

CHESTFIELD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 08 January 2024

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 Tricia Chapman
Parish Cllr Anne Loder
Amanda Sparkes, Clerk to the Council
CCC Cllr James Flanagan.
KCC Cllr Robert Thomas

No residents

100. Opening of the meeting

Cllr Bailey welcomed everyone to the meeting and wished everyone a Happy New Year.

101. Apologies for absence

Apologies for absence were received from Parish Cllr Lorraine East, and from CCC Cllr Peter Old.

102. Members' Interests

None.

103. Minutes of the parish council meeting held on 13 November 2023

Cllr Todd proposed, Cllr Fitzpatrick 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 location for new noticeboard to be installed by Kitewood in Grasmere Gardens is still not ready.
- Two Thank You buffets for volunteers using the Chairman's allowance are now arranged for 3pm on Friday 12 January 2024 or 3pm on Friday 26 January 2024 – 38 and 51 people respectively.
- NOTED the quiz planned for 08 December 2023 was cancelled due to lack of tables – NOTED a £50 donation to Catching Lives Canterbury from the Chairman's Allowance was still made and RESOLVED to offer a further quiz after 10 April 2024 – the Clerk will sort out an available date.

104. Adjournment of the meeting

As there were no residents present there was no adjournment. The meeting continued.

105. Cessation of Neighbourhood Watch

Canterbury & District NHW Association is to close once its 2023 accounts have been finalised. Support for NHW has waned since the Covid pandemic; very few new schemes are being created and many established ones are closing due to an inability to find replacement coordinators when aged members give up. Three Trustees gave notice that they would be unable to stand for re-election in 2024, and no new members could be found to replace them - without sufficient trustees, the C&DNHWA charity could not survive. A recent EGM therefore supported the committee's recommendation to close and donate its remaining funds to 3 other charities which support similar objectives to those of NHW, namely Crimestoppers UK, Ourwatch UK and Victim Support UK. Cllr Todd stressed that neighbourhood watch schemes are continuing both locally and nationally – it is the Canterbury area committee that has ceased.

106. City Councillor report – Cllr James Flanagan

Cllr Flanagan advised CCC is budget setting in February.

Last week Full Council confirmed a Community Governance Review consultation (now underway until 01 March 2024) to explore a Town Council for Whitstable – to cover the whole CT5 area except the parish of Chestfield which will remain unaffected. There are 3 public meetings arranged by CCC (More in these Minutes below.)

Re the Amphenol noise complaint (ongoing since February 2023), Cllr Flanagan and Cllr Old met a CCC officer before Christmas. Acoustic tests have been done and there does appear to be an issue here. The next step would be an enforcement notice.

The Annual Parking Review will come out to consultation soon before a Joint Transportation Board meeting to make decisions – the parish council will form any opinions/representations when the consultation is live.

The KCC emergency team has been good at responding to recent flooding events / heavy rainfall in December and has arranged to clear ditches, check drains and get streets cleansed. (Cllr Bailey commented that a regular maintenance and inspection regime is ideally required).

For Bodkin Farm there is no outline application yet. Cllr Bailey explained he has set up a meeting in London for 09 January with one of the site's development project managers and will put forward the parish council's request that they offer a public exhibition.

Cllr Bailey congratulated Cllr Flanagan for raising £1,500 for charity by running 100 miles in December – he has awarded £50 from his Chairman's allowance for this.

107. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas explained that KCC has a meeting in February to set its budget. Income was as expected in the announcement at Christmas and the council tax will rise along with the social care element by 2%. Some services will be lost.

For Bodkin Farm, there is a meeting later in January of CCC Cllrs, KCC Members, and Friends of Church Street playing field re the school proposal and other options. (As reported previously, 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. Any SEN school at the Bodkin Farm site might mitigate housing numbers and viability, with final approval by CCC as the local planning authority. A SEN school is usually a single storey building – and needs 5ha – both the Church Fields and Bodkin can offer this. At present Church Fields is earmarked for the central government funding – summer 2024 would be the timeframe to change the designated site, although time is pressing to potentially do so, as March is the timetable start date for school design.

