

CHESTFIELD PARISH COUNCIL

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

Present:

Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Mike Poole
Parish Cllr Bob Todd
Parish Cllr David Fitzpatrick
Parish Cllr Lorraine East
Parish Cllr Anne Loder
Amanda Sparkes, Clerk to the Council
CCC Cllr James Flanagan.
CCC Cllr Peter Old

2 x residents

76. Opening of the meeting

Cllr Bailey welcomed everyone to the meeting.

77. Apologies for absence

Apologies for absence were received and formally accepted from Parish Cllr Tricia Chapman, and from KCC Cllr Robert Thomas

78. Members' Interests

None.

79. Minutes of the parish council meeting held on 11 September 2023

Cllr East 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:

- NOTED a successful litter pick was undertaken on Sunday 15 October 2023
- NOTED the location for new noticeboard to be installed by Kitewood in Grasmere Gardens is still not quite ready for it.

Assets of community value

Community Right To Bid legislation came in as part of the Localism Act. It means that the parish council may look to getting assets of community value in the village added to a register of assets, held by Canterbury City Council, whereby if there is any notice of their disposal or sale, the parish council be notified and the parish council/community then have a limited amount of time to raise finance and have a right to bid to buy the asset before it can be sold on the open market. (If any assets are successfully added to the register, this gives a right to bid on an asset – but not a right to buy).

NOTED decision notices of approval were received from CCC on 13 September 2023 and displayed to list the following Assets of Community Value:

- i) Chestfield Road play area – Ref ACVFN55 – for play area excluding the KCC Highways verge at the front, and excluding the SERCO store.
- ii) Radfall Recreation Ground –Ref ACVN57.
- iii) Whitstable Rugby Football Club –Ref ACV56 – nomination for the land occupied by the Club House, the rugby pitch / open space and the car park area in front of the Club house – but excluding the area sub-let by the Rugby Club of the northern section of the site to the Chestfield Medical Centre.

80. Adjournment of the meeting

A resident explained she'd asked some time ago about the caravans on land at Molehill Road albeit not within the Chestfield parish. The Clerk gave her details of a recent planning application that had been included in the councillors' paperwork as a neighbouring application believed to be relevant - CA/23/01727 – Red House Farm, Molehill Road CT6 7PA - Application for lawful development

certificate for existing use as caravan site. (No documents are available on the CCC Portal with it, so the parish council has not been able to comment.)

The meeting continued.

81. CCC

NOTED notes from CCC's virtual Parish Engagement meeting held on 21 September 2023 were circulated, including the Parish Charter, the Local Government Boundary Commission warding arrangements (more information later), and a review by CCC on Polling Station arrangements (more information later)

82. City Councillor report – Cllr Peter Old

CCC Cllr Old advised the local Sainsbury store has removed its recycling bins from its car park although he learned this is a national decision by the store.

The street lights repair at the end of Maydowns Road and near Macdonald's ongoing for over 8 months is being chased by the KCC Cllr with the KCC Cabinet Member - Cllr Bailey also offered to chase for an update.

Re the Amphenol noise complaint (ongoing since February 2023), CCC requested a report from Amphenol – it appears not to have been received by the deadline of today so CCC is discussing next steps.

The Local Government Boundary Commission for England has rejected CCC's proposals to increase the number of CCC Cllrs to keep up with increasing resident numbers from all the developments – the number of councillors will remain at 39. Cllr Old commented that this will increase each CCC Cllr's case work. The LGBCE is now consulting on ward boundaries - the Chestfield ward is not just Chestfield village – it contains South Tankerton homes amongst others and Cllr Old advised a change of ward name would be better.

83. City Councillor report – Cllr James Flanagan

Cllr Flanagan explained he is on the Canterbury District Local Plan working group – discussion is confidential currently – consultation is due early 2024.

His case work items included a telegraph pole replacement by Openreach that went through a resident's sewerage pipe. It is now resolved after terrific difficulty getting Openreach to respond.

