

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 10 FEBRUARY 2014

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy
Parish Cllr Len Claisse
Parish Cllr Tricia Chapman
Parish Cllr Adrian Young
Parish Cllr Chris Ellis
Parish Cllr Eileen Watkins
Parish Cllr Alex Candy
Ms Amanda Sparkes, Clerk to the Council

KCC Cllr Mike Harrison *
PCSO Jade Hoyle*
2 x residents

Guest Speakers, from KCC Shared Lives Dementia team, Nicky Ray and the team's Care Manager, Madeline Naick*

* for part of the meeting

197. **OPENING REMARKS AND APOLOGIES FOR ABSENCE**
The Chairman welcomed everyone to the meeting. Apologies for absence were received and accepted from Cllr Hunter (unwell) and City Cllr Jenny Samper (at another meeting)
198. **MEMBERS' INTERESTS and REQUESTS FOR DISPENSATIONS**
Cllr Brealy declared an interest in the planning application for Chestfield Farm.
199. **MINUTES OF THE MEETING HELD ON 13 JANUARY 2014**
Cllr Brealy proposed and Cllr Chapman seconded and the Minutes were accepted as a true record of the meeting and the Chairman duly signed them.
200. **ACTION LIST APPENDIX 1a** - The list was presented to Cllrs prior to the meeting.
201. **POLICING AND NEIGHBOURHOOD WATCH**
PCSO Jade Hoyle explained that there had been lots of shed break-ins in Chestfield before Christmas. A team of plainclothes officers had done a lot of work and incidents seemed to have quietened down. Since the New Year there has been a burglary at the Cricket Club where intruders broke in through the roof and did a lot of damage including to the bar. Spirits and a TV were stolen. Since then Chestfield reports have been quiet; most activity has been on the Swalecliffe side. Jade also commented that a lot of people have noticed more police patrols in the area.
- NEIGHBOURHOOD WATCH**
Cllr Claisse advised that a burglar was caught in Northfleet with over £20,000 worth of gold jewellery he had stolen. Police are saying it is unwise to have that amount in a residential house unless it is stored in a proper safe. The Clerk will add this advice to the next magazine.
- Cllr Claisse is to hold a meeting with the village Neighbourhood watch co-ordinators on Monday 17 February from 7.30 -9.30pm. He has sent an Agenda. The PCSO and fire officer are to attend.
202. **GUEST SPEAKERS – : from KCC Shared Lives Dementia team, Nicky Ray, administrative support for the project and the team's Care Manager, Madeline Naick**
Madeline explained that she is a care manager in KCC Social Services. The Shared Lives project was formerly the adult placement scheme that has been running over 20 years.

The Shared Lives service offers vulnerable adults daytime support, overnight breaks or longer term placements in family homes with their fully trained Shared Lives host families. It is a regulated service.

Madeline explained she is paid by KCC to make an assessment about a person's care. Host families from across Kent apply to become a Host family and the approval process, similar to fostering, takes about four months. The team find out the Hosts skills and knowledge and who else is also in the home to be able to match to an adult in need.

Hosts are paid – funding comes partly from KCC and potentially from a financial contribution from the Client, who is assessed using the fair charging system.

Host services can include laundry, bed making, cooking, personal care, budgeting, finance advice, maintaining family relationships through telephone calls and cards, shopping, outside activities, visits to places of interest, etc. And for people with learning disabilities services can also include access to educational opportunities and gaining life skills.

Madeline explained that Hosts have a variety of skills and often if the box is not initially 'ticked' they often take on extra roles as time and a relationship with the user progresses and their needs may change.

Case study

Madeline explained the team had a husband and wife referred to them – she had dementia, he had health problems and was struggling to take care of her in their own home. Shared Lives matched the wife to a host in their local area to provide support one day a week to give the husband an important break. The team introduced the wife to the host in her own home to make sure she felt comfortable.

Unfortunately the husband became very unwell and a second host was found to give the wife respite care until her husband recovered. She was offered opportunities not available to her before.

