

CHESTFIELD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 13 March 2023

Present:

Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Bob Todd
Parish Cllr David Fitzpatrick
Parish Cllr Lorraine East
Parish Cllr Anne Loder
Parish Cllr Mike Poole
Amanda Sparkes, Clerk to the Council
CCC Cllr Ben Fitter-Harding
KCC Cllr Robert Thomas
Two residents (one for part of the meeting)

118. Opening of the meeting

Cllr Bailey welcomed everyone to the meeting.

119. Apologies for absence

Apologies for absence for this meeting were received and formally accepted from Parish Cllr Pat Gibson (family commitment) and Parish Cllr Tricia Chapman (family commitment.)

120. Members' Interests

Cllr Mike Poole advised his wife is a Church Warden at St John's Church. He would therefore not take part in the discussion and vote on the grant application from the Church.

121. Minutes of the parish council meeting held on 09 January 2023

Cllr Brealy proposed, Cllr Loder 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:

- NOTED the new noticeboard on the footpath to Sainsbury's in Primrose Way is now installed.
- The Clerk will seek a further update from Kitewood re Kitewood supplying a new two-Bay noticeboard at the Grasmere Gardens development. The order has been delayed by unfavourable ground conditions and a delay in the actual development.
- NOTED completion of the replacement of the two seats on CW69 was undertaken late January.
- NOTED remedial work to improve the Maydowns Road rose bed area has now been completed and the Clerk and Cllr East will now look to undertake bulb and other planting as previously ratified
- NOTED Kendal Meadow residents seeking planting improvements for the small raised roundabout on the Kendal Meadow development outside number 16 have abandoned the idea for now.

122. Adjournment of the meeting

A resident thanked the parish council for its bulb planting by volunteers initiative – the spring bulbs look lovely.

A resident queried caravans on land on Molehill Road, just past Westbrook. Cllr Brealy advised they have been there for two years or more now. The land was compulsory purchased by KCC when the new Thanet Way went through and KCC sold it subsequently. Cllr Brealy advised the Title states siting of caravans is illegal – he will provide the Title to Cllr Bailey and Cllr Bailey will follow this up with CCC Cllr Fitter-Harding.

The meeting continued.

123. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas' report had been circulated prior to the meeting as follows:

1. Councillor Barbara Flack, ward councillor for Blean, passes away

<https://news.canterbury.gov.uk/news/council-announces-sad-death-of-cllr-barbara-anne-flack/>

2. **Highways Improvement Plan** Short Focused Inquiry recommendations, including to roll out HIPs in unparished areas, sharing contacts, and opportunities to get highways improvements funded by developers have been passed to Cabinet Member for Highways and Kent Highways for a response [Agenda for Scrutiny Committee on Thursday, 23rd February, 2023, 10.00 am \(kent.gov.uk\)](#) (item A5)
3. CCC will be looking to enforce against those who leave their **engines running while dropping children off at school** <https://news.canterbury.gov.uk/news/leaving-your-engine-running-could-lead-to-20-fine/>
4. **King's Coronation Street Party fee waived**
<https://news.kent.gov.uk/articles/kent-county-council-waives-fees-for-coronation-street-parties>

Council Tax has been set for April 2023-March 2024

Parish	Number of Band D equivalent	Tax Base 2023/24	Tax Base 2022/23 properties
Blean	663.29	648.69	643.71
Chartham	1,676.20	1,639.32	1,630.66
Chestfield	1,593.37	1,558.32	1,560.37
Hackington	249.51	244.02	245.34
Harbledown	909.66	889.65	896.98
Lower Hardres	284.50	278.24	281.09
Petham	325.67	318.50	321.32
Upper Hardres	201.64	197.20	184.61
Waltham	220.02	215.18	213.08
<i>Total Band D Equivalents CCC</i>	<i>53,874.45</i>	<i>52,372.76</i>	<i>51,259.80</i>

BAND D:

Canterbury City Council element of council tax £232.92

Kent County Council £1,534.23 (including Adult Social Care Precept)

CONSULTATIONS

Electric Vehicle and Infrastructure Survey <https://news.canterbury.gov.uk/consultations/electric-vehicle-and-infrastructure-survey/>

Kent Community Services consultation <https://news.kent.gov.uk/articles/have-your-say-and-help-us-to-frame-kents-future>

Home to School Transport <https://letstalk.kent.gov.uk/school-transport-policy?next=/admin/sites/editors/home-page/live-preview>

20 speed limit in Tankerton <https://letstalk.kent.gov.uk/tankerton-road-whitstable-in-canterbury-amendment-20-speed-limit-order>

KENT POLICE UPDATES - link for the past month's crime statistics in each village as well as contact details for your neighbourhood team.

