

HIGH HALDEN PARISH COUNCIL

Minutes of a meeting of the Parish Council

held on 14 June 2021 at 7.00pm in the Memorial Hall and virtually on Zoom Pro

34/21 Present and Apologies

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

Cllrs Ms. Dawes, Mrs Harris and Mrs Pickering

Mrs L Goldsmith (Clerk), Cllr. Pickering (Ward Member), Community Warden Kathy Carter

8 members of the public attended in person and 7 attended virtually

Apologies: Cllr. Mrs Wheeler and PCSO Farnfield

35/21 Declarations of Interest

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

36/21 Minutes of the meeting of 4 May 2021

Resolved: That the Minutes of the Annual Parish Council meeting held on the 4 May 2021 be approved and confirmed as a true record.

37/21 Matters Arising

37/21-1 – Update on progress with a Speedwatch Scheme: Cllr. Robinson has completed the online training and Cllr. Dawes offered to complete the training this week. Unfortunately, only one member of the public is currently able to help, a second volunteer is unable to continue due to ill health. The Clerk will place further notices on the website and Facebook asking for volunteers to come forward.

37/21-2 – Update on progress with finding land for allotments in the village: Cllr. Robinson explained that the Parish Council is seeking land to either purchase or rent to provide allotments for the village and would welcome any offers of suitable land. Funds to be received from S106 monies due from the new development in the village will be used to provide this facility.

37/21-3 – Holding Face to Face Parish Council Meetings – Members noted the arrangements in place for meetings. Attendees of a Parish Council meeting in the memorial hall will be asked to sign in using the village hall QR code or by completing a register kept by the Clerk. Numbers will be restricted to 24 attendees so that social distancing can be observed. The Clerk will ensure all the Special Conditions of Hire are adhered to at each meeting. Members of the public will also be able to attend virtually if requested for the foreseeable future.

38/21 Open session

The applicant for planning proposal 21/00811/AS gave a brief history to the site and spoke in support of the application.

A member of the public advised that they had experienced problems with the gate closing to the play area. Several members of the public spoke against planning proposal 21/00927/AS. Concern was expressed about the number of vehicles movements this development/access would create on what is already a busy road and ongoing issues with drainage and flooding in the area were raised. A map was presented showing the number of developments that have taken place in the village and demonstrating that this proposal is outside the village confines. The general feeling was that the village has already met its quota for providing more housing and any further development would harm the residential amenity. Concern was expressed about the adjacent ancient woodland and the effect this proposal could have on wildlife. It is apparent that many of the consultees have not received any notification of the development. A member of the public has leaflet dropped all consultees to advise them of the proposal. It was suggested that an extension to the deadline to respond to this proposal should be given to allow everyone affected a chance to comment. Ward Member Alan Pickering advised that he would be requesting that this application is called in to be assessed by the Planning Committee should the Planning Officer be mindful to approve it and that he would do everything he could to ensure that the village is protected from further development.

39/21/1 PCSO's report – There was no report. Cllr. Robinson explained that PCSO Farnfield has suggested that a van fitted with CCTV cameras and called Hawkeye has been very successful in deterring anti-social behaviour and crime in certain areas. Members would like an opportunity to discuss how this might benefit High Halden.

39/21/2 Community Warden report – Members were delighted to welcome Kathy Carter to the meeting. Kathy explained that she is back working part time following her injury last year and will be patrolling High Halden again on a regular basis.

40/21 Planning

Cllr Mrs Pickering assumed the Chair as Planning Portfolio holder.

Planning applications

To discuss any planning applications received:

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

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

Resolved: Members resolved to object strongly to this new estate outline planning application for the following reasons:

1] We have willingly and positively promoted growth in our village and agreed to grow by 25% which is included in the ABC Local Plan and is mostly built or in the process of being built. Additional growth would have a severe impact on the village infrastructure, in particular the main access road, the A28 is already negatively affected by the increased traffic and KCC has no plans in the near future to repair and update this major A road.

2] The application is outside our village confines which was agreed by the Villagers in a large confines consultation. The Green space chosen by the developer would further create Ribbon effect and build over the only green space left in High Halden.

2] This Outline Application would be detrimental to local character and would unacceptably urbanise the site, to the detriment of the visual amenity of the area.

We understand that many of the said consultees have not received a copy of the planning notification and therefore would like the deadline to respond to be extended to mid-July.

21/00811/AS – Herwish, Martens Lane, High Halden

Erection of 2 x mobile homes, 2 x utility blocks, 2 x caravans and parking for 4 cars (retrospective)

Cllr. Mrs Pickering abstained from the discussion and decision.

Resolved: No comment

18/00569/CONA/AS – Little Hookstead Farm, Hookstead, High Halden

Discharge of conditions 1 (Materials), 4 (Fences) & 5 (Landscape)

21/00753/AS – Greenfield House, Biddenden Road, Tenterden

Erection of a single storey detached office building.

Resolved: Support

21/00909/AS & 21/00910/AS – Hopes Grove Cottage, Ashford Road, High Halden

Demolition of existing single storey flat roof element to the rear. Proposed rear cat slide extension reworking and extension of existing rear dormer. Associated Listed Building Application 21/00910/AS to include associated internal alterations and reconfiguration.

Resolved: No comment

21/00950/AS – Arcadia, Biddenden Road, Tenterden

Erection of a double bay cart-shed and change of use of land to residential curtilage.

Resolved: No Comment

Planning applications received after the distribution of the agenda: Noted planning proposal 21/01064/AS – Coombewood Fishery, Redbrook Street, High Halden will be considered at the next meeting and the Clerk will apply for an extension to respond.