Madeline explained that the scheme was previously funded through the Prime Minister's Dementia Challenge Fund and previously only available in certain areas (not Canterbury and Coastal then). The Shared Lives team is now going out to libraries, and Gateways across Kent, uploading information to their website, and giving presentations to parish councils etc. They are also writing to all GP surgeries in Kent. They are running a campaign to recruit Hosts and Clients and have Heart local radio adverts. They have raised awareness in case management team and agencies like Age UK, Carers Trust and Crossroads. They have also spoken to Kent Fire and Rescue service. Madeline explained she would like the parish council's help to raise awareness to attract both Hosts and Clients. The parish clerk will run an article in the June magazine and would also signpost Madeline to key local organisations and voluntary organisations, such as the Whitstable Umbrella and Herne Bay Umbrella.

Contact details:

Shared Lives

www.kent.gov.uk/sharedlives

Kroner House, Eurogate Business Park, Ashford TN24 8XU

Tel: 03000 414141 / 01233 652 401

Email: sharedlives@kent.gov.uk

A question and answer session was then offered.

KCC Cllr Harrison explained he had not heard of the service and would ask Graham Gibbens to brief all KCC Members.

In response to a question about a single person living alone Madeline confirmed that a single person with dementia can have any of the options from day support to long term respite care.

A resident asked about different types of dementia and Alzheimer's. Madeline explained people are diagnosed through a series of different tests including CT scan, MRI scan, asking questions, and seeking information from family members. Problems with recall and retention of memories can be due to other facts such as a vitamin deficiency so these possibilities should also be ruled out. Orientation problems such as where you are, who you are with, the time of day can also be experienced. Other symptoms can be mobility, perception, fear of falling, and personality changes. And sometimes communication changes occur and the written word is no longer suitable.

Madeline explained some medications can slow dementia and Alzheimers, although not cure them. Generally with Alzheimer's there is a downward slope progression, with dementia a step down progression – and they aim to get medications to keep people plateaued for as long as possible.

The Chairman thanked the speakers for their excellent presentation. Everyone agreed and there was a round of applause.

203. The meeting was adjourned for parishioners' questions.

A resident advised that fencing at the back of the garage abutting Maydowns Road fell down. Eventually this resident got the director of the garage to agree it is their fence and a contractor has now been appointed, although completion of the job is delayed as they can't get materials currently.

The meeting continued.

204. PLANNING

Councillors considered planning applications and tree works in Appendix 2 previously circulated. Decisions reached and latest information now attached as Appendix 2 to these minutes.

Cllr Watkins and Cllr Chapman advised that they had visited the Commemorative Oak tree at the play park and it is very healthy.

205. COUNTY COUNCILLOR REPORT

KCC Cllr Mike Harrison explained that KCC is budget setting and this will be confirmed on 13 February. They are proposing small increases – a Band D property to rise by £29 per year.

Cllr Harrison advised he had met Dr Ribchester to give highways advice on Grasmere Road – now classified as a byway where vehicular access is prohibited. Some residents are proposing to form a Grasmere village association with subscriptions equivalent to £1 per week, and they are to hold a public meeting about this. Cllr Harrison advised that the Grasmere bridge has a 3.5 tonnes weight limit on it and this will be signposted up.

Cllr Harrison also explained that the entrance to Maydowns Road has very poor highways surface due to utilities work, but that highways are responsible for that entrance and will do the works.

Cllr Harrison commented that he thought the drain under the railway bridge was not working again and coping with the heavy recent ongoing rains. He also commented that the A299 flooding has been made worse because when the resurfacing took place instead of angled scuppers being replaced only flat ones were put in and these get blocked up very quickly. The parish council resolved that they should write regarding their flooding concerns for the old Thanet Way to Cllr Harrison.

Cllr Harrison explained the Joy Lane school has a planning application in to extend the school by two full classes. He also advised that Kent County Council's officer core and structure is changing and he will keep the parish council updated in due course.

Cllr Harrison concluded that the guest speaker at the January 2014 parish council meeting had been talking to him since the meeting about bus provision to Whitstable Community College but nothing can be done pending changes to the Freedom Pass. The Clerk will source the changes and add the detail to the next magazine.

206. FINANCIAL MATTERS

RECEIVED bank statement for January 2014, and RESOLVED the signature of the Chairman thereon;

NOTED a payment of £16.33, for the Plusnet Internet account was taken by direct debit on 18/01/2014.

