 Open Session**

A member of the public expressed their disappointment with the fact that following a breach of planning ABC has allowed the developer to submit a non-material amendment application 17/00538/AMND/AS for the Precinct 13. In his opinion the alterations to the appearance and size of the dwellings do not constitute a non-material amendment and that a new planning application should be submitted. The member of the public has contacted MP Damian Green and suggested that the Parish Council makes a complaint to the Local Government Ombudsman about this decision and also regarding the previous land transaction between ABC and the developer.

**20/22 PCSO/Community Warden Report**

It was noted that PCSO Langridge is expected to attend the next meeting. The Community Warden has been seen patrolling the village and regularly attends the weekly coffee mornings in the Memorial Hall.

**21/22 To receive an update on a proposal by KCC to remove the traffic islands on the A28 and the proposed resurfacing works**

Cllrs. Drury, Robinson, Sargent and the Clerk and a member of the public met virtually with KCC Highways to discuss the removal of the traffic islands and a proposal to install a centre line plus an edge of carriageway marking for the entire length, on the northern side of the road. This will still have the effect of narrowing the road and will put more distance between pedestrians using the footway and moving traffic. Speed surveys which took place last week will be repeated as the results would have been affected by recent roadworks.

**Resolved: To ratify a decision between meetings to agree to the removal of the traffic islands on the A28 and to discuss an extension to the 30mph zone and other enhancements in Highways Improvement Plan Meetings.**

**22/22 Proposal to have a site meeting with the developers, Opitivo, Ashford Road**

Optivo is intending to deliver the site of 43 homes at Ransley Oast, Ashford Road, as 22 homes for affordable rent and 21 homes for shared ownership. Optivo has agreed to give the Parish Council a tour of the site on Thursday 16 June 2022. Members will also suggest that they hold a small information event to advise locals how to apply for any of the shared ownership homes on the development.

**23/22 – Proposal to remove the parish boundary to match the ward boundary as part of the Community Governance Review**

ABC is conducting a borough wide Community Governance Review to consider if any changes are needed to current boundaries. The consultation period will run from Monday 25 April to Monday 27 June 2022. The parish boundary between High Halden and Biddenden parishes is being reviewed. The current parish boundary dissects Woodlands Park and ABC would like to move the parish boundary to match the ward boundary. This would place all of the properties in Woodlands Park into Biddenden Parish. The existing boundary of Woodlands Parish ward was created by the Local Government Boundary Commission for England as a consequence of changes that they made to the borough ward boundary. Any change to the boundary would therefore also require their consent. Cllr. Robinson advised that any loss in the contribution to the precept would be compensated by the addition of the new housing in the village.

**Resolved: To approve a proposal to move the parish boundary for High Halden so that it matches the ward boundary with the understanding that this will place all of the properties in Woodlands Park in Biddenden Parish. The Clerk to place details about the consultation on social media.**

**24/22- Civil Society Recycling Initiative**

Tenterden is piloting a civil society recycling initiative and has installed three bins to receive biscuit wrappings, soft plastic bread wrappings and plastic dishwasher tab bags. This free recycling scheme is being offered by Terracycle. Two bins could be made available for High Halden. Cllr. Robinson has been advised that the scheme involves someone emptying the bins and packaging the items up and posting to Terracycle. The bins would also need to be sited somewhere in the village. It was agreed that more information was needed about the scheme before making a decision.

**25/22 Planning**

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

**Planning applications**

**To discuss any planning applications received:**

**22/00460/AS – Tequilla, Ashford Road, High Halden**

Certificate of Lawful Development: Proposed means of enclosure along the entire front boundary of the property for a length of 22.6m, in the form of double gates, plus fences and walls not exceeding one metre in height.

**Resolved: Support**

**22/00550/AS – Little Acorn Farm, Harris Lane, High Halden**

Replacement of existing barn with 2 no. 4 bedroom dwellings.

**Resolved: No comment**

**20/01147/CONA/AS – New Barn Farm, Ashford Road, High Halden**

Discharge of condition 3 (Materials), 6 (Refuse/Bike Storage), 7 (Walls and Fences), 9 (Biodiversity Enhancements).

**Resolved: No comment.**

**20/01147/CONB/AS – Building A, New Barn Farm, Ashford Road, High Halden**

Discharge of condition 8 (Landscaping Scheme).

**Resolved: No comment.**

**Planning applications received after the distribution of the agenda:** None to consider.

**Approvals:**

**22/00291/AS – Beulah Cottages, Harris Lane, High Halden**

Single storey rear extension

**22/00340/AS – Mill Place, Ashford Road, High Halden**

Conversion of, and extension to, existing garage and single storey rear extension to provide annexe accommodation.

**Refusal:** None to consider

**Withdrawn:**

**22/00004/AS – Duxbury, Church Hill, High Halden**

Proposed rear extension (part single, part double storey); addition of windows and porch canopies; amended landscaping.

**22/00005/AS – Duxbury, Church Hill, High Halden**

Rear extension (part single, part double storey); New and amended external doors and windows on rear and side elevations. New porch canopy on rear and west elevation; remove rear chimney; replacement rooflight; internal partition, alterations/layout; relocation of staircase

**Other Planning Matters:**

**CO/21/00292 - The Stables, Redbrook Street – alleged breach of conditions:** Members were pleased to note that enforcement visited the site recently and have been able to confirm that no further unauthorised development has occurred. ABC will now consider whether to seek removal of the small amounts of unauthorised hardstanding at the site.