Blean	Chartham, Chartham Hatch, Lower Hardres, Petham, Upper Hardres & Waltham
Chestfield	Harbledown
Hackington	Rough Common



APPLY	Adoption and Fostering
	Assisted Bin Collection
	Births, death, marriages, ceremonies
	Business Support
	Bus and Travel Passes
	Community grants and funding
	Disabled Parking Blue Badge
	Film in Kent
	Free School Meals

REPORT	Garden Waste Collection
	Highways Permit – close a road, tourist signs, skip on highway, dropped kerb
	Kent Adult Education classes
	Library Services – books, magazines, newspapers, archives, iPads and more
	https://www.canterbury.gov.uk/jobs
	Bus Feedback
	Environmental issues – bins, litter, dog fouling
	Flytipping
	Illegal Parking
	Kent Highways – potholes, drainage, pavements, streetlighting etc
	Missed Bins
	Noise, Smoke or Smell problem
	Planning Enforcement
	Public Rights of Way
	Trading Standards

Works due to take place on the A299, Thanet Way between Whitstable and Herne Bay.

There are two elements of work that will need to be carried out and these were originally planned for:

- the replacement of the tunnel lighting with energy efficient LED lights and
- deep carriageway reconstruction repairs

Both elements to be done together would have required full 24/7 carriageway closures of the section of road between Whitstable and Herne Bay. Highways had wanted to shut the (East-bound) coast-bound to Thanet carriageway of the A299 Thanet Way for four weeks from 24 April 2023, before closing the opposite Westbound side towards London for the same length of time from 30 May 2023 to reconstruct the road.

Gridlock caused by the closure of the route on Monday 27 February 2023 due to two accidents meant highways reconsidered and announced the reconstruction project has been postponed.

Officials will go ahead with plans to upgrade/replace the lights in the Chestfield Tunnel, guarantee the safety of those using it going forward, but stress a contraflow system will be in place to prevent drivers from flooding the surrounding roads. This adds significant cost to the project but will reduce disruption to road users. The contraflow will require a reduction in the speed limit to 40mph. For the safety of our workforce and road users we will be implementing a contraflow system in two phases as this will impact traffic flow less.

The contraflow will be in place eastbound (coastbound) from 5am on Monday 24 April to 5pm on Friday 26 May before switching to the westbound (London-bound) direction between 1am on Tuesday 30 May to 5am on Friday 30th June. A temporary 40mph speed limit will be in place on the A299 Thanet Way in both directions between the Golden Hill overbridge and the Thornden Wood Road overbridge.

The A299 Thanet Way will be closed in both directions between 8pm and 6am on Saturday 22 April for two nights, for up to two nights from Friday 26 May and Friday 30 June for two nights, to enable the contraflow system to be installed, moved and removed.

Alternative routes are via the A2990 Thanet Way slip way, A291 Canterbury Road and A299 Eddington on-slip for coastbound traffic and the A299 Eddington slip way, A291 Canterbury Road, A2990 Thanet Way, A2990 Clapham Hill and A299 Whitstable slip way for London-bound traffic.

The carriageway reconstruction will still need to go ahead at a future date, and we are investigating the possibility of installing additional crossing points in strategic locations along the A299 Thanet Way to facilitate this.

Cllr Bailey asked if this will include provision of a quieter road-surfacing – Cllr Thomas agreed to make enquiries.

Cllr Bailey also asked Cllr Thomas to seek an update about the faulty streetlighting on the old Thanet Way from the bridge to McDonalds.

124. City Councillor report – Cllr Ben Fitter-Harding

Cllr Ben Fitter-Harding explained that before the current council ends for the May elections it is looking at recommendations from the biodiversity working group; the CANENCO business plan for 2023-2024, and Leases for both Whitstable museum and Whitstable Umbrella.

There has been a change in policy for public toilets in the district – rather than close them when they need refurbishment, over a number of years capital funding will create new toilets/replace them with higher specification single units with outwards opening doors.

The CCC budget for 2023-2024 has been approved. Each councillor's £1,000 ward funding was to be withdrawn for appointment of a Homeless officer, but this has been retained and the proposal rejected as the housing needs have already been met. CCC is looking to rebuild its reserves.

Cllr Fitter-Harding advised he is to attend the Joint Transportation Board meeting on 14 March 2023.

There have been over 2000 responses to the consultation on the Canterbury District Local Plan.

Cllr Fitter-Harding advised a complaint received from a resident about the Maydowns Road sewer situation has been registered as a Stage 1 complaint. ICOSA Water is currently fulfilling its obligations to provide the connection. There is disparity between Southern water and the decision notice saying tankering is to be done until reinforcement / 100th house occupation takes place, and a document on the CCC Portal from the engineering consultants suggesting a connection will take place. Cllr Poole questioned what the upgrade to be done by Southern Water in the next 24 months will involve – for example digging up the whole road? Plus a resident last week had to call out Dynarod who found tree roots in the sewer.

Cllr Fitter-Harding advised Southern Water is responsible for saying when the connection may be made but CCC and the parish council should keep the pressure on and seek repeat assurances.

Cllr Bailey was concerned it could be turned on 'under test' and wondered if the parish council could get a locking mechanism on the connection point.

The Freedom of information request response is now due on or by 06 April 2023.

125. 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: To secure bookings for August Community Fun Day event - £936 for 6 x porta-loos, and £1,880 for inflatables and other activity equipment.

126. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for January of £3,762.75 and payments for February totalling £5,329.01 and payments for March to date of £4,367.07. The finance sheets were signed by the Chairman.

