

CHESTFIELD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 12 January 2026

Present:

Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Tricia Chapman
Parish Cllr Mike Poole
Parish Cllr Lorraine East
Parish Cllr Bob Todd
Parish Cllr Marissa Clark
Parish Cllr Caroline Mumford
Parish Cllr Mal Reedman (co-opted at the meeting)
Amanda Sparkes, Clerk to the Council
Chenice Howard-Sparkes, Deputy Clerk
CCC Cllr Peter Old
CCC Cllr James Flanagan
Three members of the public.

114. Chairman's Opening remarks

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

115. Candidate for co-option to the last vacancy on the parish council

Resident Malcolm Reedman put himself forward for the last vacancy on the council and read a paragraph about himself to the meeting as follows:

"I have been serving in the Army since 1990 from the age of 16 and have progressed through the ranks from Private to Major. I am married to Helen, who grew up in the Whitstable area and the Chestfield Parish for much of her life prior to meeting me in 2013. Helen and I have moved several times due to my work, but with my planned departure from the Army in 2028, we recently purchased a home in Chestfield so that Helen could return to her roots and I could finally put some down.

My motivation to become a Parish Councillor stems from a genuine passion for fostering strong community bonds and encouraging tolerance among residents. Having moved often for work, I understand the importance of immersing oneself into local life and supporting others in doing the same. I am committed to helping people find their voice, especially those who may feel unsure or lack confidence in expressing their ideas. Helen and I have already begun contributing locally, such as participating in litter picking on the beach and Santa letter writing, I am eager to be involved in supporting the Army Cadets and currently exploring options.

If selected, I hope to:

- Support and engage with the community, encouraging more residents to get involved in parish initiatives such as Speed Watch and maintaining shared spaces.
- Build an inclusive environment that actively seeks and values input from all members, including veterans and families.
- Advocate for thoughtful housing development to ensure the area meets the needs of future and current residents.
- Address concerns on anti-social behaviour, including graffiti, and promote positive solutions.
- Enhance community engagement, particularly as I noticed the last parish meeting was attended by only a small number of people, outside of the Parish Councillors."

Cllr East proposed and Cllr Todd seconded and all councillors were unanimous that Mal be co-opted to one of the vacancies, and he signed the Declaration of Acceptance of Office. Chestfield Parish Council now has a full complement of nine parish councillors.

116. Apologies for absence

Apologies for absence were received (via CCC Cllr Flanagan) from KCC Cllr Alex Ricketts.

117. Members' Interests

There were no declarations of interest.

118. Minutes of the parish council meeting held on 10 November 2025

Cllr Todd proposed, Cllr Chapman seconded, and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Vice Chairman, Cllr Breal, who had chaired that meeting, duly signed them.

119. UPDATES:

Noticeboard for Grasmere Gardens

As before, NOTED the Grasmere Gardens new noticeboard has been delivered to Kitewood and a location agreed, however Kitewood will continue to wait for its installation until construction has progressed further to avoid damage due to road sweepers, construction lorries and/or workers.

New project – remembering the fallen

At the March 2025 parish council meeting, Cllr Bailey proposed a Project to remember the war dead of the parish (which in those days was known as Chestfield with Swalecliffe). This is particularly relevant given that this year is the 80th anniversary of VE Day. The board of remembrance at St. John's church lists the names of those parishioners that fell during World War One however there are no names of any fallen during World War Two. Cllr Bailey and his wife have researched the names of the World War II fallen.

The St John's Church Faculty has agreed in principle to a new board.

Cllr Bailey spoke with the company he found who makes these, they have come up with two options/proposals: 1) extend the existing board, or 2) make a completely new board for the opposite wall (both coloured to match the existing). Cllr Bailey will leave this for the Church to decide, and then he will obtain a quote. However, he has now been given the name of a Swalecliffe resident who died in Ireland and is waiting for more information in order to then finalise the artwork. The aim is to have the board up by Remembrance Day this year.

New noticeboard for the Doctor's surgery

NOTED that the new noticeboard at the Doctors' surgery has been delivered and will be installed soon.