There has been discussion on social media about speeding through the village recently.

The Church Fields playing fields, whilst outside the parish, but in the ward, is KCC owned land for educational use, and money is being offered to KCC by central government for a SEN school with funding timebound to 2026. Other sites are being investigated in order to retain Church Fields, although SEN spaces are needed. A public meeting is being planned – Cllr Flanagan will forward the date and details when known. If an application is submitted it will be made by the Department for Education with CCC determining it.

84. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas had given apologies but sent details of the following:

Help for parents to buy healthy food, milk, and vitamins.

Getting your baby into healthy habits early on gives them the best start in life and reduces their risk of poor health later. You can do many things to help young children by feeding them appropriate food and supporting their physical growth.

Kent County Council (KCC) supports the NHS Healthy Start Scheme, assisting low-income parents in purchasing healthy essentials.

If you're over 10 weeks pregnant or have a child under 4, you could get help buying nutritious food, milk, and vitamins. If you're under 18 and pregnant you automatically qualify even if you are not on any benefits.

If you're eligible, and your application is approved, you'll be sent a Healthy Start card with money on it that you can use in some UK shops, worth £1230 per child, if you register at 10 weeks of pregnancy. Your benefit will continue to be added onto this card every 4 weeks.

You can use your card to buy:

- plain liquid cow's milk
- fresh, frozen, and tinned fruit and vegetables
- fresh, dried, and tinned pulses
- infant formula milk based on cow's milk.

Young children may not get enough vitamin A and D even if they're eating well. If you're pregnant or breastfeeding, you may not get enough vitamin C, vitamin D or folic acid.

You can also use your Healthy Start card to have these important vitamins posted for free for:

- you while you are pregnant and up to your baby's first birthday.
- your child from 4 weeks until their 4th birthday.

To learn more, go to the www.kent.gov.uk/healthystart or get the easy-to-read [NHS Health Start guide](#) You can also speak to your midwife, health visitor or GP.

85. A resident's offer to develop one or more walks in the village "ideal for people with pushchairs, wheelchair users or for those who prefer flatter surfaces" be supported and progressed and subsequently promoted

Cllr Bailey commented that the circular walk is not accessible so this is a great initiative. He proposed and all councillors supported this. The resident explained this came about because he has a wheelchair bound son and was approached by Explore Kent to promote the circular walk, but it is not accessible for wheelchairs. He and the Clerk have met and devised a route (which the Clerk had mapped out and distributed to councillors) – it works not just for those in wheelchairs. No improvements are needed for it.

It was agreed to advertise and promote this and work up a brochure. Additional signage might be required, and the length of the route and approximate time to walk it be included. The Clerk will pick this up with the resident.

86. 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.

87. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for October of £6,813.69 and payments for November to date totalling £4,045.76. The finance sheets were signed by the Chairman.

88. Financial matters

- COMPLETED a further different change of address form request for the HSBC bank account to reflect the clerk's new address as previous attempts to change it have not been processed. Statements to the end of September and November have not been received and the Clerk went into the Canterbury HSBC branch and copies of these have been requested.
- NOTED the Clerk has undertaken the Advertisers' annual renewal exercise. 29 have renewed, and there is one new advertiser, and two have been cancelled for non-payment.
- RECEIVED an end of Quarter Two Expenditure against budget headings, for information.
- NOTED that on 12 October 2023 the Clerk did an online VAT Refund claim for the period 01 March 2023 to 30 September 2023 totaling £600.14. This was paid by BACS on 18 October 2023.
- Winter bedding planting for the Chestfield Road play park planters – recommendations and price had been circulated and were accepted by all councillors – the Clerk will instruct the contractor to proceed.
- The parish council's PROWs maintenance contractor has offered to keep prices the same for the 2024 season and Cllr Todd proposed, Cllr Bailey seconded and all councillors RESOLVED to reappoint them for 2024 (Note the play park Planters winter and summer bedding and maintenance is separate to this).

