

CHESTFIELD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 11 July 2022

Present:

Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Tricia Chapman
Parish Cllr Chris Ellis
Parish Cllr Pat Gibson.
Amanda Sparkes, Clerk to the Council
KCC Cllr Robert Thomas
One resident (for part of the meeting)

24. Chairman's Welcome

Cllr Bailey welcomed everyone to the meeting. He recorded people's thanks received for the very successful Queen's Platinum Jubilee event on 05 June 2022 (detailed later in the meeting.) The parish council received a thank you card from two residents regarding this, and the Clerk had also received a bouquet of flowers from the residents.

25. Apologies for absence

Apologies for absence for this meeting were received and formally accepted from Parish Cllr Bob Todd (coronavirus); Parish Cllr Lorraine East (coronavirus); Parish Cllr Anne Loder (family concerns), and Parish Cllr David Fitzpatrick (family concerns) and also from CCC Cllr Ben Fitter-Harding.

Cllr Bob Todd had sent the Chairman and Clerk apologies for personal commitments clashing with the 11 July, 12 September, and 14 November 2022 parish council meetings. He explained he remains a committed Councillor it was just an unfortunate clash with meeting dates. Obviously, this meeting's apology has a changed reason for absence now that he has contracted coronavirus and is isolating. The parish council felt that Cllr Todd contributes positively and Cllr Ellis proposed, Cllr Brealy seconded and all councillors were happy to accept the future apologies from Cllr Todd.

26. Members' Interests

Cllr Chapman declared her usual interest in Grasmere Gardens due to the proximity of her home, but also in a current planning application at 28 Laxton Way for the same reason.

27. Minutes of the parish council meeting held on 09 May 2022

Cllr Chapman proposed, Cllr Brealy seconded and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Chairman duly signed them.

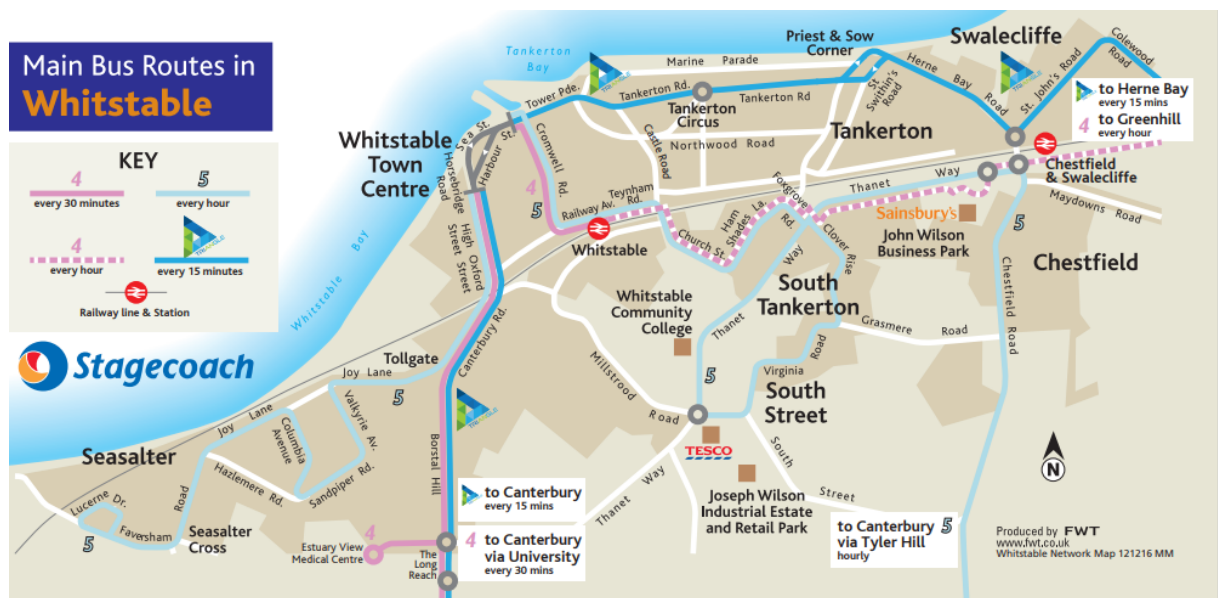
UPDATES

Further to a site meeting with the Clerk, CCC has agreed that for the dog bins removed recently in Primrose Way these locations will be given dual-waste bins, and the Molehill Road/Shrubhill Road dog bin will also be replaced with one of a different style. The Clerk will seek an update on a timescale for these.

Stagecoach bus services to Whitstable Train Station and Estuary View Medical Centre

At the May 2022 Annual Electors' Meeting a resident asked about buses to both Estuary View Medical Centre and Whitstable Train station.

Stagecoach's Website at <https://www.stagecoachbus.com/maps#tab2> gives the following information:



To Whitstable station: there are two buses –

The No. 4 every hour direct from Chestfield station, and

The No. 5 every hour and which picks up through the village.

For Estuary View it appears two buses are needed – with a short walk and change in Whitstable Town centre – There are the No. 4 and No. 5 as above every hour, or the triangle route from Swalecliffe by the train station every 15 minutes.

Cllr Bailey commented that Stagecoach will not provide a direct bus to Estuary View. This has been explored before when Estuary View first opened. Cllr Bailey offered to ask Chestfield surgery if there is any transport help offered from there to Estuary View.