Bus stop improvements – update

The plans and designs have been submitted via KCC's Technical Approval process, and this is nearly complete with a couple of actions outstanding. As soon as the technical approval has been completed and all parties are satisfied, the officer will be raising the works order. Given the weather and temperatures, works was anticipated as likely to go ahead February/March/April 2026 - subject to road space booking, etc. The Clerk advised that this may be delayed as a resident by one of the stops has raised several concerns. The Clerk got explicit permission to share the technical document with the resident who came back with a written response which has been responded to by the KCC officer, with dialogue open and ongoing.

The officer will keep us updated.

120. Adjournment of the meeting

A resident thanked the parish council for organising the Thank You Buffets for volunteers.

Another resident commented that he had enjoyed the Christmas Carols event – it had been the first time he'd attended. Cllr Bailey advised the councillors enjoy doing it, although this year the tree went up later due to poor weather, and came down earlier due to the weather. Another resident wondered if, linked to the two undetermined strategic site developments, whether traffic calming could be considered at either end of Chestfield Road, ideally with restrictors.

She also commented that any Molehill Road closure would cause problems. The Clerk confirmed there would be consultation held any proposal for that.

She also felt that whilst land would be gifted on the development sites for schools that no schools would get built and she was concerned that there would then just be more houses. The Clerk explained that the parish council has asked for a condition if CCC is minded to grant the applications that the land be held in perpetuity for educational use. Cllr Bailey will attend the planning committees when the applications are to be heard.

The meeting continued.

121. City Councillor James Flanagan

Cllr Flanagan advised that at the 08 January 2025 CCC Full Council meeting there was a general discussion on whether a Community Governance Review should be undertaken ahead of local government reorganisation.

The motion called for this discussion to take place before the Cabinet meeting on 19 January, where a report, commissioned by Cabinet members, will invite Cabinet to consider whether resources should be allocated for a review in 2026/27. (A link to the Council debate can be found here [Agenda for Council on Thursday, 8th January, 2026, 7.00 pm | Canterbury City Council](#). The livestream includes a petition presented at the start of the meeting, with the debate beginning at 1 hour 7 minutes into the recording.)

Cllr Flanagan advised he had called in planning application CA/25/00208 (Land South Of The Ridgeway, Whitstable CT5 3PT for Erection of buildings to provide 7711m2 of employment floorspace for use within Use Class E g(i) (ii) (iii) and B8.) However, it was granted by the planning committee.

He advised that the annual parking review consultation will be live next week – there are six proposals in the Chestfield Ward. This includes yellow lines proposed for the whole of the Old Thanet Way service road.

Cllr Flanagan advised he had joined the Clerk and Cllr Todd in December to plant several trees in Radfall Recreation ground.

122. City Councillor Peter Old report

CCC Cllr Peter Old had nothing to report.

123. KCC Cllr Alex Ricketts

Cllr Ricketts' apologies were recorded.

124. Update on the Neighbourhood Plan

The Regulation 14 draft Neighbourhood Plan may be viewed at <https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>

The Pre-submission consultation ran for six weeks: 01 September 2025 to 14 October 2025.

The Clerk asked CCC on 12 August 2025 for a scoping opinion on whether a Strategic Environmental Assessment is required.

CCC officers finalised a report and circulated it to the three consulting bodies; Natural England, Historic England and The Environment Agency.

An email was received on 09 January 2026 with the Chestfield Neighbourhood Plan Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report and the

Report Appendix A, which details Natural England's feedback on the assessments. The report assessed that the Chestfield Regulation 14 Neighbourhood Plan is unlikely to cause significant environmental effects and so neither a Strategic Environmental Assessment or a Habitat Regulations 'Appropriate Assessment', are required.

NOTED the Clerk is working on a Consultation Statement following the end of the Regulation 14 consultation, for the final submission to CCC in due course. Every comment received has to be included in it along with how the Steering Group has responded to the comments.

A Basic Conditions Statement will also be required for submission. Cllr Todd and the Clerk are to research this.

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

126. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for November of £522.81, payments for December 2025 totalling £6,446.39, and payments to date for January totalling £6,751.23. The finance sheets were signed by the Chairman.