Chestfield Emergency Plan refresh

For Chestfield Parish Council's Emergency Plan – Cllr Todd and the Clerk are working on updating and condensing this. They felt some hard copy large A2 size maps of both the overall parish and for individual areas to assist any response team(s) in an emergency would be useful – the Clerk will seek two quotes for these.

Cllr Todd also asked for volunteers to hold an informal meeting to undertake a mock exercise to 'test the plan' – Cllrs Todd, Bailey and Fitzpatrick and the Clerk to hold this.

Potential grant application from the Fairways Management Company

The clerk advised this agenda item is to be deferred. There may be a potential grant application from the Fairways Management Company (for Birkdale and Carnoustie Close) for more trees/shrubs to be planted but their committee is not ready and does not have information ready.

Local Government Pay claim 2023-2024

The NJC Trade Unions have now agreed new pay scales for 2023-2024:

- With effect from 01 April 2023, an increase of £1,925 on all NJC pay points (this equates to £1,716 pro-rata to the Clerk and is equivalent to a 5% pay rise);

The new monthly salary of £3,078.79 is therefore to be implemented in the December 2023 pay along with a one-off taxable and pensionable back pay payment of £1,144.

89. 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 – the new option now being explored is The KCC "Kent Plan Tree".

CCC officers are offering residents a public consultation event on 14 November – the Clerk will attend. Native species only are being proposed for planting in October 2024, next year.

90. Christmas Activities

Cllr Bailey advised this year could be the last Carols event as Canon Philip Glandfield has advised him that the Diocese and Church Committee are soon to discuss whether St Joseph's Church is to be sold – the church needs major repairs and they feel the Whitstable diocese is sufficient for the area. The current site is a major focus with the parish council's tree, lights and nativity scene for the village. Any suitable and safe alternative site would need a power supply – although Cllr Todd suggested a temporary generator may work?

RESOLVED actions for erection of Christmas Tree and banner and Christmas Lights competition again this year, and Carols event for Wednesday 20 December.

Cllrs Bailey, Todd and Brealy to install the Christmas tree, lights and advertising banner at St Joseph's Catholic Church as in previous years.

RESOLVED that Cllr Brealy should order a new date sticker for the banner.

RESOLVED To carry out the Christmas Lights competition again this year. Cllr East and the Clerk will draw up the shortlist and Cllrs Bailey and Poole to do the final judging on Sunday 17 December. Authority was given to the Clerk to purchase a Christmas Hamper as the prize and Cllr Bailey as Chairman will make a presentation speech at the Christmas carol event and award the hamper.

CHRISTMAS CAROLS EVENT - This is confirmed as Wednesday 20 December at 7pm on the green outside St Joseph's Catholic Church. The WI hall has been booked; RESOLVED

- i) That authority be given to the Clerk to do the shopping for the event
- ii) The Clerk will write to Rev. Simon Tillotson, St John's Baptist Church Swalecliffe & Chestfield, and Canon Philip Glandfield at St Joseph's to ask them for programme amendments; and she will write to the organist to confirm details.
- iii) Once programme amends are confirmed that the Clerk should arrange the printing
- iv) Cllrs Todd and East will help in the kitchen on the night. The Clerk to contact The Rotary and Cllr Chapman also to see if they may help as in previous years.
- v) Agreement for 3 x donations – £35 for St John's Church and the organist, and £45 for St Joseph's as they provide power for the lighting in addition to supporting the event.

91. Community Infrastructure Levy

Canterbury City Council will transfer the Community Infrastructure Levy (CIL) Neighbourhood Portion to parishes twice yearly (where levy receipts have been collected in a parish).

The Neighbourhood Portion is 15% of the levy receipts CCC receives in any parish, to support the development of the parish council's area by funding the provision, improvement, replacement, operation or maintenance of infrastructure (e.g. open space, community facilities, sustainable transport), or anything else that is concerned with addressing the demands that development places on the area.