NOTED that the Clerk placed an order with KCC on 20 May 2022 for the Autumn planting of 3 new Cherry trees on frontage of Chestfield Road, and 2 x new pines to extend the inner line of pines at the play park.

NOTED that the Clerk is in dialogue with the KCC Landscaping officer re the provision of New native Hawthorn hedging to fill in the gaps in the existing hedging at the front near Chestfield Road/The Ridgeway corner – She explained that she is just trying to get KCC/CCC agreement re its future maintenance – although it's KCC owned land CCC has current responsibility to maintain and mow the grass, and also maintain the hedges and shrubs. This will come back to the next meeting.

28. Feedback re the Queen's Platinum Jubilee event held on 05 June 2022

It was a very busy day. Over 500 people attended throughout the event. 136 wristbands were given out for use of the inflatables. These proved very popular and the operatives gave good feedback. There has been very good feedback from people attending both on the day and since. Residents are asking for a similar event next year. They thought the venue was good – enclosed and safe for children.

Parking was not an issue. Cllrs Todd and East marshalled the car park well.

Cllr Bailey said he could not speak highly enough of the organisation and people's behaviour at the event.

Cllr Ellis explained that the History Society was given a George III penny by a resident who had dug this up in his garden.

Cllr Brealy recorded thanks to the Clerk for organising the day. The Clerk recorded thanks to Paul Gibson from the cricket club for all of his help prior to the event and on the day.

The successful lottery grant meant minimal taxpayers' money was spent.

The Clerk will bring a future agenda item to a meeting to consider another event for next year. Cllr Bailey explained that the Chestfield Warriors Table Tennis club has expressed interest in taking part if there is a future event.

29. Adjournment of the meeting

The resident present queried whether the council was aware of a planned drainage connection into Maydowns Road for the Greenhill development of 450 homes. The Clerk confirmed she has been pressing for answers to several enquiries and this is detailed in the planning report later in these minutes. Cllr Bailey commented that there are concerns re developments going on everywhere around infrastructure capacity and not just roads – the hidden infrastructure like foul drainage and surface water drainage and the increased potential for flooding. The meeting continued.

30. City Councillor reports

There was no report from Cllr Pat Todd.

Although Cllr Fitter-Harding had sent apologies his report had been circulated prior to the meeting: It's a busy time at Canterbury City Council as we've leapt into our new Leader and Cabinet system without missing a beat. A total of six cabinet members, including myself, now head up the Council's core functions, mirroring its new senior management structure. The first meetings of the Overview and Scrutiny Committee and the Scrutiny Sub-Committee have gone well and all produced useful output to help ensure better decisions are taken and that poor performance is accounted for.

We're about to submit two Levelling Up Fund bids totalling £33m for the district, with support from Rosie Duffield MP and Sir Roger Gale MP. We hope to hear back on these in late autumn.

After some staffing issues around the Jubilee bank holiday weekend, all grounds maintenance and waste collection services are again functioning well and benefitting from the additional resources that we have made available to them. Recycling rates are up and contaminated waste down thanks to hard work by residents to better sort litter and the Council's campaigns providing free and discounted bins. This targeted work will continue. The Canenco Helpdesk has also moved into the Council's customer services operation, meaning vastly improved support for waste-related issues is now available over the phone.

The Council's reception at Military Road has reopened. Please book an appointment before travelling and keep in mind that almost all issues can now be resolved over the phone, especially if you have access to a computer so that the agents can guide you through to what you need.

I will be attending the Parish Engagement Meeting on Tuesday 19th July @ 7pm online, where I'll be available to answer questions on a number of topics with PC chairs and clerks. Items include waste, public toilets and the parish charter.

Cllr Ben Fitter-Harding

31. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas commented that there are issues with both water supply and dealing with waste water. He suggested that the Clerk contact the CCC engineering team who have been involved with the Swalecliffe waste treatment works. Cllr Thomas then gave the following report:

- A KCC Member briefing on reductions in Bus services in Kent was shared with the clerk, and circulated to councillors. None impact on Chestfield. KCC has some funding for community transport type schemes.
- Hackington Road closure for six weeks over the summer holidays will cause an issue for the village.
- Reconnect - a free young person's Bus pass for summer holidays and discounted activities <https://kccmediahub.net/reconnect-this-summer-with-a-free-young-persons-bus-pass745>
- KCC's Children's services was rated as Outstanding by Ofsted this week. 3 out of 4 areas were rated outstanding and the other one rated good <https://kccmediahub.net/kents-childrens-services-judged-as-outstanding745>
- Speedwatch. Thanks for the volunteers and sorry to hear something was thrown from a vehicle at the team at a recent session.

32. Use of Section 101

Use of section 101 Scheme of Delegation to the Clerk in conjunction with a minimum of two councillors since the last meeting: None.

33. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for May totalling £2,089.06, and online payments for June totalling £4,935.43 and online payments for July to date totalling £4,511.94. The finance sheets were signed by the Chairman.