Cllr Thomas explained he had met Kent Wildlife Trust in December 2023 regarding phase 2 of the Wilder Blean project. There has been a recent birth of a new baby bison. The Clerk will invite a member of the KWT to be a possible guest speaker at the Annual Electors meeting in March.

108. A walk in the village “ideal for people with pushchairs, wheelchair users or for those who prefer flatter surfaces”

The Clerk and a resident have worked up a leaflet/walk and this had been circulated to councillors. The Clerk recorded thanks to the resident (who had given apologies to the meeting). Also thanks to Cllr Todd who had walked it and made constructive comments. The Clerk will finalise the leaflet and promote this in the March magazine and on the parish council website. The Clerk will speak to the resident about involving Explore Kent promoting it too.

Cllr Todd offered to review the original 'circular walk' leaflet and route etc with the Clerk.

109. 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:

Surplus Land/Stopping Up Order, for land at Chestfield Road, Radfall Corner, Chestfield, CT5 3LP - the parish council's response to this Stopping Up Order resolved under S101 on 29 December 2023 is to register a concern that this highways' owned piece of land might be needed on **for highways improvements** for the potential Brooklands Farm development of 1,300 new homes (the boundary of which joins Radfall Cottage). **And / or might be needed for drainage improvements** for the known problem of flooding at the bottom of Radfall Hill nearby

110. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for November of £1,866.53, payments for December totalling £7,869.06 and payments to date for January 2024 totalling £385. The finance sheets were signed by the Chairman.

111. Financial matters

NOTED an updated CIL funding report to 31 December 2023 has been uploaded to the website and sent to CCC for information.

RECEIVED an end of Quarter Three Expenditure against budget headings, for information.

NOTED on 12 December 2023 that NALC advised that the government has excluded local (town and parish) councils from council tax referendum principles in 2024/2025. The government's Local Government Finance Policy Statement for 2024/2025 outlined proposed referendum principles, including a core council tax referendum 3% limit for local authorities and exemptions for mayoral combined authorities and local councils.

NOTED the Clerk has visited the HSBC bank in-person to get the Business manager to action her change of address for correspondence/bank statements.

RESOLVED a mandate to remove previous signatories (Len Claisse, Joe Hunter and Christopher Ellis) with HSBC bank – Cllrs Bailey and Brealy signed this mandate which the Clerk will post off. The Clerk was asked to add to the next meeting agenda to resolve to try getting online banking set up with HSBC bank.

Chestfield Emergency Plan

For the Parish Council's Emergency Plan – Cllr Todd and the Clerk are updating and condensing this. The clerk had quotes for getting some hard copy large size maps printed of both the overall parish and for individual areas to assist any response team(s) in an emergency. £3 for A1 size and £2 for A2 size – Cllr Todd proposed five of each size, content tbc, and all Cllrs agreed.

NOTED that on 12 January Cllrs Todd, Fitzpatrick, Poole and the Clerk will for an informal mock test exercise to 'test the plan' as the next step.

112. 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 CCC exhibition boards were really good and informative. The event was poorly attended however everyone who came was supportive of more trees. Native species only are being proposed for planting in October 2024. CCC will share the final tree planting plan with KCC and the parish council soon – and then the Clerk will submit an application to KCC for the new trees.

113. Petition for a Town Council for Whitstable

Canterbury City Council has notified the CT5 Forum that the required number of signatures have been obtained. Now, as part of a Community Governance Review for Whitstable, Canterbury City Council has launched a public consultation on proposals to consider setting up a town council. Further information is [here](#) and on the [Canterbury Newsroom](#) where CCC has answered a number of the key questions about the process and town councils. Respond to the consultation by: [completing the survey](#) on the CCC website; or emailing comments to consultations@canterbury.gov.uk, or writing to the Principal Policy Officer (Engagement), Canterbury City Council, Military Road, Canterbury, CT1 1YW.

CCC is also holding 3 public events where council officers will be giving a presentation and holding a Q&A session about proposals, which Cllr Bailey advised he intends to attend:

- Swalecliffe & Chestfield Community Association, 18 January 2024, 5pm
- Seasalter Christian Centre, 22 January 2024, 5pm
- Whitstable Umbrella Centre, 1 February 2024, 5pm

Consultation is open until 5pm on **Friday 1 March 2024**

The parish council will put forward its thoughts.