127. Financial matters

- a) RECEIVED the bank statement and bank reconciliation for November and December 2025 and RESOLVED the signature of a councillor other than the Chairman thereon;
- b) NOTED that from 01 February 2026 Unity Trust Bank is increasing its monthly account charge from £6 per month to £7 per month.
- c) NOTED the Actuary report dated 27 November 2025 by Barnett Waddingham LLP has set employers' pension contribution rate as 19.2% for the 3 years 01 April 2026 to 31 March 2029. The new rate is to take effect from 01 April 2026. (This is down from the previous rate of 21.9% for the previous 3 years.)
- d) NOTED that the government published its [Provisional Local Government Finance Settlement 2026/27 to 2028/29](#) before parliament rises for its Christmas break. The settlement and consultation include core proposals from the previously published written ministerial [policy statement](#) that parish and town councils should be exempt (this time over a whole three-year period) from referendum principles on excessive council tax increases.
- e) NOTED that on 20 December 2025 the Clerk added the new noticeboard for the doctors' surgery to the parish council's insurance schedule and Fixed Asset Register.
- f) RECEIVED an End of Quarter 3 Expenditure against budget headings report, for information (this was signed by the Chairman of the meeting).
- g) RECEIVED the Internal Auditor's report from the Internal Audit undertaken on 14 October 2025. External Auditors Mazars issued their certificate in respect of 2024-25 on 22 September 2025. The certificate was issued without qualification or comment, but their covering letter included a "minor scope for improvement" item in respect of reserves. Completion of the audit was reported to and noted by the Council at its meeting on 25 September 2025. This did not include any discussion of the minor scope for improvement item. Any report or letter from the auditor (excepting solely administrative items) must be reported to and considered by the Council per the Accounts & Audit Regulations 2015 as amended in September 2024.
The Clerk explained that the Minor scope for improvement item is that Mazars commented that "the list of earmarked reserves was not included with the AGAR submission." However, it had been attached to the submission email sent on 27 May 2025 – and the Clerk actually showed this email to the Internal Auditor to clarify this. As it had been provided, the Clerk did not report this to full council, however, the Internal Auditor's comment that any report or letter from the external auditor must be reported to full council is noted.

- h) NOTED that the Clerk is to arrange for the annual calibration and service of the Speedwatch device in January 2026.

CCC's Infrastructure Funding Statement

The latest Infrastructure Funding Statement has now been published on the Council's website.

The link to the webpage where this year's statement along with those from previous years can be found is: [How we report developer contributions | Canterbury City Council](#)

The link also includes Chestfield Parish Council's CIL income and expenditure report.

Deputy Clerk incremental pay rise

TO NOTE that as per her contract of employment, Chenice is entitled to a single incremental spinal point increase on the anniversary of commencement of her employment (01 January) for 5 years. Her salary increase has therefore been implemented in her January salary with effect from 01 January 2026.

Local Government Pension Scheme (LGPS) - Child related leave

The Deputy Clerk, Chenice, had a period of unpaid maternity/child related leave from 01 June 2025 to 31 December 2025.

Chenice returned to work on 01 January 2026. She has the option to pay Additional Pension Contributions (APCs) to purchase the amount of lost pension for this period of unpaid leave. Under the Scheme regulations if she makes the election within 30 days following her return, it is paid on a shared cost basis and the employer will pay two-thirds (2/3) of the cost.

Chenice returned her signed Election to Purchase Lost Pension form on 02 January 2026, opting to pay her 1/3 of the cost by a direct one-off lump sum.

Total cost £1,862.51 one-off lump sum

Employee cost is £620.84 one-off lump sum – this will be deducted from Chenice's February 2026 salary.

Employer cost is £1,241.67 one-off lump sum – this will be added to and paid over to KCC with the February 2026 pension return.

128. Environment

RESOLVED to undertake a community litter pick on Sunday 22 March 2026 from 11am-1pm.

129. Another community quiz

RESOLVED to hold another community quiz on a Friday night towards the end of April. After discussion all councillors were supportive that the profit should go to SNAAP (Special Needs Advisory & Activities Project) – a project in Herne Bay for children with special needs.

130. Flood risk in Chestfield

Cllr Todd along with Cllr East are the two Flood Wardens on the parish council.

Earlier in the year, he suggested informing households at risk and providing them with flood risk information. They have devised a leaflet, and Cllr Todd thanked Cllr East for her help with this. Cllr East and Cllr Todd will door knock to about 80 homes when the weather improves.

It was noted that recent bad weather caused flooding at Molehill Road.

131. Clerk's Report

Sturry Link Road

KCC is to commence advanced works for the new Sturry Link Road scheme. Volker Fitzpatrick will be acting on behalf of KCC to undertake some pre-commencement activities on the A28 including conducting trial holes and diverting utilities ahead of the project starting.