**CO/22/00067 – Land East of Hope House – alleged vegetation clearance at boundary not in accordance with agreed plans:** Enforcement visited the site on the 18 March 2022 and is now considering what action, if any, they can take.

**CO/22/00056 – Land East of Hope House – alleged breach of condition 9:** Members noted correspondence from Enforcement stating that as no demolition or construction works have begun at this stage no breach of planning control has occurred.

**CO/22/00059 – Site Office Precinct 13, Ashford Road – regarding allegation not built in accordance with agreed plans 21/01429/AS – additional rooms in roof space. Non Material Amendment application**

**17/00538/AMND/AS:** Enforcement invited the developer to submit a retrospective application in respect of the breaches identified following various site visits. The overall build is approximately 16cm too tall and the developer has added a room within the loft space creating a second storey and has installed velux windows to the rear roof elevation. Cllr. Pickering advised that the Government does not give a statutory definition of Non Material Amendments and therefore Local Planning Authorities have wide discretion in deciding whether a change is material or not and a new application is only required for significant and fundamental changes. Cllr. Pickering explained that skylights are seen as acceptable as they do not result in a material change to the external appearance of the development. The comments received from enforcement implied that the building roof line in question is 'only' slightly increased and not a major issue. Cllr. Robinson summarised that engaging a solicitor to challenge the decision of enforcement to allow a non-material amendment would not be a good use of public money given that ABC has such wide discretionary powers when it comes to Non Material Amendments.

**Limes Land:** Cllr. Pickering advised Members that a planning appeal for land between Woodchurch Road and Appledore Road, Tenterden has been allowed by the Planning Inspectorate. Permission has been granted for an outline application for the development of up to 141 residential dwellings (50% affordable) including the

creation of access points from Appledore Road and Woodchurch Road. Although the Inspector agreed that the scheme would be contrary to parts of the Local Plan it seems the decision to grant permission has been based on the wider housing land supply position in the borough which has been affected by the situation at Stodmarsh Lakes and the constraints in permissions being granted for new housing developments. It was noted that a reform of the planning system is to be announced in the Queen’s Speech which will hopefully give residents more say in local development.

**26/22 Financial Report**

**26/22-1 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.**

**Payments**

<b>Cheque/Transfer</b>	<b>Details</b>	<b>£</b>
Transfer	L Goldsmith (April Expenses)	79.69
Transfer	L Goldsmith (April)	507.20
Transfer	HMRC (April) L Goldsmith)	118.40
Transfer	Mint Fresh (Bus stop cleaning)	47.88
Transfer	CPRE (Annual Membership)	36.00
Transfer	Zurich (Annual Insurance)	769.38
Transfer	KALC (Annual Subscription)	731.40
Cheque 300007	Land Registry (Registration of Deed – Jubilee Park)	80.00
DD	Google Cloud	83.60

**Receipts**

<b>Details</b>	<b>£</b>
Ashford Borough Council (First half of Precept)	16,527.00

**Balances as at 9 May 2022**

**Unity Trust Account: ££74,713.09**

**26/22-2 – Proposal to purchase two noticeboards**

**Resolved: In the interests of better engagement to purchase 3 noticeboards, one for inside the bus shelter, one to go on the outside of the sports pavilion and one to replace the noticeboard at the Chennells. The Clerk will obtain quotes for the replacement noticeboard and a budget of £150-200 was agreed for each of the other noticeboards.**

**26/22-3 To review and adopt a Document Retention Policy:** Deferred to the next meeting.

**27/22 Reports**

**27/22-1 Ward member:** Ward Member Alan Pickering advised Members that ABC has lodged a legal challenge following the Planning Inspectorate’s ruling at a recent appeal to allow the development of the land known locally as Limes Land between Woodchurch Road and Appledore Road, Tenterden. The Planning Department has been busy recruiting new staff and is now in a position to address the backlog of some 425 planning that are over their statutory time limits. The target is to clear between 150 - 200 old cases in the w/c 23 May 2022 and then clear the rest on an ongoing basis.

**27/22-2 Highways:** Nothing additional to report.

**27/22-3 Marketing/projects:** Nothing to report.

**27/22-4 KALC:** Cllr. Robinson will attend the next meeting due to be held on the 12 May 2022.

**28/22 Information item:**

**28/22 22-1 HHVEC Update:** Cllr. Sargent advised Members that the committee is in the final stages of preparations for the celebrations to be held for the Queen's Platinum Jubilee weekend. The committee is due to meet again this week.

**28/22 22-2 Consultations:** None to consider

**29/22 – Any Other Business**

Reminder to publicise the saplings received from The Woodland Trust in the Autumn.

Does Aspire adhere to no Mow May?

**30/22 Items for the next Parish Council meeting**

To consider providing a Hardship Fund

**31/22 Date of the next meeting**

**The next Parish Council Meeting will be held on Monday 13 June 2022 at 7pm in the Memorial Hall**

The meeting closed at 8.25pm.