Cllr Bailey confirmed the Chestfield Parish Council remains unaffected. If proposals go ahead for the whole of the CT5 area this would split any development of Brooklands Farm into two areas of

governance – the current Chestfield Parish section and a new Whitstable town council area [- Chestfield Parish Council would prefer that the whole of the Brooklands site becomes part of the Chestfield Parish area in the next boundary review, whether it ultimately gets built on or not.

114. Clerk's Report

Follow up re Birkdale and Carnoustie tree plotting and planting ideas

After a survey of current tree planting in Birkdale and Carnoustie Close, the management committee met on 04 December 2023 and discussed the prospect of further tree planting. They concluded that at this stage there are no areas in which further tree planting would enhance the look and in fact any tree planting at this stage on grassed areas would make upkeep more expensive. However, areas which have become overgrown are being cleared, and in the future once this is complete the committee may come back to the parish council for a contribution to a new trees grant.

They have however, counted and reviewed the large number of oaks within the development and found that a few are over 200 years old. 14 substantial oaks have been plotted on a map.

The Clerk had a meeting with the resident responsible for the tree mapping and will incorporate a line or two about the trees in the emerging "accessible walk" pamphlet (detailed above) being developed concurrently and which takes in part of Birkdale Close.

Cessation of commissioned youth service contracts delivering discretionary youth services

Email received 01 December 2023 from the KCC Interim Director of Operational Integrated Children's Services | Children, Young People and Education:

"On 30 November Kent County Council Cabinet have taken decisions to progress with proposals on **how** and **where** we deliver community services across Kent, and a decision on the cessation of commissioned youth service contracts delivering discretionary youth services.

Members agreed with the proposal to further develop and implement a Family Hub service model in Kent.

This means that we will further deliver our Family Hub model through **a refreshed Family Hub Network**, offering a 0-19 age (25 SEND) Family Hub model for children, young people and their families with enhanced and innovative services set out by the DfE Family Hub Guidance. This will include Infant Feeding, Parenting Support, Home Learning Environment and Perinatal Mental Health. In addition to these, our Family Hub services will also deliver support and advice for parents on child development, activities for children aged 0-5, activity based support and information for older children and young people, information, advice and guidance about support services for children and young people with Special Education Needs and Disabilities (SEND) and their families, information and support and signposting to mental health services (children and adults), support for parents/carers of adolescents (teenagers) including online safety for children and young people.

The power of the Family Hub network will also allow us to work in partnership with the Voluntary Community Services (VCS) and other partners to provide additional specialist services, such as support for young people with substance misuse (alcohol/drugs), domestic abuse support, debt and welfare advice and signposting to information to support separating and separated parents. This does not include an exhaustive list of services; however, it is reflective of our understanding of the needs within our districts to reduce harm to children.

We do currently deliver these services in partnership across districts, however the access to services varies between each district and we want to ensure there is consistency for services users across Kent.

In addition to this, Members also agreed with our proposal on the **cessation of commissioned youth service contracts delivering discretionary youth services when they end in March 2024**, saving KCC £1.2m. We will continue our KCC run youth provision, through a mix of activity at our Family Hub buildings and outreach locations, based on the needs of our young people within each district.

Cabinet also took the decision today to reduce our community building estate.

This means we will be closing 43 buildings across Kent, keeping two additional buildings that were originally proposed to close in our consultation document. This option took into consideration consultation feedback around the accessibility to services using public transport and the regularity of service and travel times to alternative locations. By implementing this option over the next two

years, we will save £1.27m against the property revenue budget and reduce our maintenance backlog by £5.85m. Whilst there are 43 building closures within this option, our services will continue to be delivered from alternative locations across the District and the County. Please see attached list of buildings set to close.”

The decision made includes the co-location of some of services together within single buildings – for example placing children’s services within library settings.