34. Financial matters

- a) RECEIVED the bank statement and bank reconciliation for June and RESOLVED the signature of a councillor other than the Chairman thereon;
- b) NOTED that the profit of £52 from the raffle/tombola at the Queen's Platinum Jubilee event was donated to the cricket club.
- c) NOTED a payment of £35 taken by direct debit on 13 June 2022 for the annual Information Commissioners Office (ICO) data protection fee.
- d) NOTED that on 17 June 2022 the Clerk completed a VAT refund of £529.29 for the period 01 April 2022 to 31 May 2022.
- e) NOTED a payment taken by direct debit of £227.10 on 06 July 2022 for the BT quarterly bill.
- f) NOTED that PAT Testing of the office equipment took place on 06 July 2022.
- g) NOTED a six-monthly internal audit is booked for Monday 17 October 2022.
- h) NOTED the government's Digital Cabinet Office contacted the Clerk to advise the domain name chestfieldparishcouncil.gov.uk was due to expire on 21 July 2022. The Clerk spoke to Cloudnext about arranging its renewal. It is now due to expire on Sunday 21st July 2024.
- i) RECEIVED an End of Quarter One report for information, showing expenditure against budget headings

For Annual Return 2021-2022 - NOTED the Annual Governance and Accountability Return (AGAR Part 3) for 2021-2022 was returned by the Clerk to the external auditor PKF Littlejohn on 29 May 2022 along with the requested documents.

NOTED that on 31 May 2022 the Clerk dealt with the Notice of Public Rights along with Publication of the Annual Governance & Accountability Return Section 1 and Section 2 (unaudited), along with a copy of the Internal Auditor's report, on both the parish noticeboard(s) and website.

35. A defibrillator at the WI hall for community use

RECEIVED a quotation of £260 for installation of a defibrillator, heated cabinet and removal of WI noticeboard and surrounding 'make good'. Cllr Chapman proposed, Cllr Gibson seconded and all councillors agreed to accept this. There was some discussion on whether to get a lockable cabinet where people need to call 999 to get the code to open the cabinet to access the defibrillator and it was RESOLVED to purchase an external defibrillator and heated cabinet with a lock.

36. New external tap request at the WI Hall

RECEIVED a quotation of £140 for the provision of an additional external tap at the WI Hall to make watering the community herb Planters easier. However, the WI preference is for a hose to be purchased and used from the existing tap to the herb planters. Councillors commented that this could be a trip hazard. It was agreed that the Clerk should purchase a new hose but recontact the WI and ask them to reconsider the second external tap suggestion on health and safety grounds, explain the cost is minimal and easier, and a second tap may be hidden from sight behind the side gate.

37. More new trees at the CCC owned Radfall Recreation ground

The Clerk has now met with two CCC officers on site. There are several gaps that could be filled with trees, possibly up to 12 trees. The officers felt that although non-native from a biodiversity point of view species could include White Walnut, Eucalyptus gum, and magnolias. The CCC officer is to map out a site layout with costs. Councillors agreed to accept this in principle. When the information is to hand this will be progressed under Section 101 delegation to the Clerk in conjunction with councillors.

38. Hedgehog highway surrounds

With hedgehog numbers in decline and hedgehog awareness on the rise, there has never been a better time to get involved in hedgehog conservation.

A Hedgehog Highway is a 5 inch gap in a fence and is essential in the battle to prevent the extinction of our endangered spiky friends. This gap allows them access to forage for food and meet mates. A Highway surround raises awareness to their plight and encourages others to take part. Cllr Chapman proposed, Cllr Gibson seconded and all councillors agreed to purchase a box of hedgehog highway surrounds and make them available for their residents. A box of 50 Hedgehog Highway surrounds & 50 information leaflets is £150. Money is donated to Hedgehog Conservation for every box sold.

These will be offered to residents free of charge while stocks last, through advertising in the September magazine, and if there is any surplus then Swalecliffe school may be contacted and their children's families offered them.

39. Play park Planters

NOTED the contractor has planted up the village green Planters. Councillors commented that they look really good. Cllr Bailey explained he had served in the Falklands war and he therefore declared an interest in the suggestion to adding poppies to mark Remembrance Day and this year being the 40th anniversary of the Falklands war. He commented that he was not sure if real poppies would be available in November but all councillors were happy for the Clerk to speak to the contractor and/or research products on the Royal British Legion website.

40. Grant to Reculver Cricket Club

The Secretary advised on 10 May 2022 that the Club has made the decision to suspend the junior section of their Club for approximately four years. Numbers are not currently viable due to the following:

- Covid restricted activity and recruitment;
- Not having a home ground presently means there are no nets or facilities that children can attend regularly and out of normal training sessions;
- Children they trained and got into District were recruited by larger clubs;
- Friends of the children above wanted to continue to play with them.

They are working towards a home ground and a revived junior section. The grant awarded the club for the current year now has some of the planned and agreed activity that will now not take place. However, there was junior training and games throughout the winter period and they have invoices up to April. Also, the senior squad has grown and gone from strength to strength with good recruitment of new players and now has weekly training nets which have proved very popular and in large part contributed to success already this season.

Costs the Club is accruing:

Junior training October to April - hire of facilities and coaches

Balls -senior league games

League fee (junior over winter indoor games and now senior only)

Affiliation to ECB

Insurance (junior and senior)

Pitch hire senior matches

Nets hire for senior team at Polo Farm [Paid cash each week so far due to uncertainty over take up. Hence no invoices available. Take-up is excellent and consistent so negotiating a more contractual arrangement now.]