127. Financial matters

RECEIVED the bank statement and bank reconciliation for January 2023 and February 2023 and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED evidence of spend copy invoices received on 20 January 2023 against the grant given in 2022-2023 to the Reculver Cricket Club.

NOTED one of the Fixed Term deposits with HSBC totalling £52,181.74 that matured on 06 January 2023 was not automatically reinvested but allocated back into the HSBC current account – and a cheque now written to be authorised by two councillors at this meeting to transfer £25,000 to the Unity Trust Bank current account to ensure the Unity Trust current account balance remains with sufficient funds to last until year end, and the precept / budget forecast decided on by the parish council for 2023-2024 does require supplementing by the use of unrestricted reserves.

NOTED the Clerk organised the annual service and calibration of the SL700 speed gun on 08 February 2023.

NOTED confirmation on 08 February 2023 that for the KCC Local Government Pension scheme the employee contribution rate from April 2023 remains the same at 6.5%.

Chestfield Community event Monday 28 August 2023 at Chestfield Cricket club

NOTED the Clerk completed an "Expression of interest in holding an event" to CCC at their request on 19 January 2023.

NOTED that the Clerk completed an application for £3,396 on 26 January 2023 to the National Lottery for this event. However, the application was considered in competition with others, and it was not as strongly aligned to the NLF funding priorities, so NFL did not offer a grant.

The Clerk explained she held a pre-planning meeting at the cricket club on 07 March 2023 with the cricket club manager. The venue is free on Friday evenings in April – it was RESOLVED to offer a community quiz on Friday 21 April 2023 to raise funds towards the event. The Clerk will organise this and contact previous attendees to offer them a table.

Cllrs RESOLVED that entry is to be free of charge. However a donation pot will be put by the activities wristband entry table for voluntary donations.

If a stall is a type to make money from the event the parish council will ask for a financial contribution from stall holders towards the event budget.

RESOLVED that, if necessary, an extra premium be paid to the insurance company to cover the event if more than 500 people attend at any one time.

RECEIVED and accepted a quotation from a private First aid company AMG Ambulance Group to provide medical cover for the day, with paramedics and technicians, a 4x4 response vehicle and medical tent.

NOTED that AMG Ambulance Group is offering a free demonstration of the defibrillator, covering from a person found unconscious, to calling 999, the defib process, through to what to expect on ambulance arrival – Cllrs felt this was a very good idea. AMG is elsewhere committed and therefore not available for the 2023 March electors' meeting, nor the Community Fun Day unfortunately so a different suitable dates/venues for a free session needs to be set.

Cllr Bailey explained feedback from residents at the Platinum Jubilee event last year included that outside singers would be good. The Clerk had a rough estimate of £350 for a 2-hour set – Cllr Todd proposed, Cllr Brealy seconded and all councillors agreed the Clerk should pursue this. If outside singers are booked then a TENS licence will be required – the Clerk explained that the cricket club will apply for this, and the fee in the region of £25 would be reimbursed to the club.

128. Chestfield Cricket Club refurbishment and improvement project

Further to in principle support resolved at the January 2023 parish council meeting, RECEIVED further information for a Grant request from Chestfield Cricket Club towards their pavilion improvement works project. Cllr Poole proposed and Cllr East seconded and all councillors approved a grant of £4,950 - this amount being specifically for the provision of a disabled toilet and access. The club has offered for the parish council to have a plaque to mark this – and the Clerk will arrange this.

The Clerk also signposted the club to the KCC councillor and Cllr Robert Thomas awarded the project £1,800 from his Member grant pot.

129. Paying for more trees at Radfall Recreation ground

The parish council has been progressing a resident's suggestion that the parish council pay for more new trees at the CCC owned Radfall Recreation ground – CCC has taken ground conditions into account and the existing tree stock, and has mapped and proposed 28 new trees: these supplement some existing species, and introduce some new: 5 x Swamp Cypress, 5 x Eucalyptus, 5 x Sweet Bay Magnolias, 5 x Field Maple, and 5 x Water Tupelo. And 3 new Oaks in an existing oak line boundary.

Only partial costings from CCC were ready for the meeting but did not include planting or watering costs. CCC is costing for the full 28 trees as this is its ideal proposal, although this could be scaled down. And the trees will be around 3-4m in height as opposed to whips, and depending on species range from £80 to £400 per tree. Councillors felt that no decision could be made without full details and a breakdown and full costs. Cllr Brealy kindly offered to map out the existing trees at the recreation ground, in particular along the Cherry Orchard/Longtye Drive boundary. This item and any tree planting was therefore deferred.

130. Request for new trees

Councillors considered two residents' new requests that the parish council pays KCC to plant and water new cherry trees outside No. 22 and No. 37 Cherry Orchard – after discussion it was resolved that the Clerk should seek and bring costs to the next meeting.

131. **Grant request from St John's Church**

Councillors considered a grant request of £1,200 from St John's Church towards a King's Coronation event. Cllr Bailey proposed, Cllr East seconded and all councillors approved the request. The Clerk will ask the families minister for posters to advertise the event on the parish council's noticeboards.

132. **Clerk's Report**

RECEIVED details of a CCC briefing for parish councils held on 25 January regarding the arrangements for the elections on 4 May 2023 and about the new requirements for voters to show photo ID at the polling station. Information ran in the March magazine for residents.