More information regarding the decisions can be found [here](#)

Any questions, contact the Family Hub programme team Familyhubsfeedback@kent.gov.uk

115. Mature Drivers’ presentation

The Clerk asked councillors to CONSIDER organising a Kent Road Safety “Mature Drivers Safety Presentation” – KCC will deliver a presentation free of charge – topics include road safety advice, smart motorways, eco driving, reduced mobility/impairment – Chestfield has an older person demographic, the event may help people stay independent or decide to give up driving, has top tips, is respectful and has lots of interaction (to book email saferoadusers@kent.gov.uk)

The Clerk will find out more details and run an article in the March magazine asking for residents’ thoughts on organising this.

116. Environment

NOTED that Cllr East and the Clerk have registered to attend a KCC Kent Resilience Forum’s Communities Prepared free online training session for Flood Volunteers on 18 January 2023.

For recent flooding events in December more photos have been added to the clerk’s / council’s photo library. The Clerk made the development team of Brooklands Farm aware of the incident in December 2023 where a car and its occupants had to be rescued by the fire service when it got stuck in and during heavy rainfall at the underpass of the new Thanet Way at Radfall Hill.

KCC consultation on its Local Flood Risk Management Strategy

NOTED that after input from all parish councillors that the Clerk uploaded on 14 December 2023 the parish council’s response to the KCC consultation on the KCC Kent Local Flood Risk Management Strategy for the period 2024-2034:

KCC, as Lead Local Flood Authority (LLFA), has an overview role for local flood, which is flooding that arises from surface runoff, ordinary watercourses, and groundwater. As LLFA, KCC has a duty to produce a Local Flood Risk Management Strategy (Local Strategy) that sets out how local flood risks will be managed in the county.

The current Local Strategy (2017-2023) needs to be replaced. The next strategy will cover a 10-year period with a review after the first 5 years.

The draft Local Strategy builds upon lessons learnt from the previous strategy. Through it, the aim is to improve the safety and wellbeing of Kent’s residents and the economy of Kent with appropriate flood risk management - by working with communities and partners, adapting to climate change, and utilising natural processes to provide multiple benefits, where possible.

The draft Local Strategy retains the objectives of the previous strategy, which are ‘Understanding flood risk’, ‘Reduce the risk of flooding’, ‘Resilient planning’, and ‘Resilient communities’. The actions proposed to achieve the objectives have been updated.

The draft local strategy was discussed at the Kent Flood Risk and Water Management committee meeting on 14 November 2023, the papers and webcast can be seen [here](#).

The consultation and online questionnaire on the draft Local Strategy runs until 30 January 2024 at www.kent.gov.uk/localfloodrisk

117. Highways

Double yellow lines on Chestfield Road opposite Primrose Way

NOTED a request for a new stretch of double yellow lines opposite the Primrose Way junction on Chestfield Road was submitted to CCC for the Annual exercise, on safety grounds, on 17 December 2023.

118. 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.

I) Potential development at Brooklands Farm

Hallam Land Management have met with KCC highways and will be doing full engineering drawings of the proposed slip roads in the new year. This will be factoring in the drainage and flooding for this area. Once there is further information on designs, another meeting to show the parish council these will be offered.

II) Proposed development for Bodkin Farm

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.

The external strategic development team offered a Webinar to Maydowns Road residents on 28 November 2023 - Q&A providing responses to all questions received during the webinar is available to view on the project website here: [Have your say | Bodkin Farm, Thanet Way, Whitstable from Parker Strategic Land \(psl-bodkinfarmconsultation.co.uk\)](https://psl-bodkinfarmconsultation.co.uk)

A parish council response with comments and further questions from the Webinar around Foul drainage, surface water management, and public rights of way etc was sent to Turleys on 21 December 2023. (This is detailed below in the planning appendix to these Minutes.)

Plus a request for an exhibition to be offered for wider residents.

There should be a further virtual meeting offered to the parish council ahead of further workshops to be offered by the development team to Maydowns Road residents/the wider community.

An Outline planning application is anticipated in early 2024.

Cllr Bailey commented that he was concerned about no pedestrian Bridge over the old Thanet Way. The pelican crossing by the Shell garage is welcomed – as long as it is with a new path provided to the development entrance and school (this will negate the need for a bridge.)

Red House Farm – Molehill Road caravans

The latest planning applications and the history is given in Appendix 2 to these Minutes.

The Clerk did send CCC Enforcement emails about additional caravans on an adjacent site in 2020 – so the parish councillors were keen to Minute here that these were sent back then.