The Club has asked the Parish Council to consider this matter and advise if it requires any repayment. The Club will easily spend the grant but not all as per the original application. A full report of expenditure with support documentation will, as usual, be made at the end of the season. Cllr Bailey proposed, Cllr Chapman seconded and all councillors RESOLVED that Reculver Cricket Club may keep the full grant and alter its items of spend.

41. Grant application from the Green Leas Road Fund group

Cllrs CONSIDERED a grant application seeking £100 from the Green Leas Road Fund group for a community and children's BBQ event to be held on 20 August 2022. Total estimated project cost is £350. Cllr Gibson proposed, Cllr Chapman seconded and all councillors were happy to award £100.

42. Charles Arnold Baker 13th edition

The latest edition is due to be published in October 2022. The Clerk is currently working with the 11th edition. KALC has secured advance orders a 20% discount at £132.16 plus £7 delivery. Cllr Gibson proposed, Cllr Brealy seconded and all councillors agreed this should be purchased for the Clerk.

43. Clerk's Report

South East Coast Ambulance Service defibrillator database

The previous local database of defibrillators at South East Coast Ambulance Service is no longer active, and a new, nationwide database has been set up. It's called [The Circuit](#) – The National Defibrillator Network.

NOTED that on 21 April the Clerk registered the defibrillator at the golf course again with [The Circuit](#). The Clerk will add the new one at the WI Hall in due course.

The Clerk explained that under the new system she is alerted to when someone has been signposted to it, and then has to check it's (back) insitu and with pads, and advise the circuit to show it as available for use again when it is.

NOTED the response from the Department for Levelling up, Housing and Communities office on 04 July 2022 re the parish council letter written requesting new legislation to enable the option of lawful virtual or hybrid meetings:

Thank you for your letter of 25 March about local authority remote and hybrid meetings. Please accept my apologies for the delay in responding. I have been asked to reply.

In response to the pandemic, the Government introduced regulations under section 78 of the Coronavirus Act 2020 to allow local authority meetings to take place remotely. The regulations were time limited and only applied to meetings held between 4 April 2020 and 7 May 2021. A High Court judgement handed down on 28 April 2021 confirmed that local authority meetings must take place in person.

Prior to the expiry of the remote meetings regulations, the Government recognised that councils were keen to retain the flexibility to choose to meet remotely or in hybrid form as and when circumstances dictate. A Call for Evidence on remote meetings was conducted from 25 March to 17 June 2021 to inform consideration of permanent provisions. Any permanent provision would require primary legislation and would depend upon available Parliamentary time. The department has considered responses to the Call for Evidence and Government will respond shortly.

Change of decision making at CCC

A new era for decision making at the council has taken place with a move to a Leader and Cabinet system.

At its annual meeting on 18 May 2022, the new structure was formally confirmed by CCC.

New arrangements for the Cabinet, Overview and Scrutiny Committee and Scrutiny Sub-Committee are in place, together with the associated public speaking rights.

44. Chestfield Parish Council CIL Strategy

The CCC Planning manager confirmed in a phone call to the Clerk on 24 May 2022 that:

- The definitions in this policy are correct;
- All items listed/suggested would be eligible CIL expenditure – all the items identified would support development.

The officer commented that this was the best strategy of its type he's ever seen and suggested that it could be held up as a best practice example. He felt other parishes should be encouraged to devise something similar ahead of receiving CIL receipts. The Clerk forwarded this document to the Secretary of the Canterbury area of the Kent Association of Local Councils for her to share it by email with all of the district's parish councils. It was also promoted at the meeting of the Canterbury area of the Kent Association of Local Councils' meeting held on 16 June 2022.

With the above confirmation from CCC, Cllr Brealy proposed, Cllr Ellis seconded and all councillors RESOLVED to adopt the CIL Strategy and the Clerk will upload a copy to the parish council's website.

45. Parish Charter

NOTED that the final draft Charter (that the Clerk was part of the working group for) is now out to parishes for consultation. Chestfield Parish Council RESOLVED to endorse this final version of the Parish Charter. The KALC Canterbury area Committee will endorse it at its 13 July 2022 meeting and CCC is to ratify at Cabinet on 26 September 2022, with possible request for pre-decision by Overview and Scrutiny Committee on 01 September 2022.

46. Thank you events for the village volunteers

Two thank you buffet events for the village volunteers are now booked for Saturday 17th September 12-2pm and Sunday 25th September 2022 2pm-4pm. The Clerk will book catering and deal with the invitations etc.

47. Highways

Cycle link/project proposals and improvements

The parish council is keeping a watching brief for improvements for cycling/cycle path provision in and around the parish. C/fwd action: that the parish council speaks to Sustrans as a next step.

There are now new cycle paths between the Swalecliffe station roundabout and Greenhill all along the old Thanet Way; New dual use paths to Grasmere Pasture along Reeves Way, and current improvements to the footpath at the end of Chestfield Road on the perimeter of the medical centre staff car park.

48. Environment

Bulb planting in footway verges

NOTED that four volunteers came forward offering to plant bulbs in some of the villages' verges – in Lodgefield Road, Kendal Meadow, and Cherry Orchard. Cllr Bailey proposed, Cllr Brealy seconded and all councillors resolved that the Clerk should buy bulbs, and also that Cllr Gibson and the Clerk will plant more in Chestfield Road also for September/October planting.