NOTED the Neighbourhood Portion amount collected up until October 2023 for Chestfield Parish to be paid is £4,569.90, from the development CA/21/01750 Mayfield The Leas Chestfield (This saw two detached two-storey dwellings following demolition of the existing previous single-storey dwelling). The councillors resolved to continue to save the CIL funding a bit longer (£3,744.68 is being held for the period to October 2022 and there are 5 years to spend it – so with this added total CIL funding held is currently £8,314.58)

As there is CIL funding in this financial year 2023/2024, there is a requirement to produce and publish a report on CIL receipts and spend by 31st December following that financial year (December 2024)). The Clerk will update/complete this and send to CCC and upload it to the website.

92. Precept/budget for 2024-2025

The Clerk explained she'd received the precept request letter from CCC that day along with the tax base of houses in the parish – and on comparing the taxbase to last year's it has actually overall decreased by a few households, despite some new occupancies at Grasmere Gardens. This is not what had been anticipated. The decrease may be through more households being in receipt of council tax benefit or through empty properties going through probate or other reasons.

The precept has been held the same for the last 3 years with the council knowingly resolve last year to use unrestricted reserves – and the anticipated spend to year end will definitely incur this.

Cllr Bailey proposed and all Cllrs were in agreement and it was RESOLVED to set a precept as set out in the supporting document of £74,854 for 2024-2025. This is an increase of £10,181 on last year's – equivalent to either a 15.74% increase. The fun day if it goes ahead in 2024 may be supplemented by possible grant and/or business sponsorship.

Cllr Todd proposed and Cllr Bailey then seconded and all councillors then RESOLVED a budget for 2024-2025 against the budget document figures of £74,854, as a forecast of where the parish council plan to spend the money. The Clerk will advise CCC of the precept request and publish the budget details in the magazine for residents.

93. Clerk's Report

NOTED that on 10 October 2023 the Clerk updated the address and work phone number with the Jisc Service Desk support team for the government domain of chestfield.gov.uk

Local Government Boundary Commission consultation on new council wards and ward boundaries for Canterbury City Council.

The LGBCE is consulting on new council wards and ward boundaries for Canterbury City Council until 04 December 2023. Draft recommendations will be published in February 2024, then the LGBCE will hold a further period of consultation on its draft recommendations. Final recommendations are expected to be published in July 2024. The new electoral arrangements will come into effect at the local elections in May 2027.

The electoral review will recommend new electoral arrangements for Canterbury. LGBCE will propose:

- the total number of councillors elected to the council in the future;
- the number of wards;
- the number of councillors representing each ward;
- ward boundaries; and
- the names of wards

This public consultation is for individuals and organisations across Canterbury to give views on where they think new ward boundaries should be drawn.

The LGBCE has decided that 39 councillors should be elected to Canterbury City Council in the future. This is no change from the current number of councillors.

The LGBCE is inviting proposals (with reasons and evidence to support any submission, see below) to help draw up a pattern of wards to accommodate 39 councillors.

In drawing up new electoral wards, the LGBCE must balance three legal criteria, namely:

- to deliver electoral equality: where each councillor represents roughly the same number of electors as others across the district;
- that the pattern of wards should, as far as possible, reflect the interests and identities of local communities;
- that the electoral arrangements should provide for effective and convenient local government.

For example, to argue that two areas should be included in the same electoral ward, state why they should be together, providing evidence about community facilities, ties, organisations, and amenities, rather than simply asserting that they belong together.

There is more advice at <https://localgovernmentboundarycommissionforengland.cmail20.com/t/j-l-sqlhhl-duspkdhr-j/>

The website features technical guidance that explains the process and policies, as well as guidance on how to take part in each part of the process. Plus a webpage dedicated to the review of Canterbury, with all the relevant information, interactive maps of the current ward boundaries, and to give views.

NB. The Commission has no power to create new parishes or alter the external boundaries of existing parishes.