All councillors resolved that the Clerk should now re-send these to CCC Enforcement and make enquiries about their lawfulness and the fact that a covenant as to the caravans being sited there is breaking of a restrictive covenant of the original KCC sale of the land precluding the bringing on to or keep or allow to be brought onto or kept upon the property any caravan house on wheels mobile home portacabin or other temporary building of whatsoever nature.

The meeting closed at 9.05pm.

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

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.

In the EIA scoping report, the proposals allow for up to 500sqm of 'Class E' use to make up the Local 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.

A Webinar was offered to Maydowns Road residents on 28 November 2023 - Q&A providing responses to all questions received during the webinar is available to view on the project website here: [Have your say | Bodkin Farm, Thanet Way, Whitstable from Parker Strategic Land \(psl-bodkinfarmconsultation.co.uk\)](https://bodkinfarmconsultation.co.uk)

RESPONSE AND QUESTIONS TO WEBINAR: The following was sent to Turleys on 21 December 2023:

21 December 2023

Chestfield Parish Council notes the EIA application CA/23/01964 and CCC's response to it and we will comment further on validation of the anticipated outline application in early 2024.

My Chairman, another parish Councillor and I attended the webinar offered on 28 November 2023. I can confirm that after a follow-up meeting with the chairman and vice-chairman of the Maydowns Road Residents Association, and comments they received directly from residents after circulating the webinar meeting link to their road households, Chestfield Parish Council has the following general comments and some questions please.

Sewer point in the old Thanet Way

We are pleased to note your early dialogue with Southern Water and an indicative new sewer connection in the old Thanet Way – as we both know foul drainage capacity is a major concern for the parish council and Maydowns Road residents alike, given the draining proposals for the Oxenden Park development of 450 homes at Greenhill diverting along Maydowns Road with its new connection at the top of Maydowns Road imminent.

We reiterate that one of our requests in any outline planning application will be that CCC imposes a Grampian condition to align build of Bodkin Farm with capacity in the network. Especially with an 80-bed care home proposed with its associated toilets, showers, potential laundry on site and catering on site.

QUESTION: We would appreciate ongoing dialogue with you going forward and updates on Foul drainage proposals.

Reduction in speed limit

There is currently a 60-mph speed limit along Thanet Way, and you will be seeking to implement a 30-mph speed limit to the east of the site access, helping to improve road safety in this area. Chestfield Parish Council welcomes this.

We do however have some reservation over the safety of pedestrians crossing the old Thanet Way and the webinar stating that no footbridge over the old Thanet Way is designed in the scheme.

Bungalows planned for adjacent to the left hand side of Maydowns Road properties

Chestfield Parish Council welcomes these bungalows (with or without just north facing dormers only) to mitigate the impact of new building.

Permanent closure of the kissing gate on footpath CW68

Permanent closure is agreed as the best measure by the parish council and Maydowns Road residents that have shared thoughts with the road association for various reasons:

- The main concern is the prevention of use of Maydowns Road as it is an unadopted road that is maintained directly by and at the residents' expense. Closure of the kissing gate will help unwanted vehicles undertaking school drop offs and pick ups.
- As there will be no field for dog walkers to access, there will be no need to keep it open.
- Re-routing the footpath further into the development will increase security of the gardens of the houses who currently have the footpath running next to their back gardens.
- Closure of the kissing gate will help prevent unwanted litter from the top of and all along Maydowns Road.

QUESTION: presumably the closure requires a modification Order through KCC?

QUESTION: have you spoken to KCC PROW team? What are their comments?

QUESTION: what is the timescale on this?

QUESTION: who actually owns the gate? And the short path that leads to the public right of way around the Eastern end of the field?

QUESTION: what is the proposed new route?

QUESTION: how would the kissing gate be permanently closed? Will it be fenced off?

QUESTION: how will prevention by people opening up an unofficial cut through be made?

QUESTION: for the current impassable part of public footpath CW68 towards the bottom of Maydowns Road – are there plans to improve/open this?

Footpath in from "Park East"

The webinar mentioned a footpath in from "Park East" – but no public right of way exists here, i.e. along the site boundary line adjacent to purchase wood.

QUESTION: are you able to give more details please?