Mowing of Molehill Road village green areas

The wildflower areas that the parish council created have been mowed by CCC despite agreement that they wouldn't be. The Clerk has said dialogue with the CCC Contracts officer and this is ongoing.

Cllr Brealy and the Clerk will look to roping the front areas off, along with some signage.

The rose bed at the end of Chestfield Road / Maydowns Road

Around 17 June 2022 all the roses planted by volunteers from the Rotary Club were ripped up with the majority of them placed by the bin. It is not clear who did this.

Cllr Brealy explained in light of this the Rotary Club has told him that they will no longer maintain the rose bed.

The Clerk will speak to the parish council's contractor about replanting of the bed and its future maintenance going forward.

49. Biodiversity Action Plan

NOTED that the Clerk has updated the Climate Change and Biodiversity strategy and Action Plan, and that a Hackington Parish Cllr requested a meeting to discuss this along with the potential for joint initiatives between the two parish councils. The Clerk met the Hackington parish councillor on 01 July 2022. Hackington Parish Council declared a climate emergency in January 2022, although are finding it difficult to engage with the community. The councillor does a digital newsletter for Hackington residents and will follow Chestfield's lead and run a series of articles.

The Clerk explained she and the Hackington parish councillor felt a climate change themed quiz could be arranged in Chestfield for both parishes' residents to come together. Chestfield councillors agreed this was a good idea, Cllr Bailey will devise questions and compere as for previous quizzes.

Cllr Gibson explained that an action in the plan, that Birkdale Close residents consider a wildflower area has not yet been discussed as no meeting has been held, but a meeting should be held in the Autumn and she will raise this and report back.

The Clerk will do a food waste article for a future magazine.

50. The Wilder Blean project

In celebration of the imminent arrival of bison, Long Horn cattle, Iron Age pigs, and Exmoor ponies to the woodland Kent Wildlife Trust (KWT) are offering an event on 24 July 2022. The Clerk will run an update/article in the next magazine.

51. Planning

Current planning matters and planning applications are contained in Appendix 2 of Cllrs meeting paperwork - that had been previously circulated to all Cllrs. Decisions reached and latest information is now attached as an appendix to these minutes.

The Clerk recorded thanks to Cllr Fitzpatrick and Cllr Todd for all their help with the new planning applications.

Invitation to a CCC Planning Session

Canterbury City Council's Planning Manager (Development), will run an online training session on 20 July 2022 regarding:

- 1) Stodmarsh issues, and
- 2) Presumption in favour of sustainable development

The Clerk, Cllr Todd and Cllr Fitzpatrick will attend and report back.

Cllr Fitter-Harding asked to meet Chairman

Cllr Bailey declared that CCC Cllr Fitter-Harding has invited him to meet outside of a meeting forum. He is not sure what the topics of discussion will be. The meeting is scheduled for 15 July 2022. Cllr Bailey explained he will not make any agreements or decisions and will report back.

Foul drainage connection into Maydowns Road for the new Greenhill development

Planning application CA/17/02907 grants outline permission for a mixed-use development of 450 dwellings at land south of Greenhill Road, Greenhill.

Work started on 09 April 2022.

There's a site plan layout at [450 New Homes in Herne Bay - PropertyWire](#)

Water and drainage for this development will be connected to the drainage system located next to No 120 at the top end of Maydowns Road, Chestfield.

Cooke & Arkwright has let the affected residents there know this. Work is expected to be carried out this year.

Cooke & Arkwright have been contracted by Icosa Water.

[Icosa Water](#) - ICOSA Water is a water and wastewater services provider, offering new development residents with water and sewage services. Their website has this information [Section 8 Notice – Oxenden Park, Land South of Greenhill Road, Herne Bay Kent | Icosa Water](#) : [Section 8 Notice – Oxenden Park, Land South of Greenhill Road, Herne Bay Kent](#)

Water Industry Act 1991

APPLICATION FOR AN INSET APPOINTMENT AS SEWERAGE UNDERTAKER FOR AN AREA KNOWN AS OXENDEN PARK, LAND SOUTH OF GREENHILL ROAD, HERNE BAY, KENT, CT6 7RS

Icosa Water Services Limited of Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ ("the Company"), hereby gives notice, pursuant to section 8(2) of the Water Industry Act 1991 that it has applied to the Water Services Regulation Authority to be appointed as Sewerage Undertaker in place of Southern Water Services Limited for an area known as *Oxenden Park, Land South of Greenhill Road, Herne Bay, Kent, CT6 7RS*. Maps showing the area covered by the application may be inspected at the Company's offices above during normal business hours.

The developer is Bellway Homes. There are details and a map of the location on Greenhill Road here: [New homes for sale in Herne Bay, Kent from Bellway Homes](#)

The Clerk has spoken to a contact at Cooke and Arkwright and explained both residents' and parish council's concerns that the old waste pipe in Maydowns Road struggles to cope at present, which results in flooding at the junction with Chestfield Road and under the railway arch etc... in heavy rain the manhole literally bubbles and lifts off. This is compounded by the poor record of the Swalecliffe

sewage processing system (often discharging raw sewage into the sea) as it is unable to cope with the existing number of properties in the area.