Information about the next stage of the review and how to have a say

<https://www.lgbce.org.uk/all-reviews/canterbury>

Polling district review

CCC is reviewing the arrangements for polling districts and places in the Canterbury area.

CCC is required to carry out a full review of all polling districts and polling places for parliamentary constituencies every five years. The next full review period runs from 1 October 2023 and must be completed by 31 January 2025.

Given the uncertainty about when the general election will be, and other scheduled workload in 2024, CCC has started the review with a condensed timetable and sought feedback on current arrangement until 23 October 2023. There will be a further review to reflect new ward arrangements following the outcome of the Local Government Boundary review.

Proposals for future arrangements will be published on 30 October when a further period of consultation will start. More information about the review on the CCC website:

<https://news.canterbury.gov.uk/consultations/review-of-polling-districts-and-places/>

Southeastern stakeholder Forum

NOTED that the Clerk attended the Southeastern stakeholder Forum on 13 November 2023 to learn and receive presentations on planned new developments on its network. Key points include:

- there are 2,600 trains per day in Kent – so it's a busy region.
- the ticket offices removal proposal has now been formally withdrawn. Self-serve journeys have cheaper costs and free up staff to help elsewhere.
- There are defibrillators at every station
- There is now better working with Network Rail.
- There is a revenue gap – mainly due to less journeys – still 1/3 less than pre covid which were 180m journeys in 2019-2020. The figures pre covid were £900m, for 2023-2024 expected is £750 so a £330m shortfall – being treasury accountable so a £1m subsidy per day of taxpayers' money. There is a target to increase journeys by 2025 to 175m a year.
- Rolling stock is being replaced, trains are being refurbished, with soft furnishings interior replacements, led lighting, real time passenger information, enhanced cctv and at-seat charging (USB and 3-pin plug).
- Track, junctions and signalling and earthworks and drainage improvements are planned in CP6.
- There is passenger assists booking for access help, and launching in January is a "planning for a step-free journey".
- S-tickets (seasonal digital tickets) have launched, and flexi fares trialled allowing 20% discount on season tickets to allow any 8 days travel in 28 – flexi season tickets have grown by 50%.

94. Parish council meeting and surgeries dates for 2024

RESOLVED dates for meetings and residents' surgeries for 2024 as follows:

Parish Council meetings: 08 January, 11 March, 13 May, 08 July, 09 September, 11 November 2024.

Surgeries: between 6.30pm and 7.30pm on dates above plus 12 February, 08 April, 10 June, none in August (summer recess), 14 October, and 09 December 2024.

Plus Annual Electors' Meeting Monday 25 March 2024.

Plus Christmas Carols event – tbc.

The Clerk will book the WI Hall for all of the above and add the dates to the magazine and to the website.

The Clerk will send a Councillor Rota to councillors to seek volunteers to cover and attend the residents' surgeries.

95. Thank you buffets for volunteers

These are now arranged for 3pm on Friday 12 January 2024 or 3pm on Friday 26 January 2024 and the Clerk is sending/has sent invitations out to these.

96. Next Community Quiz

The next community quiz at the cricket club is arranged for Friday 08 December 2023 starting at 7pm and will be advertised in the December magazine. Profit is expected to be in the region of £150 and Cllrs agreed this should be donated to Catching Lives in Canterbury. Cllr Bailey will be quizmaster and organise the questions and score sheets, and raffle prizes. Cllrs Todd and East and the Clerk will organise the catering etc.

97. Environment

Temporary closure of Public Footpath CW88 on Grasmere Pasture extended for a further 12 months, until the 18 October 2024.

NOTED that an email was received from KCC on 10 October 2023 to advise that The Secretary of State for Transport has directed that the Order made by Kent County Council on the 18 April 2022, and subsequently extended until 18 October 2023, the effect of which was to prohibit all traffic from Public Footpath CW88, has been extended for a further 12 months, until the 18 October 2024. The path is closed between Public Bridleway CW40 and Public Footpath CW89. The alternative route is via Public Footpath CW89, Richmond Road and Public Bridleway CW40 and will be signed for the duration of the closure.