Southern Water drop-in event regarding the Swalecliffe Pathfinder Project held on 21 January 2023

Southern Water is running Pathfinder projects in six areas: Deal, Margate and Swalecliffe in Kent, Fairlight in East Sussex, Sandown on the Isle of Wight, and Pan Parishes near Andover, Hampshire. The initial study, summary reports and updates for each of the Pathfinders can be found at <https://www.southernwater.co.uk/our-performance/storm-overflows/pathfinder-projects>

"Groundwork South" is an environmental and social charity (receiving funding from Southern Water), working across the South of England to create stronger, healthier communities, responsible business and greater prospects for local people. Groundwork South is working with Southern Water and wider project partners to help and deliver the Pathfinder project by:

- undertaking surveys and making recommendations for the integration of Sustainable Drainage Systems (SuDS) in the public realm and people's homes
- engaging with homeowners and installing a variety of SuDS measures on people's homes as part of the Slow the Flow pilot.
- Working with 47 schools across the south of east to install a range of SuDS measures, to reduce flood risk and create opportunities for learning and help disconnect schools' surface water drainage systems from the main sewer system. Schools are ideally suited for SuDS measures, being centrally located, having large permeable areas of hard standing and usually having large open areas where SuDS systems can be developed. They also offer a great opportunity to educate children about sustainable water management.

Nature Based Solutions are favoured. For example:

- Green walls – where vertical spaces can be create by using rainwater to feed climbing plants. Green walls cool buildings, make places look great and create habitat.
- Green, Blue, brown and bio-solar roofs – roof space is a valuable opportunity to capture and use water at source, to create habitat and other benefits.
- Ponds, lakes and wetlands – permanent water bodies with huge wildlife, recreational and carbon storage benefits.
- Rain gardens – an absorbent, free draining garden space full of predominantly planting.
- Swales – channels which move water from place to place, they are often great for wildlife, filter pollutants and can be interesting landscape features.
- Retention and infiltration basins – larger, open depressions in the landscape that are usually dry but can hold back larger amounts of water.
- Storm water tree pits – these combine below ground storage with tree planting in paved areas.
- Tree planting – trees intercept and store rainfall, provide shade and reduce local air temperatures, provide space for wildlife, store carbon, improve air quality and provide visual interest.
- Raised flow through Planters – usually smaller Planters connected to down-pipes, which store water and irrigate plants on properties.

Swalecliffe – working on slowing the flow

- Published the Swalecliffe technical and summary report.
- Plans to 'slow the flow' for initial areas in Swalecliffe, with the roll-out of water butts and planters.
- Reviewing Cornwallis Circle to install community nature-based solutions.
- Planned a planter with a climbing plant installation at Whitstable Library.

In August 2022, the Environment Agency agreed in principle to amend Swalecliffe's wastewater treatment site permit so that the site can be reconfigured to operate in a more conventional way.

This should result in around 30% fewer releases with a further 10% reduction of spills expected from work being carried out on site. Southern Water expect this work to be completed in May 2023.

133. Annual Electors' Meeting – 27 March 2023

The Clerk sent invitations to organisations in the parish on 02 February inviting 'annual reports'. Invitations were also sent to the parish's city and county cllrs. The Clerk has advertised the event on the village noticeboards and in the March magazine.

As per the format of recent years, in addition to the standard Chairman's report, each Parish Cllr has been asked to contribute a paragraph on 'their year passed' and what they have achieved/worked on in that time (under their responsibilities / references). This will be printed as a 2-sided A4 leaflet and available at the Annual Parish meeting for people to take away as a reference document, and also inserted in the June magazine.

RESOLVED that authority be given to the Clerk to purchase refreshments for the evening, and Cllrs Todd and Poole volunteered to help out in the kitchen at the event.

134. Compact document

The Clerk had updated the parish council's internal Compact – This document sets out standards, principles and expectations that both the parish council may expect from a parish councillor and what a parish councillor may expect from the parish council. With a couple of amendments this was adopted.

135. Highways

Double yellow line proposals

CCC's Annual Parking Review consultation ran from 19 January to 10 February. The Clerk responded to the survey in support of the 3 proposals for Chestfield – to extend yellow lines in the entrances to both Plantation Road and Share and Coulter; add yellow lines at the entrance to Polo Way; and implement yellow lines with no waiting times at Radfall Recreation ground, Chestfield Road.

The Clerk heard from the CCC officer on 20 February that the double yellow lines in Plantation Road & Share & Coulter Road proposals did not receive any objections during public consultation and CCC plan to carry out implementation of the changes during March. Cllr Todd advised one side of Plantation Road was done that day.

Lines in Share and Coulter have been completed – two residents had attended the pre-meeting residents' surgery to explain they were going to complain about the length of them, and ask CCC to shorten them.

For the Proposed double yellow lines, Chestfield Road opposite the Radfall Recreation ground, & for Polo Way the public consultation received objections. These objections will be considered by the council's [Joint Transportation Board](#) at their meeting on the evening of 14 March 2023.