Advance works will be undertaken from 12 January 2026 for approximately 13 weeks. The scheme will then formally start in April 2026. A temporary construction access for the

scheme will also be built within this period. You may also see works being undertaken away from the A28.

The advanced works will be on A28 Sturry Road between the Park and Ride entrance and Black Mill Bridge.

A series of phased lane closures under temporary traffic signals will be introduced on the A28, which will likely cause some localised congestion. The temporary traffic signals will be monitored to minimise disruption.

Following this work on the A28, no further significant traffic management for the scheme is anticipated until 2027.

Further details can be found on the project website: <https://www.kent.gov.uk/roads-and-travel/road-projects/planned-road-projects/sturry-link-road>

South East Water smart meter rollout programme

RECEIVED the Clerk writeup of a South East Water Smart Meter programme briefing that she attended virtually on 08 January 2026. This is attached to these Minutes as an Appendix and the Clerk will run some of the detail in the March magazine.

132. WCAG 2.2 AA

The 2025 edition of the Practitioner's Guide has a new requirement for 2025-2026 that the parish council's website should meet the new minimum accessibility standard WCAG 2.2 AA – the Clerk attended a training course about this on 27 August 2025 and attended a NALC Webinar on 02 December 2025 about this. The difference between WCAG2.1AA and WCAG2.2AA is that there are technical changes to keep up with assistive technology that people with disabilities use. NOTED that the Clerk tested the website on 02 January 2026 and updated the Accessibility Statement. The Clerk believes the website conforms. If anybody would like to request any document or information in another format, please contact the Clerk who will endeavour to help.

133. 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.

Design Project

Cllr Todd and Cllr Poole are putting together a small portfolio of photographs that show what we think does and does not represent Chestfield in terms of housing and design. It could also feed into the Neighbourhood plan as feedback to the Regulation 14 Neighbourhood Plan suggests examples of good design could be included in the final version. It might also be useful for future reserved matters planning applications for major builds should they pass outline planning.

Cllr Todd advised they are still working up the draft document and will share with all councillors in due course. The document is to be an internal document only and help inform any engagement with developers.

- I) **CA/24/00224 – Bodkin Farm, Thanet Way** – Outline application with all matters reserved except vehicular access including a secondary school (including sixth form); 300 dwellings; an 80-bed care home and a Local Centre. (The parish council's response to this Outline application was both uploaded and sent to CCC officers on 20 March 2024 and is detailed in full in the May 2024 meeting Minutes).

There is no update.

II) CA/25/00779- Land At Brooklands Farm Whitstable

Outline application with all matters reserved apart from principal access from South Street and Chestfield Road for a mixed use development of up to 1350 dwellings, including older persons housing (Classes C2 and C3); a mixed use Local Centre comprising of retail, commercial, office, health, community uses and a mobility hub (Use Classes E and F); a primary school and a SEND school, business/employment

space (Use Classes B2, B8 and E(g)); open space and associated works including landscaping, drainage infrastructure, engineering operations, open space, roads, pedestrian and cycle routes; and new A299 east off / east on slip roads to the south of Chestfield.

(The parish council's objection/response to this application was sent to CCC on 30 June 2025 and available on the parish council's website at <https://chestfieldparishcouncil.gov.uk/chestfield-parish-councils-response-to-the-brooklands-farm-application/>)

The KCC response to the Brooklands Farm application dated 07 October 2025 on the CCC Portal is a **holding objection** to the application due to flawed traffic modelling. It states in Section 7 "... the junction models appear to be significantly overestimating capacity. As it stands the models do not appear to be fit for purpose..." and "the model can significantly over estimate capacity (in some cases the actual capacity could be up to half of the current modelled capacity)."

Hallam Land Management offered a catch-up meeting and this took place on 26 November. They are confident they can overcome the KCC holding objection with additional breakdown of lane usage and a revised access roundabout. The revised traffic modelling will also include the new N20 strategic site for 120 new homes on land east of Chestfield Road. They expected modelled data at the end of December 2025.

New documents have been uploaded to the CCC Portal today (12 January 2026) as the response to KCC's comments. The Clerk and some councillors will scrutinise these.

The meeting closed at 8.50pm.