Kent Cycling and Walking Infrastructure Plan

Cllrs Brealy, Poole and the Clerk will attend a public drop-in event on 16 November, 2-7pm at The Guildhall for the Kent County Council (KCC) consultation running until 10 January 2024, on proposals for new and improved walking, wheeling and cycling routes, as part of its first Kent Cycling and Walking Infrastructure Plan (KCWIP). www.kent.gov.uk/KCWIP shows the routes and zones on interactive maps and people may comment directly on the proposed amendments and complete the consultation questionnaire.

98. Highways

Double yellow lines on Chestfield Road opposite Primrose Way

A resident has requested a stretch of double yellow lines opposite the Primrose Way junction on Chestfield Road. Cllr Bailey and Cllr Loder agreed parking is now occurring here, some certainly are train commuters – and the parking is making exiting from Primrose Way in particular difficult. Cllrs Bailey and Loder declared interests and declined to vote, Cllr Todd also asked to abstain, however Cllr Poole proposed, Cllr East seconded and the other Cllrs agreed this should be submitted to CCC for the Annual exercise, and public consultation, on safety grounds.

Speedwatch

Cllr Bailey advised the Kent Police liaison officer attended a Chestfield session with the Speedwatch volunteers and he spoke to. Seven drivers and issued a ticket. Cllr Bailey advised he has written an article about this for the December magazine.

99. 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 thanked to Cllrs Fitzpatrick and Todd.

NOTED further virtual online training from CCC for Parish Councils - the CCC Head of Planning and Health and the Planning Manager are offering a session to focus on how parish councillors can best get involved in the planning process on either 16 or 23 January 2024. This is open to all councillors.

Discharge of Foul drainage from Oxenden Park Greenhill development to Maydowns Road

Email received from Southern Water engagement manager on 05 October 2023 which advised:

ICOSA has connected to the wrong manhole, and Southern Water is currently tankering the new Greenhill development site.

ICOSA has initially connected to a different manhole to the one that was agreed.

ICOSA is in the process of designing their connection to the correct manhole (TR14663401) which is an additional 50 meters up the road. ICOSA will have to apply for land access and provide relevant notice. Residents will receive the notices in the next few weeks.

No sewage is being discharged via this route and it won't be discharged until Southern Water signs off the connection at the correct manhole.

CCC Cllr Peter Old advised he is meeting with an ICOSA rep on 16 November 2023.

Proposed development for Bodkin Farm

The external strategic development team held two workshops for Maydowns Road residents only in October. Cllr Bailey attended these. Residents were concerned about traffic, speed of traffic, and the best means of safe crossing of the road if the school goes ahead. Other concerns included Foul drainage and capacity, retention of hedgerows, and retention of Maydowns Road as a quiet unadopted road.

The applicants submitted an Environmental Impact Assessment (EIA) Scoping Opinion to CCC on 23 October 2023, as follows:

CA/23/01964/EIA – Bodkin Farm, Thanet Way

EIA Scoping opinion request for a mixed use development for up to 300 dwellings, 80 bed care home, a secondary school with sports pitches, a local centre with retail units, associated infrastructure including access off Thanet Way, open space and landscaping.

(As a reminder, an EIA Scoping Opinion is required to inform them of the extent of issues required in the Environment Statement that will be submitted alongside the outline planning application for the site. Although requests for an EIA Scoping Opinion are not planning applications, and not open to public consultation, they are made publicly available and viewable on the CCC Planning Portal).

The care home is a surprise to the parish council. Also included is a local centre.

In the EIA scoping report, the proposals allow for up to 500sqm of 'Class E' use to make up the centre. Whilst Class E does include retail, it also encompasses a range of other uses such as food establishments, professional services, indoor sport or recreation, medical or health services, nursery or offices. The purpose of the EIA Scoping is to assess the overall environmental impact of the potential development which would include a new local centre. No decision has been made on what use/s would be provided in the local centre; these decisions are for much later in the process.