136. Ticket machine at Swalecliffe train station

Cllr Bailey explained he has heard from senior staff at Victoria that the continually smashed ticket machine at the train station will not be repaired anymore. Several rural stations have similar. This causes issues for passengers, long queues at the excess fares' kiosk, and the risk of fines. Cllr Bailey suggested passengers take a photo of the broken machine or buy a ticket online.

KCC Cllr Thomas invited Cllr Bailey to contact him with details and he will raise it with the KCC Public Transportation team.

137. Environment

Another community litter pick

NOTED another community litter pick is booked for Sunday 26 March 2023 from 11am-1pm.

Extending the line of hedging at the Rugby Club alongside Primrose Way

NOTED The Rugby Club committee has resolved to plant a living hedge in the Spring to extend the line of hedging at the Rugby Club alongside Primrose Way leading to Lavender Close perimeter, and meet all costs of this themselves without involvement of the parish council.

UPDATE re residents' concerns re parking problems at Radfall Recreation ground

For possible hedge reduction and/or car park extension at Radfall Recreation ground – NOTED a meeting to be held with CCC officers on 16 March 2023, ahead of any consultation with immediate households.

Herb Planters at WI Hall

Cllr Loder advised the WI has asked if the community herb Planters are to be replenished. Cllr Bailey advised yes, and with soil improvements.

138. 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.

A Terms of Reference for a Delegated Authority to the Clerk for planning

A Terms of Reference for a Delegated Authority to the Clerk in relation to responses on planning applications in conjunction with a minimum of two councillors was agreed by all.

Maydowns Road sewer connection to serve the Greenhill development

NOTED a Freedom of Information Request was made to Southern Water's Senior Future Growth Planner by email on 07 February 2023 re application CA/21/01430 – foul drainage discharge condition for the new Greenhill development of 450 homes and its proposed connection into Maydowns Road. (CA/21/01430 has now since been approved. More information on the Planning Appendix at the end of these Minutes)

Strategic housing development sites

The draft Canterbury District Local Plan (CDLP) (www.canterbury.gov.uk/localplanmap) proposes two strategic housing/mixed use sites for Chestfield:

a) Brooklands Farm (1,300 dwellings, a primary school and a Special Educational Needs school)

b) Bodkin Farm (for a secondary school with sixth form, and 250 houses)

The Bodkin Farm team held an informal in-person meeting with the parish council on 17 February 2023. Key points from that are:

The team proposal is to increase numbers to 300 homes, to increase viability.

The site is to have two points of access off the old Thanet Way – Cllr Fitter-Harding explained this could be just a one-way system to assist with school runs

The team is planning public consultation in two forms (online webinar and in-person event) to take place in June 2023 – the parish council will advertise details in the June magazine,

The team had advised the parish council that they anticipated submitting an outline application in September/October 2023. Cllr Fitter-Harding explained that CCC has advised them to wait and submit an application once the next draft CDLP is published and is more evolved.

The team hope to get outline planning permission and will then sell on to a developer to build – so the final masterplan, layout, density and design may well change.

The meeting closed at 9.15pm.

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: Monday 20 March 2023 for the Annual Electors' Meeting, 22 May (delayed by May elections and bank Holiday 08 May), 10 July, 11 September, 13 November 2023.

CA/21/01430 | CA/21/01430 | Details submitted pursuant to conditions 19 (Surface water drainage strategy), 20 (Detailed surface water drainage strategy - for phases 1, 1a, 2, 3, 4, 5, 6 and 7 only) and 22 (Foul drainage) of planning permission CA/17/02907/FUL | Land South Of Greenhill Road Herne Bay

This application CA/21/01430, now granted, details the surface water and Foul drainage for the Greenhill development of 450 new dwellings – this proposal involves new pipework running from the new development in Greenhill, in and along Molehill Road, past the solar systems, across open fields and then the new connection for waste removal into the network in Maydowns Road.

UPDATE - The CCC Planning officer emailed the Clerk on 09 February 2023 advising that the agent of the application has re-confirmed that a tank will be installed on-site which will hold any excess foul flows that can't be accommodated in the network, allowing for tankering to Swalecliffe by Southern Water if required.

This application was approved on 01 March 2023.

Documents on the CCC Planning portal dated 27 and 28 February 2023, advise that:

The Section 98 process in accordance with the Water Industry Act to install an offsite rising main to a point of connection deemed acceptable by Southern Water has commenced.

Southern Water has advised that the capital works to upgrade their network to accommodate the prescribed discharge will take 24 months.

Construction of the onsite rising main and pump station (that connects to the offsite rising main which in turn connects to the prescribed discharge point) has been underway since September 2022, and ICOSA Water are soon to commence installation of the offsite rising main.

Due to restrictions at the Swalecliffe Treatment works (due to environmental issues) there is no residual capacity within the local network. Therefore, while the network is upgraded, a limited discharge from the site is possible at the same connection point. (This has been confirmed by Southern Water.)

An onsite large tank sewer in conjunction with the pump station has been procured by Bellway's civil Engineering contractor to accommodate and store excess effluent. This tank will form part of the onsite drainage works to be adopted by ICOSA Water as part of the S104 Agreement once the development is completed and is sized to accommodate flows from the completed site of 450 units. This tank sewer will provide a facility to store flow from the site in the interim and be removed and discharged to Swalecliffe on a temporary basis by tanker.

