

**HIGH HALDEN PARISH COUNCIL**  
**Minutes of a meeting of the Parish Council**  
**held on the 11 April 2022 in the Memorial Hall after the Annual Parish Meeting**

**01/22 Present and Apologies**

**Present:** Cllr Robinson (Chairman), Cllrs: Ms. Dawes, Mr. Drury, Mr. Sargent, Mrs. Wheeler

**In Attendance:** Mrs L Goldsmith (Clerk), 10 members of the public

**Apologies:**

An apology was received from Ward Member Alan Pickering and Cllrs. Pickering and Harris and their reasons for absence were accepted.

**02/22 Declarations of Interest:** None

**03/22 Minutes of the meeting of the 14 March 2022**

**Resolved:** That the Minutes of the Parish Council meeting held on the 14 March 2022 be approved and confirmed as a true record.

**04/22 Open Session**

Members of the public spoke in favour and against the removal of the traffic islands. Concern was expressed that their removal would encourage vehicles to speed and it was suggested that further traffic calming measures would be needed. Those in favour agreed that the removal of the traffic islands would improve the conditions for pedestrians as the traffic islands push lorries towards the pavement. A member of the public suggested keeping two of the traffic islands to assist people crossing the road.

A member of the public suggested that maintaining the hedges along the A28 would improve conditions for pedestrians.

Members of the public expressed their disgust with the alleged breach of planning conditions at the Precinct 13 site where the roofline is above that permitted and the developer seems to be creating additional accommodation on a third floor. A member of the public has written to the MP for advice and support. Concern was also expressed about a breach of safety conditions. Workers have been seen and photographed on the roofline with no PPE.

Two members of the public expressed their dismay with the disregard to neighbouring properties at the development Land East of Hope House by the developer. The noise and disruption and lack of privacy is affecting their wellbeing.

A member of the public was pleased to see that ABC has refused planning proposal 21/00927/AS – Land between Bourne House and Summerhill Cottages, Ashford Road, High Halden.

*2 members of the public left the meeting*

**05/22 The Queen's Green Canopy Project – to discuss the distribution of the saplings**

Cllr. Wheeler has previously advised Members that it would be better to delay distributing and planting the remainder of the 420 saplings until later in the year when conditions for moving them are better. Cllr. Wheeler's husband has dug a trench and planted the saplings in compost and has kindly offered to water them throughout the summer. The Parish Council will publicise their availability late summer. Members thanked Cllr. Wheeler for looking after the saplings and agreed to reimburse £97.50 for the cost of the compost.

**06/22 Proposal from KCC to remove the traffic islands on the A28 to receive and discuss an amended proposal for road markings on the A28.**

Since the last meeting KCC has advised that the carriageway is insufficient width to accommodate two minimum recommended width traffic lanes plus a minimum width area of central road hatching and that the suggested hatching option is not viable for safety reasons. KCC is now proposing for the traffic islands to be removed and 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. With this option two 3.25m traffic lanes can be accommodated with the centre and edge of carriageway lining. The Clerk placed details of this proposal on Facebook and Members discussed the comments submitted along with those received via email and at the meeting. Many support the removal of the traffic islands stating they are unsightly and drive traffic towards the pavement. Others feel that their removal would result in vehicles travelling faster. Members considered a

suggestion to keep the traffic island outside Millfield which would enable pedestrians to cross the road more safely. Members agreed that in principle they agreed to the removal of the traffic islands but that further mechanisms such as extending the 30mph speed limit and other speed reduction initiatives need to be discussed and agreed as part of the Highways Improvement Plan process.  
**Resolved:** That the Clerk arranges a virtual meeting with KCC Highways to discuss the possible retention of one or two traffic islands and what options to address the issue of speeding vehicles could be explored in the future with a view to approving the removal of all or the remaining traffic islands.

**07/22 – To discuss Ashford Borough Council carrying out a Local Housing Needs Survey in High Halden**

As agreed at the last meeting Cllrs. Sargent, Robinson and the Clerk had a virtual meeting with Mark James at ABC to discuss the feasibility of undertaking a Local Housing Needs Survey in High Halden. At this meeting Mark Hughes advised that ABC has signed a deed of variation for the Ransley Oast site to be acquired by Optivo housing association. Optivo is intending to deliver the site of 43 homes as 22 homes for affordable rent and 21 homes for shared ownership. Mark Hughes has since apologised for not advising the Parish Council of this change and has given assurances that this will not affect the S106 contributions due. Mark Hughes has agreed to approach Optivo to ask them to offer the Parish Council a tour of the site and to suggest that they hold a small information event to advise locals how to apply for any of the shared ownership homes on the development. It was agreed that it would make more sense to delay carrying out a Local Housing Needs Survey until after the Ransley Oast site is fully occupied.

**08/22 Planning**

Cllr. Mr Sargent assumed the Chair to discuss the planning proposals

**Planning applications**

**To discuss any planning applications received:**

**22/00403/AS – Coombewood Barn, Redbrook Street, High Halden**

Proposed 1.5 storey front extension to dwelling.

**Resolved:** No comment

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

**Approvals:**

**21/00682/CONA/AS – Land to the South of Sicklefield House, Ashford Road, St Michaels**

Discharge of condition 4 (Health and Safety (Gas)), 5 Ecology/Biodiversity.