The applicant is planning wider public consultation later this month (November) and will let the Clerk have details of this.

TO DISCUSS whether or not to continue the previously agreed principle of the parish councillors having without-prejudice pre-engagement with developers of larger strategic sites

CCC encourage parish councils to hold informal pre-engagement virtual or in-person meetings to engage with developers and enter early dialogue with them. Cllr Bailey commented this has worked before without prejudice but there is no guarantee of openness and full transparency from any developer. This should not reflect badly on the parish council.

Cllr Todd felt it would be foolish to give this principle up – the councillors have a small influence and developers have reacted to information given and made changes to proposals.

In future the parish council could request more in writing from a developer but doubted this would work.

Cllr Poole commented that early meetings are useful, the councillors' knowledge is vast, and possibly surprising to developers.

All councillors agreed it would be still useful to continue to engage with developers.

Cllr Bailey wished everyone a happy Christmas.

The meeting closed at 9.20pm.

Signed: Date:
Chairman

**CHESTFIELD PARISH COUNCIL
PLANNING REPORT, 13 November 2023**

APPENDIX 2

New Applications

13.	CA/23/01616 - 25 Chestfield Road, Chestfield, CT5 3LF Retrospective application for single storey detached building.	The parish council has no comments. This application was subsequently granted by CCC.
14.	CA/23/01670 - 6 Shepherds Walk, Chestfield, CT5 3NB Single-storey rear extension together with single-storey detached outbuilding for use as office workshop.	The application is for both a rear extension and a Single Storey Extension as a New Outbuilding for use as a store / office-workshop, and says that there are no trees within falling distance of the proposed New Outbuilding or to be removed for the proposal. The Google plan shows that the Outbuilding is to be constructed near trees and hedge row.
15.	CA/23/01964/EIA – Bodkin Farm, Thanet Way EIA Scoping opinion request for a mixed use development for up to 300 dwellings, 80 bed care home, a secondary school with sports pitches, a local centre with retail units, associated infrastructure including access off Thanet Way, open space and landscaping.	The 80-bed care home and 500m2 ground floor retail space is new since the last virtual meeting with the development team. See above in these November 2023 Minutes.
16.	CA/23/02033 - 29 Cherry Orchard, Chestfield, CT5 3NH Single storey rear extension and two storey side extension.	The parish council has the following comments, uploaded on 06 November 2023: The new Gable wall on the west boundary is to be repositioned on the boundary fence line. the gable end is not in keeping with the houses on this side of the road. this location will affect the ground bearing stress of number 27 foundations and could possibly cause subsidence. The DCLG Party Wall Act 1996, pages 19 and 20, for 3m spacing regulation applies. Number 27 has ground floor windows in their west wall and shadowing is likely to occur.

Neighbouring application to note on CCC weekly list dated 18 September 2023:

CA/23/01727 – Red House Farm, Molehill Road CT6 7PA

Application for lawful development certificate for existing use as caravan site

At 20 September 2023 and also at 13 November 2023 there were no documents on the planning portal for this application.

CA/22/01823 - Homewood, Radfall Ride, Chestfield, CT5 3EW Detached two-storey dwelling and annexe following demolition of existing dwelling.	GRANTED by CCC
CA/23/00749 - Whitstable Rugby Club, Reeves Way, Chestfield, CT5 3QS Installation of 3 glazed padel courts with LED lighting The café facility has been removed from the original application. The public right of way CW67 is now shown as maintained/open (except for temporary closure during works) – and the decision notice states no planting should be done within 2m of the PROW.	GRANTED by CCC
CA/23/01616 - 25 Chestfield Road, Chestfield, CT5 3LF Retrospective application for single storey detached building.	GRANTED by CCC
CA/23/01531 - 24 The Ridings, Chestfield, CT5 3QE First floor front extension together with porch to front.	GRANTED by CCC