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



At CCC Cabinet on 20 November 2025, Canterbury City Council resolved to propose Option 4d (image above) as its business case to the government for LGR. It passed with 24 for, 8 against and 0 abstentions. The proceedings of the meeting can be watched at: [Extraordinary Meeting of Full Council, Thursday 20 November 2025, 6.00 pm](#)

It was supported as:

- The elector-councillor ratio is kept low meaning councillor workload is kept manageable and the connection between councillors and their residents is kept close.
- The council area is kept relatively compact and very well-connected by motorways and transport links.
- It supports the delivery of a combined authority and elected mayor to drive investment in our region and strategically deliver services like housing, skills, transport and industry.
- It allows the council to collect and redistribute revenue over a larger area allowing services to be delivered more effectively (but not so large that it removes local representation).

The government will launch a public consultation and make a decision in 2026.

New planning applications:

55.	The following representation was uploaded on 23 November 2025: CA/25/01929 – 116 Maydowns Road Insertion of 2 dormers and porch to front elevation together with single-storey detached annex Whilst the extension to the main house is quite large, given the make up of Maydowns Road, the parish council can see no objection to it. However we object to the proposed Annex. It is a long way from the main house (approximately 30m) which weakens the argument that it is an annex. This would be another new building in the garden. This will affect the neighbours' amenity, the drainage/sewerage capacity which is already under stress in the road, and give extra vehicles up the unadopted road.
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	It is hard to believe that "The primary purpose is to be used by family members" which in planning terms seems to be closely linked with the definition of an annex. From a search online it would also appear that "If the annexe is to be commercially let at any time, then Change of Use Planning will be required". Should CCC be mindful to approve, Chestfield Parish Council asks that a condition be applied that the building is to be used only for activities ancillary to the enjoyment of the main residence known as 116 Maydowns Road, Chestfield, to prevent any future standalone dwelling. Of particular note also is that this application falls on an unadopted road, where the responsibility for the upkeep of the road falls to the private residents of the road. We request CCC as the local planning authority, to ask the applicant to submit a Construction Management Plan, as a condition of any permission (assuming CCC is minded to give permission). This should consider items such as the routing of construction vehicles for procurements and removals during the period of development; tradesperson parking; and positioning of skips and building materials; and fencings and hoardings. <i>This application was subsequently granted by CCC on 09 January 2026.</i>	
56.	CA/25/01970 - Furrows, 18 Share And Coulter Road, Chestfield CT5 3LE Installation of dormer with glass balustrade to rear following the removal of existing chimney.	The parish council had no comments.
57.	The following representation was uploaded on 23 November 2025: CA/25/02000 - Serenus , The Drove, Chestfield CT5 3NY Two-storey front, side and rear extensions, first floor extension together with single storey detached outbuilding. This is quite an ambitious build and enlargement of the existing property. The parish council has no objection to its footprint or massing. The build respects the building line of the road and the design is very in-keeping with traditional Chestfield. Of particular note also is that this application falls on an unadopted road, where the responsibility for the upkeep of the road falls to the private residents of the road. We request CCC as the local planning authority, to ask the applicant to submit a Construction Management Plan, as a condition of any permission (assuming CCC is minded to give permission). This should consider items such as the routing of construction vehicles for procurements and removals during the period of development; tradesperson parking; and positioning of skips and building materials; and fencings and hoardings.	
58.	CA/25/02193 - Tythe Barn House , The Drive, Chestfield, CT5 3NS 3 Air conditioning units to side elevation.	The parish council had no comments.
59.	CA/25/02220 - Mill Farm , Radfall Road, Chestfield CT5 3ER Two storey detached self build dwelling, detached garage together with office above following demolition of existing dwelling and garage.	The parish council had no objections.
60.	The following is an application by Canterbury City Council as an Active travel 4 cycle route extending the Crab and Winkle cycle route from Braggs lane to Crab and Winkle. There are currently existing paths and and road along the route through Thornden woods which will be upgraded to make it suitable for a cycle path extension. The scheme length is 5740m. The off road section is 5053m, the on road section 691m, and the boardwalk section 278m. CA/25/02071 – Path through Thornden Wood from Braggs Lane to the existing Crab and Winkle Way Extension of the Crab and Winkle cycle route from Braggs lane to Crab and Winkle. <i>The following representation was uploaded to the CCC Planning Portal on 04 January 2026:</i>	