Stagecoach buses

QUESTION: has there been any dialogue yet with Stagecoach serving the development – in particular for AM and PM bus provision to serve the school? If so, may we have details please.

Surface water flooding

The webinar mentioned that an earth bund would be created along the old Thanet Way – not for noise purposes but rather for biodiversity net gain – and that this would be ideal for reptiles. It is worth mentioning to you that recent rain downpours have occurred in Chestfield – and in particular on Tuesday 12 December 2023 when there was severe flooding including the stretch of the old Thanet Way opposite Johnsons Nursery, adjacent to our site – our KCC highways steward had a telephone conversation with me afterwards where she had noted that predominantly this was caused by land drain/water runoff from the Bodkin Farm fields. This needs provision despite the new drainage assets installed in the old Thanet Way by Kent Highways in the last couple of years. It is the sheer volume of rainfall that caused the problem. It therefore crosses our mind that the bund could also be designed to act as a buffer and contain water runoff and keep it off the highway – although where the water drains to must be considered in its design. It needs to drain somewhere.

New Applications

17.	CA/23/02061 - 6 Old Fold, Chestfield, CT5 3NL Single storey rear extension together with single storey outbuilding.	The following comments were uploaded to the CCC Portal on 29 November 2023: 1) The out building proposed at the rear boundary is close to hedgerow and trees on the neighbouring property. Therefore, all foundation works are to be carried out in accordance with BS 5837 - Trees in relation to Construction 2) Also, as they are converting the existing garage into a bedroom they should provide at least 3 parking spaces in the front garden. <i>This application was subsequently GRANTED by CCC</i>
18.	CA/23/02071 - Four Buoys, Radfall Ride, Chestfield CT5 3EW Retrospective application for single-storey detached outbuilding	The following comments were uploaded to the CCC Portal on 29 November 2023: There are some small differences between the 'as built' to the 'previously consented' on previous permission on

	for use as ancillary accommodation.	CA/20/02315. As with the previous permission on CA/20/02315 there should be a condition imposed that the development shall only be used for purposes ancillary to the main dwellinghouse known as Four Buoys, Radfall Ride, Chestfield, CT5 3EW.
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19.	CA/23/02075 - Pine Cottage, New Road, Chestfield, CT6 7NZ Change of use to mixed use as office and hosting of educational events.	The parish council has no comments
20.	CA/23/02160 - Huddlestone, The Drove, Chestfield, CT5 3NY T.P.O No 7 1969, T1 - To re-pollard Black Poplar tree to 0.5 - 1 metre past previous points and balance pollard as the stems are unbalanced at present, leaving a 6 metre x 6 metre tall tree	The parish council has no comments. This application was subsequently granted by CCC.
21.	CA/23/02174 - 28 Cherry Orchard, Chestfield CT5 3NH Single-storey rear extension and porch to front elevation.	The following comments were uploaded on 18 December 2023: There is no 1st floor plan. Is this because there is no planned change? The loss of a garage is the loss of a parking space which is a concern and it is not clear how many cars could be parked on the drive – perhaps if the rear section of the grass lawn was modified then the front garden could take an extra car. <i>This application was subsequently granted by CCC.</i>
22.	CA/23/02302 - The Garden House, 2 Grasmere Park, CT5 3PP Single-storey rear extension.	There is an adjoining shared hedgerow but the parish council has no objections.
23.	CA/23/02278 - 40 Grasmere Road, Chestfield, CT5 3NA Two-storey detached dwelling.	This appears to be a renewal with a slight footprint change of previous permission for a new dwelling on CA/21/01804. (to be 40A Grasmere Road) There is the second concurrent application below also for existing house to have extensions and a detached garage with two floors.
24.	CA/23/02283 - 40 Grasmere Road, Chestfield, CT5 3NA Single-storey side and rear extension and two-storey detached garage with ancillary accommodation above.	Any comments to be finalised.