**22/00057/AS – 10 Woodgates Close, High Halden**

Proposed garage extension to form enlarged garage space with associated increased driveway width laid to tarmac.

**18/00759/CONC/AS – 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).

**21/01731/AS – Belvedere Lodge, St Michaels, Tenterden**

Prior notification for the change of use of an agricultural building and land within its curtilage to a smaller residential dwelling with associated operational development.

**Refusal:**

**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 19/00904/AS.

**21/00927/AS – Land between Bourne House and Summerhill Cottages, Ashford Road, High Halden**

Outline planning application (to consider access) for the erection of up to 28 dwellings together with all necessary infrastructure.

**21/02195/AS – Land known as Oakleigh, Field West of Oakleigh Farm, High Halden**

Lawful Development Certificate: Existing – pole barn and storage structure for agricultural use.

**Withdrawn:**

**21/02212/AS – Moat Farm House, Oak Grove Lane, High Halden**

Demolition of existing domestic garage and erection of single dwelling along with landscape and associated biodiversity enhancements (with part change of use of land from agricultural to residential).

**Other Planning Matters:**

**CO/21/00292 - The Stables, Redbrook Street – alleged breach of conditions:** An update is awaited from the Enforcement Officer.

**CO/22/00067 – Land East of Hope House – alleged vegetation clearance at boundary not in accordance with agreed plans:** Members noted reports from the neighbouring properties about undergrowth been removed in places and that they have full visibility of diggers and workers which is affecting their privacy. Enforcement visited the site on the 18 March 2022 and took photographs and will investigate further. However, no conditions were set in the planning approval documents for the treatment of the boundaries.

**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. However, Enforcement will be writing to the developer to remind them to adhere to this condition.

**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:** Enforcement visited the site on the 8 and 18 March 2022 and has since confirmed that a breach of planning control has occurred. The breaches identified were that the overall build is approximately 16cm too tall, the addition of a room within the loft space creating a second storey and the installation of Velux windows to the rear roof elevation. Having assessed the overall development and the breaches identified, Enforcement has advised that the variations to the build could be acceptable and have invited the developer to submit a retrospective planning application in an attempt to regularise this matter. Members expressed their frustration with the process that a retrospective application is to be considered following a breach of planning. Members remain concerned about safety of the site following reports from the neighbouring properties about workers not wearing PPE or following safety guidelines. The Clerk was asked to report these concerns to ABC.

**Stodmarsh – to discuss the possible implications for the Local Plan and High Halden:** Members discussed a Briefing Note from the Leader which stated that ABC continues to respond to the various issues that have arisen from the need for new housing to achieve 'nutrient neutrality', due to the deterioration of Stodmarsh Lakes, a network of nationally and internationally protected lakes in the neighbouring Canterbury district. ABC is actively working towards delivering new strategic wetlands within the borough as a means of providing nutrient mitigation, and therefore allow housing development to take place in the Stour catchment area. Planning permissions for new housing in large parts of the borough has been on hold for over a year, including several areas which are earmarked for significant new development up to 2030 in the approved Local Plan. ABC is looking to introduce a catchment wide strategy and lobbying Government to assist with the delivery of nutrient mitigation, including significantly upgrading wastewater treatment works in the Stour catchment. The Stodmarsh issue remains a significant challenge but Members agreed that the assurance that ABC will continue to take a proactive and pragmatic stance is a positive step and that it is looking likely that developments earmarked in the Local Plan will be taken forward which would alleviate concerns that High Halden could face further development.

*Cllr. Robinson resumed as Chairman*

**09/22 Financial Report**

**09/22 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.**

**Receipts:** None

**Balances as at 11 April 2022**

**Unity Trust Account: £60,395.31**

**Payments**

<b>Cheque/Transfer</b>	<b>Details</b>	<b>£</b>
Transfer	L Goldsmith (March Expenses)	44.62
Transfer	L Goldsmith (March)	507.40
Transfer	HMRC (March) L Goldsmith)	118.20
Transfer	Mint Fresh (Bus stop cleaning)	71.82
Transfer	Npower (Pavilion electricity)	121.32
Transfer	HHVEC (Donation to Commemorative Coins)	1000.00
Transfer	Barrie Croucher (Caretaking duties)	69.76
Transfer	Mrs Wheeler (compost for saplings)	97.50
Transfer	Halden Memorial Hall (Hall Hire)	105.00
DD	Google Cloud	73.60

**09/22 22-2 – Preparations for the AGAR and appointment of an Internal Auditor**

The Clerk has received instructions from PKF Littlejohn about the completion of the Annual Governance Accountability Return and it was noted that this must be submitted by the 1 July 2022. Members discussed the appointment of a new internal auditor which the Clerk has used in other parishes.  
**Resolved:** To appoint Mr Lionel Robbins as the internal auditor.

**10/22 Information item:**

**10/22 22-1 Consultations:**

Consultations: KCC Bus Funding Reduction Public Consultation. The Clerk will prepare a response to KCC's consultation on the proposed removal of the Ashford Kent Karrier on a Thursday and the Tenterden Hopper.

**11/22 Items for the next Parish Council meeting**

Noticeboards

**12/22 Date of the next meeting**

**The Annual Parish Council Meeting will be held on Monday 9 May 2022 at 7pm in the Memorial Hall**

The meeting closed at 9.20pm.