	This is wonderful news. Chestfield Parish Council is very much in favour of this and gives it its full support. The people of Herne Bay and Herne will be able to get to Canterbury safely and it will be a great amenity. The crossings have been well thought out and designed. Chestfield parish includes the section from Thornden Wood Road to Gypsy Corner and we fully support the upgrading of this path for cycling but would ask for some restriction in design to prevent motorbikes at the access at Thornden Wood Road and Gypsy Corner. The use of so-called accessible 'kissing gates', like the one used where the Crab and Winkle path meets South Street, are NOT accessible to larger trike-style bikes, family cargo bikes/trailers, and mobility scooters/wheelchairs. For example, the existing gate on South Street is restrictive for many that would wish to use the Crab and Winkle Way. There are better alternatives that deter motorcycles that should be used. Also wooden/synthetic boardwalks can get very, very slippery – we suggest these are covered in chicken wire or similar to alleviate this. Finally, given the condition of parts that some councillors have cycled and/or walked it is possible that the applicants are being a bit optimistic about the amount of work required to bring some sections up to a required specification and that raises the question of sufficient funding allocation. We wish the project every success.	
61.	CA/26/00004 - Trentham , Radfall Road, Chestfield, CT5 3EN Two front dormers and increase size of original front dormer.	The parish council has no comments.

And for information:

CA/25/02340 - Land To North Of Broad Oak Kent CT2 0QT

EIA Scoping opinion request for creation of water storage reservoir with a storage capacity that would be approximately 5,126 million litres and a surface area of approximately 70 hectares, engineering operations including erection of up to 17m high embankments, creation of raw water abstraction points and pipelines, erection of common high lift transfer pumping station, installation of potable water pipeline running approximately 7.5km west connecting the reservoir water treatment works (WTW) with the existing Blean Service Reservoir, and associated non-water infrastructure elements such as bypass channel of the Sarre Penn and a fish pass, site access and interal access roads, visitor amenities hub, car parking, open spaces, wetland storage area, improvements to footpath, cycleway and bridleway networks, landscape and biodiversity habitat proposals, such as woodland, scrub, hedgerows, grassland, wetland and other habitat features, utility diversion and diversion of minor roads and footpaths within the footprint of the reservoir.

Notifications

CA/25/01326 – 86 Chestfield Road, Chestfield CT5 3LT Single-storey and two-storey side extensions together with two-storey rear extension following demolition of existing guest house and garage.	Granted by CCC
CA/25/01636 – Woodside, Molehill Road, Chestfield CT5 3PD Two-storey rear extension and dormer to rear following the demolition of existing rear extension together with the installation air source heat pump to side elevation and solar panels on garage west elevation	Granted by CCC
CA/25/00208 - Land South Of The Ridgeway, Whitstable CT5 3PT Erection of buildings to provide 7711m2 of employment floorspace for use within Use Class E g(i) (ii) (iii) and B8.	Granted by CCC

Letter received 04 December 2025 notifying of an Appeal:

Site Address: 6 Shepherds Walk Chestfield Kent CT5 3NB

Single-storey detached outbuilding.

Application ref: CA/25/00908 Appellants name: Mr & Mrs Wescomb Appeal ref: 3375723

Appeal start date: 28 November 2025. An appeal has been made to the Planning Inspectorate against the decision of Canterbury City Council to refuse planning permission.

The appeal will be determined on the basis written representations. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit comments. However, CCC has forwarded copies of all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. (The parish council's comments are recorded in the July 2025 parish council meeting Minutes).

CA/25/00806 – Land at Molehill Road, Herne Hill CT6 7PA

Retrospective change of use of land for the standing of 8 static caravans, 3 touring caravans and 4 containers together with ancillary works.

CCC REFUSED the application: reasons include:

- No submitted evidence that occupants have a nomadic way of life and therefore fall within the definition of Gypsy/Traveller.
- Erosion of the rural character of the area.
- Adverse impacts on highway safety.
- Noise levels from the adjacent A299 would result in poor living standard.
- Loss of best agricultural land (Grade 3a).

The Clerk followed up with CCC Enforcement team for an update and heard on 27 October 2025 that CCC is in the process of drafting an Enforcement Notice to serve on the land at Molehill Road. There is no update.