Notifications

CA/23/02033 - 29 Cherry Orchard, Chestfield, CT5 3NH Single storey rear extension and two storey side extension.	GRANTED by CCC
CA/23/02174 - 28 Cherry Orchard, Chestfield CT5 3NH Single-storey rear extension and porch to front elevation.	GRANTED by CCC
CA/23/02160 - Huddlestone, The Drove, Chestfield, CT5 3NY T.P.O No 7 1969, T1 - To re-pollard Black Poplar tree to 0.5 - 1 metre past previous points and balance pollard as the stems are unbalanced at present, leaving a 6 metre x 6 metre tall tree	GRANTED by CCC

Neighbouring application to note *validated 14 September 2023*:

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

Application for lawful development certificate for existing use as caravan site

A previous application for the same site was validated on 05 May 2023 CA/23/00856 and determined/refused as UNLAWFUL on 10 August 2023:

HISTORY: CCC determined a previous application CA/23/00856 on 10 August 2023 and the decision was it Would Not be Lawful. Historically, CA/10/00298 here, only secured lawful use for a minority of caravans located towards the southwesternmost point of the site (five units compared to the originally proposed fifteen). Since determination, satellite imagery has confirmed that Red House Farm has been continually evolving through the gradual encroachment of built form, year on year, towards the northeast of the site which, when CA/10/00298 was approved, consisted of a large, open plot of land. Satellite imagery dating from 2010, 2015, 2018, and 2023 has been examined for comparison. For an additional certificate of existing lawful use to be issued, the council would need to be satisfied that there has been a continuous occupation of the caravans and a specific number of caravans specified in the certificate. However, the redline plan submitted as part of application CA/23/00856 encompasses the entire site and, therefore, would imply that this parcel of land and everything contained within has been used as caravan use (in residential use) for the past ten years which, notwithstanding the five mobile caravans previously approved, would stand in direct conflict with the satellite imagery.

A vast amount of information was submitted with CA/23/00856, including gas certificates, tenancy agreements, sworn affidavits, rental payment records, and insurance certificate relating to Mobile Homes 1-29 (which partially overlap with the numbers given to the mobile homes that were discredited under CA/10/00298). It's noted that, collectively, some of these documents are dated between 2013-2023, which is the relevant time period for this application, however, when taken in isolation, insufficient evidence has been submitted to clearly and unambiguously demonstrate that every one of these structures and the land surrounding them (which are presumed to be the ones that form part of the northeasterly encroachment) has been continuously used as a caravan site for residential purposes and for a period of ten years. Crucially, the omission of an annotated site plan clarifying, specifically, which mobile homes are under consideration subsequently renders the vast majority of this information ambiguous. On the balance of probabilities, therefore, the use of the land as a residential caravan site (beyond what was previously approved under CA/10/00298) was not lawful.

The latest application CA/23/01727 was published on the weekly list dated 27 November 2023 with the CCC decision "WAS LAWFUL".

The officer report for CA/23/01727 states:

A vast amount of information has been submitted with this proposal, including gas certificates, tenancy agreements, sworn affidavits, rental payment records, and insurance certificates relating to Mobile Homes 1-29 (which partially overlap with the numbers given to the mobile homes that were discredited under CA/10/00298). It's noted that, collectively, some of these documents are dated between 2013-2023, which is the relevant time period for this application, however, when taken in isolation, insufficient evidence has been submitted to clearly and unambiguously demonstrate that every one of these structures and the land surrounding them (which are presumed to be the ones that form part of the northeasterly and southern encroachment) has been continuously used as a caravan site for residential purposes and for a period of ten years. Crucially, the omission of an annotated site plan clarifying, specifically, which mobile homes are under consideration subsequently renders the vast majority of this information ambiguous. *As such, the existing, lawful, use of the caravan site is consistent with the extent of caravans that were present in 2012.* On the balance of probabilities, therefore, the Council is satisfied that the land identified on the attached hatched line plan as a caravan site is lawful.

The Decision Notice states This Authority hereby certifies that on 14 September 2023 the use/operations/matter described in the First Schedule, in respect of the land specified in the Second Schedule and hatched on the plan attached (below) to this certificate WAS LAWFUL



RESOLVED at the 08 January 2024 Chestfield parish council meeting that, with the decision of lawfulness around the above site that, the parish council make enquiries/draw attention to the caravans sited on the adjacent/opposite piece of land nearby that is not part of the above application(s) and is subject to a KCC Covenant/restriction on caravans.