Key points from that conversation are:

- This is Southern Water's area and the incumbent is Southern Water.
- Through competition rules a private sewage company can take over a number of houses.
- A "NAV" – a New Appointment And Variation – allows a private water company to deal with sewage/water/and Surface water for that development. And become a water company (NAV) within a water company.
- So ICOSA Water is the NAV for Oxenden Park, taking on responsibility for sewage.
- Developments can't have combined sewers anymore – they've got to have separate sewage and Surface water.
- ICOSA applied to Southern Water for a connection point – and Southern Water provided that as 120 Maydowns Road. ICOSA did not apply for this connection point.
- This is a pumped main, not a gravity station, and the contact commented that the litres per flow per second is not a significant number despite 450 houses.
- If there are problems in the future these will be down to Southern Water.
- Maydowns Road may be unadopted, but it is a public sewer all the way down the road to the junction with Chestfield Road. It is a Southern Water asset.

Planning application CA/21/01430 details the surface water and Foul drainage for the Greenhill development – this involves new pipework running from the new development in Greenhill, past the solar systems, across open fields and then the new connection for waste removal into the network in Maydowns Road.

Southern Water's connections are made under the Water Industry Act, separate legislation to planning. As such CCC has no power to challenge the connection. So, whilst CCC may have 'approved' it, CCC has no scope to do otherwise if Southern Water are stating the suitability.

Southern Water are legally obliged to provide a connection. That they have identified this as the best connection point suggests that they will therefore have to undertake whatever works are necessary to accommodate the demand.

Parish Cllr David Fitzpatrick has kindly checked drainage records and the pipework in Maydowns Road is 225 diameter at the top and 300 diameter at the bottom, then feeding into 350 in Chestfield Road.

The Clerk contacted Southern Water on 15 June 2022 for an assurance that they have done modelling that this will cope, and ask for that modelling to be sent to us, and also ask about the capacity and upgrade planned to the Swalecliffe Waste Water Treatment Works.

The Clerk also emailed Rosie Duffield MP on 21 June 2022 with full details. The MP's office is liaising between the Clerk, Southern Water and CCC Planning. The Clerk has a virtual meeting scheduled with a CCC Planner on 12 July 2022.

GRASMERE PASTURE development: New application CA/21/02244 - Application for the approval of appearance, landscaping, layout, scale and internal circulation for Phases 2 and 3 including the erection of 158 dwellings, 3,500 sqm of commercial floorspace, along with provision of all associated infrastructure, MUGA and parking, pursuant to outline planning permission CA/17/00/469/OUT.

Has Made documents for Amendment 3 a Waiting Restrictions Order on Reeves Way, Whitstable in the District of Canterbury - This order will be on public deposit from 24 June until 8 August 2022 and can be viewed on line at www.kent.gov.uk/highwaysconsultations It was advertised in the Kent Messenger on 24 June and this order came into effect on 28 June 2022.

AND TO NOTE NEW APPLICATION CA/22/01155 – Grasmere Garden – Application to vary S106 of planning permission CA/17/00469/OUT to amend the Affordable Housing Scheme – details in Appendix 2 to these Minutes below.

Cllr Bailey explained that a Kitewood contact had approached him today asking for contact details for the Rugby Club. Kitewood would like to ask to put up some advertising hoardings in the club's car park, and will pay a fee to the club to do so.

Call for Sites and the Canterbury District Local Plan

There is no update – CCC is behind schedule. The preferred options consultation for the Canterbury District Local Plan is now expected in the Autumn.

KCC Cllr Thomas left the meeting at this point due to the sensitivity of the next item.

Brooklands Farm – Site reference on Call for Sites list SLAA104

The Senior Development Surveyor contacted the Clerk on 20 December 2021 and offered a virtual meeting to provide the parish council with more information on their proposals and the technical evidence they have produced to date. A virtual meeting was held on 02 February 2022. There is potential for a mixed-use development although the parish council was told an application will only be submitted if the site is chosen by CCC as a strategic site for development.

A second virtual meeting with the parish council was requested – and held on 19 May 2022 to give updates mainly on ecological surveys etc.

The Clerk then had a third virtual meeting on 04 July 2022, with two Chestfield Cricket Club members also present. The cricket club had previously made enquiries to the landowner some two and a half years ago about either buying, or having on a long lease, some land about 150m x 150m in size alongside the existing club's boundary. The planning consultants explained that they had not completed all their studies with CCC yet and are still interested in ideas. They also confirmed that the landowner had briefed them about helping the cricket club if possible. The cricket club is much more than just cricket and is having to turn people and groups away at present. The expansion application has been granted permission but infrastructure grants are not yet available and the cost of materials has increased.

It was agreed at the virtual meeting that an in-person site meeting with the planning consultant team, the two cricket club reps and the Clerk would be helpful to see what, if anything, might be possible should any development/planning application be worked up.

Cllr Bailey stressed that the parish council needs to be mindful about the sensitivities around the timing of this site meeting and the parish council's early dialogue and engagement. At the moment the fact that the site is on CCC's Call for Sites list is public knowledge but further detail is confidential. Whilst the parish council is supportive of a site meeting and local dialogue it would prefer that this is held after the CCC preferred sites options consultation is public – to ensure transparency and retain the trust of Chestfield residents.