The pumping to Maydowns Road will only take place when there are circa. 100 occupations as the pump could not operate until that time.

Temporary Road Closure - Molehill Road, Herne Bay - 20 March 2023 to 21 April 2023

For the safety of the public and workforce while sewer main installation works are undertaken by Icosa Water, for the above planning application, part of Molehill Road will be closed from 20 March 2023 at 08:00, with estimated completion by 21st April 2023 at 16:30.

Molehill Road, Herne Bay will be closed in phases from the junction with Thornden Wood Road to the entrance to Woodcroft, to the extent indicated by signs and barriers on site.

The alternative route is Thornden Wood Road, Greenhill Road, Thanet Way, Chestfield Road, Molehill Road and vice versa.

TO NOTE the following Freedom of Information Request was made to Southern Water's Senior Future Growth Planner by email on 07 February 2023:

You will know that you and I have been in dialogue for some months concerning this discharge of condition (CA/21/01430 - Foul drainage) for outline application CA/17/02907 for 450 new dwellings. The relevant email string is below.

Further to your email confirmation on 21 September 2022 that there is only capacity for 20 homes, Chestfield Parish Council was pleased to note a document on the CCC planning portal dated 17 October 2022 (copy attached), giving email dialogue between Southern Water's Future Growth Planner, and the CCC Case officer – this confirms the Greenhill site will not be able to connect to Maydowns Road until network reinforcements are in place. Our understanding was that, as an interim measure, tankering is to take place from the Greenhill development via on

onsite holding tank at Greenhill and taken by tanker to the Swalecliffe WWTW – and with Southern Water to meet the costs of tankering.

However, the situation on the ground seems to have changed yesterday (06 February 2023) and I am now resorting to a Freedom of Information Request as a tool to seek answers, on behalf of our residents, to previous questions asked back in November 2022 which remain unanswered and in light of yesterday's actions to also ask some new questions:

A gentleman from ICOSA Water posted an on-site site notice yesterday in Maydowns Road essentially giving notice that ICOSA intend to undertake works to connect. Maydowns Road is an unadopted road with unknown landowner/various landowners with the householders (frontagers) being individually responsible for their section of road. As there is a 'marker' with Land Registry the ICOSA representative also called on the Chairman of the Road Association to advise the same.

The Notice posted disappeared shortly afterwards yesterday. I spoke directly to the ICOSA rep yesterday by telephone and have asked for an electronic version of it.

The rep confirmed that ICOSA remains Southern Water's contractor and is the NAV that is tasked with capturing sewage from the Oxenden Park new development. In answer to my question about pipe laying in Molehill Road for the sewage to travel towards Maydowns Road he advised that ICOSA's contractors who will lay the pipes for Bellway Homes have already had discussions with Highways and laying is to start with effect from March 2023.

Chestfield Parish Council is making a request for information on behalf of its residents to answer the following questions please:

Q1. CA/21/01430 has not yet been determined and given permission – so we ask – how can work proposed in this be being planned for and undertaken without planning permission in place? ie with the site notice and talks about traffic management for pipe laying.

Q2. Bellway Homes has 21 homes that are becoming due for occupancy very soon – surely this rising main sewer is not going to be built when Southern Water has confirmed there is capacity for just 20 homes using this proposal. Where or how are the other 430 going to drain to?

Q3. Residents advised me of four men working on 20 January 2023 on behalf of Southern Water doing manhole inspections and dye release testing to establish which properties are connected to the sewer pipe for both surface water and sewerage. All houses are connected for both as far as we are aware. Has Southern Water found a way to capture surface water separately to release additional capacity for sewage?

Q4. Network Reinforcement may include enlarging existing pipes or installing larger pipes; upsizing pumping stations; separation of surface water from existing networks to create headroom, etc – what specifically does Southern Water intend to do by means of Network Reinforcement at Maydowns Road or to increase capacity within Maydowns Road?

Q5. Does this mean that Southern Water will upgrade/replace the existing pipe and resolve the regular known flooding issue at the junction with Chestfield Road too?

Or even provide larger separate pipes for the separation of foul and surface water – and these being laid to the junction with Chestfield Road? and then some form of "reinforcement" introduced to prevent flooding there too?

Q6. Through reading **The Provision of Network Reinforcement position statement** the funding mechanism seems to be Network Reinforcement of local infrastructure rather than Strategic infrastructure?

- If so, it seems that the cost will be met by Developers and/or the New Infrastructure Charge – is that the case here? Has Southern Water taken a commuted sum from the developer yet for mitigation?

Q7. May we know Southern Water's anticipated/working to timescales to complete the Network Reinforcement measures? And when a First connection may be scheduled?

Is it possible that the proposed connection will be some years away by which time the whole of the Greenhill development will be completed?

Q8. As Maydowns Road is an unadopted road the Road Association and residents have obvious concern about damage to the road – may we have a written undertaking on their behalf that costs to make good any damage as a result of any connection and associated work will be met by either ICOSA, Southern Water or the developer please?

Q9. Have Bellway Homes been fully briefed by either ICOSA Water or Southern Water on the latest situation and the network's current capacity capability/limitation?