Approvals:

19/01557/CONA/AS – Oak Tree Farm, Woodchurch Road, High Halden

Discharge of condition 3 (Materials)

20/01443/AS – Broombourne Farm, High Halden

Discharge of condition 3a (Joinery Details)

21/00723/AS – Boniface Farm, Shawlands Lane, High Halden

Variation of condition 1 on planning permission 21/00217/AS (access, appearance, landscaping).

21/00160/AS – Land to the south west of Elm Tree 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.

21/00508/AS – Land rear of Stephendale, Ashford Road, St Michaels

Proposed revisions to approved parking planning application 18/01141/AS relating to layout, appearance and scale of the new dwelling Goodwin House

Refusal: None to consider

Prior approval refused: None to consider

Withdrawn:

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.

Other Planning Matters:

19/01769/AS – Land East of Hope House, Ashford Road, High Halden

Non-material amendment for alterations to the overall site layout, alterations to the footprint of plots 10, 14, 15 & 16 and introduction of house type variations. **Noted that the Clerk has written to ABC to state that the Parish Council is surprised to have not been consulted on the significant non-material changes to the 28 houses particularly as at least 4 houses have increased footprints. The Parish Council has raised their concerns about developers being able to change the specification following planning approval to ABC.**

Cllr Robinson resumed the Chair

7.45pm one member of the public left the meeting

41/21 Financial Report

41/21-1 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/Transfer	Details	£
Transfer	L Goldsmith (May Expenses)	100.75
Transfer	L Goldsmith (May Salary)	449.60
Transfer	HMRC (May L Goldsmith)	112.40
Transfer	Barrie Croucher (Caretaking Services – April)	61.04
Transfer	Mint Fresh (Bus Stop Cleaning) – April & May	80.50
Transfer	South East Water (Water Supply to the Sports Pavilion)	108.12
Transfer	Ashford Borough Council (Bollards at the Village Green)	2964.36
Transfer	Npower (Electricity Supply to the Pavilion)	93.10
Transfer	Ashford Borough Council (Bridge Repair)	813.60

Receipts

Details	£
Horticultural Society (contribution to memorial bench)	200.00
VAT Refund	2,652.21

Balances as at 12 June 2021

Unity Trust Account: £45,229.12

Nat West Business Reserve Account: £30,127.75

41/21-2 To discuss the Internal Auditor's Report

The Clerk has circulated the Internal Auditor's Report. It was proposed that the report of the Internal Auditor be received and noted. It was also noted that the park keeper and caretaker have confirmed that they do PAYE returns.

Resolved:

That the report of the Internal Auditor be received and noted.

42/21 Reports

42/21-1 Ward member

Cllr. Pickering reported that ABC was preparing for staff to return to work at the Council Offices but this will now be delayed until restrictions are lifted. Just 30 members of staff currently work in the office. However, ABC is very conscious that quite a few staff want to return to the office as home working does not appeal. Cllr. Pickering explained that 120 people have been recruited for Border Control Posts. With further Government funding this number could increase to 480. Cllr. Pickering was delighted to advise the members of the public that Ashford has been selected by the Government as one of the ten councils that will test the use of digital tools and data standards in the planning process

42/21-2 Highways

Cllr. Robinson reported that Aspire had attended and removed a damaged branch on a willow tree at Hopes Grove. As this was on Borough Council land there was no charge. Cllr. Dawes has kindly laid some woodchip on the approach to the bridges on the recreation ground. The Clerk reported that the second attempt to install the new waste/dog waste bin in the village hall car park was not successful and that an alternative position has now hopefully been found. The bus shelter has been mended and a new barrier has been ordered for Hookstead at a cost of £831.15. Cllrs. Robinson, Sargent and the Clerk will be attending a virtual meeting tomorrow with KCC Highways to discuss the Highways Improvement Plan for High Halden and in particular what could be done to address the speed of traffic and improve safety outside the school

42/21-3 Marketing/projects

Cllr. Dawes offered to draft the next edition of the newsletter and liaise with the Clerk about the content.

42/21-4 Finance Committee

Cllr. Harris reported that Cllr. Dawes will be added as a signatory on the new online account when in receipt of a new passport.

42/21-5 KALC – There has been no meeting.

43/21 Information item:

43/21-1 High Halden Hornets Football Club – Lesley McCarthy attended the meeting and as President of the Club gave a comprehensive update on the activities of the Club. Members were delighted to hear that 3 teams won their leagues in the last season which is an astonishing accomplishment. The Club is going from strength to strength and hopes to have another team playing next season. Many of the Junior players get selected to play at District level and continue to play competitively as Seniors. Lesley McCarthy thanked the Parish Council and Cllr. Pickering for supporting the Club financially.

43/21 – 2 HHVEC update

It was noted that the Clerk received the accounts a couple of months ago. Paul Buggins was thanked for preparing the year-end accounts. Having reviewed the Terms of Reference for the Events Committee Members were in agreement that no changes were needed and that a review would not be required for a couple of years unless something substantial changes. It was also noted that there is currently no Chairperson for this Committee but Members deemed this could be managed within the group. Plans for holding events once restrictions are eased are being discussed.

43/21-3 COVID-19 Group

Cllr. Robinson reported that the High Halden Covid Group will continue to support residents in the community if needed and that the group are preparing a report drawing on their experience to hopefully give guidance on what worked well should another pandemic or similar situation arise.

44/21 Any other Business

Cllr. Sargent reported that the outreach Post Office is starting in the Memorial Hall on Friday 18 June 2021 and will be open every Friday morning from 10-11.30am. This is restoring a service which has been missed and hopefully will be well used.

45/21 Items for the next Parish Council meeting

Nothing additional

46/21 Date of next meeting

The next Parish Council Meeting will be held on Monday 12 July at 7pm in the Memorial Hall

The meeting closed at 8.11pm