The meeting closed at 9.25pm.

Signed: Date:
Chairman

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

Dates of planned full parish council meetings: 12 September, 14 November 2022

Councillor surgeries for residents - Come along informally between 6.30pm and 7.30pm to the WI hall in Chestfield Road to voice any concerns or give any comments to a councillor. Dates of surgeries for residents: from 6.30pm – 7.30pm - (none in August), 12 September, 10 October, 14 November and 12 December 2022; and Christmas Carols event as Wednesday 21 December 2022.

New Applications

1.	CA/22/00699 - 44 Longtye Drive, Chestfield, CT5 3NF Two-storey rear extension.	Chestfield Parish Council has reviewed this application and the only issue is that the application form states that trees and hedges are not being removed, however, the photographs in the Design & Access statement show otherwise - see page 10. The planning officer should clarify this.
2.	CA/22/00738 - 11 Birkdale Close, Chestfield, CT5 3PY Erection of detached single-storey outbuilding for use as garden room to rear garden.	Chestfield Parish Council has reviewed this application. There are concerns that the construction of the new building and its foundation should not damage the existing trees and their roots, in accordance with the requirements of BS 5837 (Trees in relation to construction). <i>This application was subsequently granted.</i>
3.	CA/22/00843 - McDonalds Drive Thru, Thanet Way, CT5 3JE Single-storey extension together with 3 parking bays and associated works.	The new extension to the back of house is to provide an enlarged chiller and stock room. The parish council has no comments.
4.	CA/22/00892 - 5 Cherry Orchard, Chestfield, CT5 3NQ Single-storey front extension of existing garage.	The parish council has no comments.
5.	CA/22/00973 - 11 Primrose Way, Chestfield, CT5 3QN Two storey and single-storey rear extension together with single storey side extension following demolition of conservatory.	Chestfield Parish Council has reviewed the planning application and has the following comments: This is quite a substantial proposal. The rear two-storey development will over shadow the conservatory and garden of No 10 and they may have something to say about this impact. The Site Plans are incorrect - No 10 has been bordered in red and Not 11.
6.	CA/22/00986 - 12 Kendal Meadow, Chestfield, CT5 3PZ Single-storey rear extension following demolition of existing conservatory.	The parish council has no comments. This application was subsequently granted.
7.	CA/22/01037 – Grasmere Gardens, The Ridgeway Variation of section 106 legal agreement of planning permission CA/17/00469/OUT; to allow discharge of the obligations relating to the proposed tenure mix Schedule 2 of the s106 Agreement dated 18 September 2019 sets out the obligations relating to 'Affordable Housing'. Phase 2 and Phase 3 of the development at Grasmere Gardens will provide a total of 160 homes of which 48 will be Affordable Homes. 48 Affordable Homes represents 30% provision satisfying the obligation at Schedule 2 clause 1.1. All 48 Affordable Homes associated with Phase 2 and Phase 3 of the development will be provided within Phase 2 as approved by the Reserved Matters Application (Application Ref: CA/21/02244)., This application seeks to discharge the obligation at clause 3.3 of Schedule 2.	

As above the location and distribution of the Affordable Homes in Phase 2 was approved under the Reserved Matters Application. The Affordable Housing Mix was also defined. However, details of the Tenure Mix were not submitted for approval. This application therefore seeks to discharge the obligation to provide details of the proposed Tenure Mix in Phase 2.

The proposed Phase 2 Affordable Housing Tenure is set out as:

	Affordable Rent	Shared Ownership	TOTAL
1 bed flat	2		2
2 bed flat	16		16
2 bed house	6.	4.	10
3 bed house	6	9.	15
4 bed house	3.	2.	5
TOTAL	33.	15.	48

The Affordable Homes (90 homes) in Phase 1 and Phase 2 of the Grasmere Gardens development site will be delivered by Kitewood on behalf of Moat Homes.

8. **CA/22/01155 – Grasmere Garden – Application to vary S106 of planning permission CA/17/00469/OUT to amend the Affordable Housing Scheme.**

Moat Homes Ltd, The Registered Provider, has acquired the Affordable Housing Units in Phase 1 and is the freehold owner of the land registered at HM Land Registry under Title Number TT126945 and has acquired a freehold interest in the Affordable Housing Units in Phase 2 and Phase 3 Site by way of a Transfer dated 26 April 2022 to be registered at HM Land Registry.

The parties agree to vary the Principal Agreement in the following manner.

4.1 Paragraph 2.1 of Schedule 2 shall be deleted and the following new clause shall be inserted in the Principal Agreement: 2.1 The Affordable Rented Housing Units shall comprise a target of:

(a) 69% Affordable Rented Housing Units and/or Social Rented Housing Units subject to paragraphs 3.3 and 3.4; and

(b) 31% Shared Ownership Housing Units or, as may be approved by the Council, other Intermediate Housing.