Q10. Finally, in case you are not aware – the Canterbury District Local Plan (Regulation 18) allocates Bodkin Farm (Policy W8) for a new secondary school and 250 houses – Bodkin Farm runs adjacent along Maydowns Road and the old Thanet Way. I believe that Southern Water strictly only get involved once there is a planning permission in place but some common sense might be applied – as Bodkin Farm has been chosen as a strategic site it stands a good chance of coming to fruition during the lifetime of the CDLP – and a secondary school and 250 houses will surely need greater capacity than even an improved network at Maydowns Road could provide – we ask - would it not be better to totally rethink and run the Greenhill development in the old Thanet Way thus future-proofing the Bodkin Farm requirements?

UPDATE - An email from Southern Water’s Senior Future Growth Planner was received on 20 February 2023 advising, “Apologies once again for the delay in responding to you and for having to contact our Technical Service Delivery team to chase me on this. In order to respond to the 10 Q’s set out in your email, this involves input from our Asset Management, New Appointments & Variations and Engineering and Construction team(s). I have asked for these questions to be reviewed by those teams urgently in order to provide you with a full response. I will be back in contact as soon as I have this information.”

A further email was then received on 01 March 2023 where the officer said, “I am advised that this information would need to be obtained via our Environmental Information Request team. This is the correct process for internal and external contacts, however, to facilitate this process I have passed details of your enquiry directly to the EIR team on your behalf and they will respond directly within 20 days from the date the request was received. This will ensure that your enquiry for environmental information is logged and managed effectively.”

Update re the roundabout adjustments at Chestfield

An email was received on 23 January 2023 from the KCC S278 Senior Agreements Project Manager: The works were carried out by the developers of the Grasmere site as part of their wider mitigation measures to increase capacity, however they are as yet incomplete. There are some remedial works for the developer to undertake to the widened section adjacent to McDonalds and, once this is complete, the approach will be resurfaced before the final lines are put down. The widened Chestfield Road approach to the other roundabout is also due to be resurfaced and new lines applied.

Current timescales are that the remaining works to the roundabouts are due to be undertaken in March.

Government Consultation on revising the National Policy Planning Policy Framework (NPPF)

The government has published its long anticipated and delayed prospectus ‘Levelling-up and Regeneration Bill: reforms to national planning policy’ setting out its proposed revisions to the National Planning Framework (NPPF).

The NPPF covers all planning issues and sets out the government’s planning policies for England and how these should be applied.

The key proposals or areas of interest to clerks are outlined below:

1. A key theme is determining how to assess how many new homes need to be built and these should be distributed. The government remains committed to its manifesto commitment of building of 300,000 new homes a year. It is not proposing any major changes to the existing national formula used to distribute this housing target across local authorities but will enable them to plan for fewer homes in special circumstances “taking into account what should be protected in each area - be that precious Green Belt or national parks, the character or an area, or heritage assets”. Local authorities will also be able to bring forward their own method for assessing housing needs if they have exceptional circumstances, such as unusual demographic and geographic factors.
2. Local planning authorities (LPAs) will be not required to alter Green Belt boundaries if this would be the only way of meeting their housing need.
3. Nor will they be required to build at high densities (which would be significantly out-of-character with the existing area) if this would be the only way of meeting their housing need.
4. The requirement for LPAs with an up-to-date local plan to continually demonstrate a five-year housing land supply will be removed.

5. They will also not be required to have a buffer of 5%, 10% or 20% on top of their 5-year housing land supply.
6. The process to prepare Local Plan will be simplified such as relaxing the 'soundness' text through which they are examined.
7. The provision of Social Rent homes to be enhanced.
8. More to be done to support the supply of specialist older people's housing.
9. Measures to encourage more community led housing developments especially affordable housing.
10. Past "irresponsible planning behaviour" by developers could in future be taken into account when applications are being determined.
11. Government data will be published on developers of sites over a certain size who fail to build out according to their commitments. Such developers also may be subject to financial penalties.
12. References to "Well-designed" to be changed to "Well designed and beautiful".
13. To consult on whether permitted development rights can be moderated by Design Codes.
14. Mansard roofs to be encouraged.
15. Seeking views on how planning policy can be strengthened to promote small-scale changes that can enhance biodiversity and support wildlife recovery including restricting the use of artificial grass by developers.
16. Food production value of land to be a consideration in the determination of planning decisions.
17. More measures aimed at supporting energy efficiency especially onshore wind development.
18. Reformed plan-making system to be introduced in late 2024. LPAs will be required to start work on new plans by, at the latest, five years after adoption of their previous plan, and to adopt that new plan within 30 months.
19. Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, etc. for independent examination under the existing legal framework.
20. Supplementary planning documents (SPDs) will be replaced by Supplementary Plans, which will be afforded the same weight as a local plan.
21. The new National Development Management Policies (NDMPs) to be published as a separate document and have statutory weight. The concept is that such 'general' development control policies will be set by the government through the NDMP rather than LPAs.

The deadline for comments is 2 March 2023. Further information including a copy of the consultation document and how to consult can be found at [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy)

The Society of Local Council Clerks (SLCC) is working with the National Association of Local Councils (NALC) on sector input, and SLCC will be responding separately too.