APPENDIX

Writeup of South East Water Smart Meter briefing (held virtually on 08 January 2026)

The Smart Meter programme starts on 20 January 2026 and will run for the next 10 years.

Background to smart metering

The South East of England is considered 'seriously water stressed' due to:

- Low rainfall.
- High demand due to a high population density and limited resources.
- All local natural water sources already being used up.

Smart Meters are the most important step in helping manage water usage until new sources like the Broad Oak reservoir are operational. And they also help to meet the government's targets to reduce water usage and leakage reduction.

Key initiatives for smart metering are included in South East Water's Business Plan for the 2025-2035 business period. Smart metering is a central feature of its Water Resource Management Plan (WRMP 24).

Timeline

Overall rollout goal

- Upgrade approximately 298,903 smart meters by 2030.
- Upgrade approximately 880,000 smart meters by 2035.
- All meters on the network will be smart by 2035.

Year one

- The main roll-out begins in January 2026.
- Year one runs from January - March 2026 only.

- During year one, South East Water aims to install 12,500 meters across both household and non-household properties.
- Year one focuses and targets on the water supply zones of Canterbury and Whitstable fir

South East Water will install meters with smart meter capability in households, i.e. households and businesses who already have a meter.

The difference between smart meters and current meters is that smart meters use automated meter reading technology – unlike the manual six-month checks currently.

When fully connected to the smart network the upgraded meter will:

- Operate as a smart meter.
- Automatically send South East Water close to real-time readings throughout the day (readings are taken every hour, and transmitted as a packet every 24 hours).
- The data collected will be used to engage with customers around their water usage.
- Customers will be able to access their data through South East Water's online portal, "My Account" – www.southeastwater.co.uk/myaccount . (South East Water anticipates smart meter technology being ready from April 2026.)

My Account, the online portal, enables customers to:

- Manage their South East Water account.
- Get updates about their water supply.
- Manage payment plans.
- View and download bills.
- Make payments.

The advanced data collection has benefits of early leak detection, water usage and efficiency, and no more estimated bills, so efficient billing.

Installation

- The customer does not need to be in.
- The water will be turned off for a few minutes.
- A card will be left to let the customer know about their upgraded meter. (or if South East Water has not been able to upgrade the meter, for example if flooded, or a vehicle has been parked over the meter, a card will be left detailing next steps).
- South East Water will get in touch with the customer when their upgraded meter has been connected to smart meter technology.

Communication

Customers will receive a communication from South East Water informing them of the meter upgrade programme. These will be sent one month before installations begin by:

- Posted letter
- My Account message If the customer has signed up to My Account.
- Email If South East Water holds an email address for the customer.

South East Water web pages will have FAQs, a feedback survey, and the details of the customer services team. Social media will also be used.

- Email smart.metering@southeastwater.co.uk.
- Call the Customer Service team on 0333 323 5850 (Monday to Friday 8am – 7pm).

Other help South East Water offers

South East Water offers customers a number of ways to save water and money. Customers can request free water saving devices via the website, such as:

- Regulated shower head
- Shower regulator
- Tooth brushing timer
- Kitchen tap flow regulator
- Universal sink plug

- LeakyLoo detection strips
- Shower timers
- Plant water saving gel
- Outside tap jacket
- Pipe lagging

Customers can also purchase a heavily discounted water butt kit via South East Water's website to help reduce water use in the garden.

Waterlink (a department within South East Water) are currently carrying out Water Efficiency Visits to help customers reduce their water usage. Customers can request a Water Efficiency Visit by signing up at <https://www.southeastwater.co.uk/help/save-water/>

. At the visit Waterlink will:

- Fix any internal leaking fittings such as taps, toilets and tanks etc (where possible).
- Install water saving devices such as tap aerators, showerheads and cistern bags.
- Find out how much water the customer uses, then suggest small, easy changes they can make to help them use less water.

Useful links:

Household customers website: [southeastwater.co.uk/meter-upgrade](https://www.southeastwater.co.uk/meter-upgrade)

Household customers email: smart.metering@southeastwater.co.uk

Non-household customers website: [business.southeastwater.co.uk/smart-meter](https://www.southeastwater.co.uk/business/smart-meter)

Non-household customers email: business.smartmetering@southeastwater.co.uk

Priority Service Register: www.southeastwater.co.uk/help/priority-services/