4.3 Paragraph 3.1 (d) of Schedule 2 shall be deleted and Paragraphs 3.1 (a) (b) and (c) shall be amended as set out below :

(a) three of the said units shall be provided as one-bedroom flats;

(b) twenty-four of the said units shall be provided as two bedroom flats; and

(c) two of the said units shall be provided as three-bedroom houses

4.4 Paragraphs 3.2 (a) b) and (c) of Schedule 2 shall be amended to provide for the following mix and tenure of the Shared Ownership Housing Units:

(a) six of the said units shall be provided as two-bedroom houses;

(b) five of the said units shall be provided as three-bedroom houses; and

	(c) two of the said units shall be provided as four-bedroom houses. The CCC Housing Regeneration officer has said she has no objections to the proposed variations to the s.106 agreement. This will enable Moat Housing Association to proceed with the development. Also, the mortgagee in possession clause will allow Moat to borrow against their assets, without adversely affecting the tenants/residents of the properties, which will allow Moat to re-invest in new affordable housing in the district.	
9.	CA/22/01022 – Pine Cottage, New Road, Chestfield CT6 7NZ Change of use from residential to use as a ranger station and office	The cottage is currently a class C3 residential building which was purchased by Kent Wildlife Trust in 2021 using donor funds for the purpose of being used as a ranger station to assist with Kent Wildlife Trust in the Wilder Blean project. It is proposed that the building will be used as a research base and office activities. The building will house a screen with a live feed from the collars being worn by the bison on the reserve. Future phases after some capital investment, may use this site as an occasional location for events and a base for educational uses, this would be subject to a separate planning application as required.
10.	CA/22/00931 – 173 John Wilson Business Park, Harvey Drive, CT5 3RB Change of use from storage to MOT testing Bay	The parish council has no comments. This application was subsequently granted.
11.	CA/22/00657 - 28 Laxton Way, Chestfield, CT5 3JN First floor extension with external cladding.	1) There could be evening shadowing the neighbours' garden. 2) A window has been installed at first floor on the South Elevation overlooking the neighbours' garden. The neighbours may have something to say about this - but none have complained thus far.
12.	CA/22/00699 - 44 Longtye Drive, Chestfield, CT5 3NF Two-storey rear extension and insertion of first floor windows in the side elevations of the existing house.	Chestfield Parish Council has reviewed this application and the only issue is that the application form states that trees and hedges are not being removed, however, the photographs in the Design & Access statement show otherwise - see page 10. The planning officer should clarify this.
13.	CA/22/01250 - 81 Maydowns Road, Chestfield, CT5 3LW Front and rear extensions to include new first-floor accommodation, dormers to both sides, alterations to roof together new windows, rooflights and solar panels following demolition of conservatory.	The Garage has been removed but there is ample room on site for off street parking. Also, the site is outside of the flood risk zone. The parish council has no comments.
14.	CA/22/01315 - Chestfield Medical Centre, Reeves Way, Chestfield, CT5 3QU	The application seeks consent for the provision of an additional staff car park for the surgery, inclusive of works to the existing highway to divert existing pedestrian and cycle routes. The proposal was previously submitted (CA/20/01980) but withdrawn following concerns over the safety of existing

Construction of additional staff car park with associated pedestrian and cycle route.	pedestrians and cyclists. Since this, the proposal has been re-worked in consultation with KCC Highways. At present a pedestrian and cycle route cuts through the site, parallel to the proposed spaces, and connects to the Thanet Way. The proposals also include the stopping up of the public highway at the entrance with Chestfield Road and diverting the pedestrian and cycle routes north, to meet the Thanet Way and pedestrian crossing, which lies to the north of the existing staff car park. Hedging is retained. The parish council has no adverse comments.
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Notifications

CA/22/00579 – Fairways, The Drive, Chestfield CT5 3NW Single-storey rear extension	GRANTED by CCC
CA/22/00568 – Willow House, Radfall Road, Chestfield CT5 3EP T.P.O no.1 1957. Oak- To reduce back the outer growth (garden side) on the single Oak tree located to the right boundary of the rear garden, reducing the growth back by approximately 2.5 - 3m, fading out in to the crown of the tree.	GRANTED by CCC
CA/22/00187 - 4 Shrub Hill Road, Chestfield CT5 3NZ Extension to front dormer and new detached double garage with annexe over including front and rear dormers and balcony to rear.	GRANTED by CCC
CA/22/00686 - 24 Chestfield Road, Chestfield, CT5 3LF Two-storey side and rear extension together with single-storey rear extension	GRANTED by CCC
CA/22/00738 - 11 Birkdale Close, Chestfield, CT5 3PY Erection of detached single-storey outbuilding for use as garden room to rear garden.	
CA/22/00537 - Badgers End, The Drive, Chestfield, CT5 3NU Two-storey detached dwelling together with 02 no. bay garage.	GRANTED by CCC
CA/22/00892 - 5 Cherry Orchard, Chestfield, CT5 3NQ Single-storey front extension of existing garage.	GRANTED by CCC
CA/22/00986 - 12 Kendal Meadow, Chestfield, CT5 3PZ Single-storey rear extension following demolition of existing conservatory.	GRANTED by CCC
CA/22/00931 – 173 John Wilson Business Park, Harvey Drive, CT5 3RB Change of use from storage to MOT testing Bay	GRANTED by CCC
CA/22/00657 - 28 Laxton Way, Chestfield, CT5 3JN First floor extension.	GRANTED by CCC
CA/22/00699 - 44 Longtye Drive, Chestfield, CT5 3NF Two-storey rear extension.	GRANTED by CCC