New Applications

NOTED the following neighbouring application on weekly list dated 13 March 2023:

CA/23/00379 – Land South of Old Thanet Way

Outline application with all matters reserved except for access for the erection of up to 220 dwellings including associated open space and drainage works, land reserved for up to 300 space park and bus facility, a 400sqm local shopping/ community facility and spine road with access from Thanet Way (A2990)

43.	CA/22/02625 – 94 Chestfield Road CT5 3LS Replacement of existing roof tiles of house and garage with composite slate and replacement of tiles to dormers with cladding	<i>The parish council had no comments. This application was subsequently granted by CCC</i>
44.	CA/22/02350 - Cypriana, Radfall Road, Chestfield, CT5 3EN First floor extension, together with front and rear extension. Amended plans and description received since the original submission which the parish council scrutinised. <i>The following response was uploaded to the CCC Planning portal on 06 February 2023:</i> Chestfield Parish Council has considered the amendments and note that the design has been changed considerably at first floor and roof level with the height being reduced significantly by	

	about a third. Whilst this still turns a bungalow into a house the reduction is very much welcomed in the context of its low neighbours. It is now more neighbourly at its less ambitious scale. From the amended description and block plan it also appears that the single storey carport has now been removed from the proposal altogether too. The parish council had concerns about that being in close proximity to trees/hedgerows, so with its removal that concern has been addressed. <i>However, further to neighbouring concerns and a subsequent site visit by the CCC case officer, the applicant was asked to provide amended/corrected drawings and a street scene drawing – these have now been submitted and there will be a 14-day re-consultation period to 15 March 2023. The parish council uploaded a further response on 13 March 2023 as follows:</i> CA/22/02350 - Cypriana, Radfall Road, Chestfield, CT5 3EN First floor extension, together with front and rear extension. Thank you for allowing the parish council the opportunity to revisit this application with the amended/additional drawings. The new streetscene drawing provides greater clarity on appreciating the proposal within its built context. This does clearly show the impact on the neighbouring property Radfall Court – it is a significant impact and would affect light to the living areas of their property. We note from their comments too that their earlier concerns regarding the loss of light to their solar panels remain unaddressed.	
45.	CA/23/00128 - Billmeir, Molehill Road, Chestfield CT5 3PA Single-storey attached garage with store. (For information - There have been two previous applications here for erection of a 4 bedroom dwelling within the curtilage of Billmeir together with parking and access and alteration to parking and access to the existing dwelling at Billmeir – CA/21/00730 (March 2021) and CA/21/01912 (July 2021) - The proposals are identical but further supporting information was submitted to accompany the CA/21/01912 application. CCC refused both applications, however at Appeal they were both granted).	The parish council has the following comments: 1. The current CA/23/00128 Planning Application Page 5 states that no trees will be removed. However, on checking google maps and overlaying the block plan and the drainage layout plan with the proposed detention basin we are not sure that this will be the case and ask the case officer to clarify. 2. There should also be confirmation that the adjacent properties will not be affected by the run off from this current development. 3. The Foundations for the Proposed Garage, Mower Shed and Attenuation Basin are in close proximity to the sites Western boundary/Hedgerow therefore, and all foundations should be carried out in accordance with BS 5837
46.	CA/23/00270 - 97 Chestfield Road, Chestfield, CT5 3LU Single storey rear extension following demolition of existing conservatory.	The parish council has no comments
47.	CA/23/00375 – 25 Grasmere Road Porch to front elevation	Comments by 31 March 2023

Notifications

CA/22/02505 - Larchwood Cottage, 42 Grasmere Road, Chestfield, CT5 3NA T.P.O. no 3 1988 T1) 10% crown reduction.	GRANTED by CCC
CA/22/02586 – Land At Thanet Way, Whitstable (Policy W6 allocation in draft CDLP) EIA screening opinion request in relation to development of the land for the erection of up to 270 dwellings inclusive of associated infrastructure <i>including land for up to a 300 parking space park and bus facility</i> , a 500sqm local shopping and community facility with associated parking, open space (including natural and semi-natural space, amenity green space, parks and gardens, play facilities (including: fixed play areas with LAP and LEAP facilities), NEAPs and destination play facilities, outdoor sports facilities and allotments), network of new roads, surface water drainage features, car and cycle parking and associated works.	CCC decision = No Objection
CA/22/02625 – 94 Chestfield Road CT5 3LS	Granted by CCC

Plans to build a reservoir at Broad Oak have been on the table since the 1970s.

Since 2019 South East Water has progressed design work as well as engineering and environmental studies ahead of submitting a planning application – anticipated in 2025. The reservoir is smaller than the original concept and would be determined by Canterbury City Council as the local planning authority (rather than being determined at a higher level as a major infrastructure project.)

The proposal includes developing recreational and educational facilities alongside the reservoir, a new water treatment works, the creation of new environmental habitats, and capturing winter flood flow in the Great Stour chalk River and pumping the water to the reservoir site.

The draft Canterbury District Local Plan (Regulation 18) now has a strategic policy - R26 – for a 440ha Broad Oak reservoir and Country Park.