RECEIVED confirmation from Canterbury City Council of a tax base cushioning grant of £1,864.70 and precept requirement £57,572.30 giving a total precept to be paid in April 2014 for 2014-2015 of £59,437.00

NOTED that on 27 January 2014, the Clerk completed a VAT refund claim for the period 01 October 2013 to 31 January 2014 totalling £498.83 (made up of £488.87 for direct purchases and £9.96 vat element of mileage of Cllrs and Clerk while on official business).

207. INTERNAL AUDITOR'S REPORT

NOTED the Internal Auditor's report of an audit held on 8 January 2014. There are no areas of concern.

208. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £1582.34, together with an additional sheet totalling £5,812.27. It was RESOLVED that the financial matters and accounts be authorised for payment.

**209. CLERK'S REPORT
CORRESPONDENCE**

- (a) KCC's draft Road Casualty Reduction Strategy at <http://consultations.kent.gov.uk/consult.ti/casualtyreduction/consultationHome>
- (b) KCC's Kent Minerals and Waste Local Plan 2013-2030 CD
- (c) UK Power Networks 'Power to Your Voice' Stakeholder Engagement newsletter January 2014 - In response to stakeholder feedback received after the St Jude storm they have introduced a live power cut map on their website showing up-to-date information of the power cuts they are aware of. They have also introduced a new power cut reporting tool on their website
- (d) Invitation to The Kent and Medway Safety Camera Partnership seminars

CONSULTATION RE BARTON COURT SCHOOL

RECEIVED Paperwork relating to the Barton Court Grammar School/Herne Bay Formal Consultation Process, regarding the proposal to relocate the school to the former Herne bay Golf Club site, primarily to enable the school to expand.

SPEEDING SIGN PROPOSAL FOR CHESTFIELD ROAD

The parish council want to pay for a second Vehicle Activated Sign (VAS) along Chestfield Road for traffic entering the village from the Old Thanet Way. A suitable location is still being sought and the Clerk continues to pursue dialogue with the highways and street lighting departments.

POSTS OR STONES TO PROTECT GRASS VERGES

At the December 2013 meeting the issue of cars and vans parking on the grass verges of Chestfield Road was raised. Councillors asked the Clerk to research the idea of posts or stones to protect the verges and prevent parking. Highways officers have advised that if the parish council is able to provide the locations then they will check their highway definition plans to see if it is public highway or private.

If the land is highway land, then the parish council would not be able to install bollards.

If the land is 'private' then the parish council may proceed (with residents' agreement) BUT if bollards are installed the landowner is liable if anyone gets injured.

The Clerk walked the problem areas with Cllrs Watkins and Chapman and now that these are identified she will now ask highways to check the ownership of these, before starting consulting the residents. The Clerk will also write to the Royal Mail as often their vans park on the verges. She will also run an article in the March magazine asking residents to respect the verges and the planting.

LITTER PICK HEDGEROWS CLOVER RISE

TO NOTE Cllrs Bailey, Brealy and Chapman and Cllr Chapman's husband and the Clerk completed a litter pick on Sunday 26 January 2014 around this area. The Kent Wildlife Trust who manage this area provided bags and arranged for the rubbish to be collected. Around 35 bags of rubbish were collected.

The Clerk would like to thank the Cllrs for their hard work, especially as it was raining.

RE-LAUNCH OF CHESTFIELD YOUTH CLUB

The Clerk has been facilitating volunteers to re-launch the Chestfield Youth Club. The Club launched on 16 January 2014 when six young people (5 girls and one boy) attended with their parent who completed their registration and photo consent forms. At the second session held last week numbers on membership rose to ten.

A further meeting with the volunteers was held on 20 January 2014 to evaluate all the feedback obtained from the children and look at the next steps. The Clerk has opened a cash and carry card and purchased tuck, has written an article for the March magazine, devised posters to advertise the relaunch, and organised more training for the volunteers including First Aid. To get the HSBC bank to open a club bank account has caused a delay – she and a volunteer have to attend a two and a half hours appointment due to new money laundering requirements – this has now been booked for 19 February 2014.

DEVELOPERS' CONTRIBUTIONS – RUGBY CLUB COURT IMPROVEMENTS

At recent meetings, Cllrs have been considering options for claiming against the developers funding Canterbury City Council is holding. Cllr Bailey advised the Rugby Club would like the 5-a-side area to the side of the Club tidied up and new goals provided. The Rugby Club have confirmed that they agree the refurbished area may be used by the community and be open for use.

Phase One of the project was approved at the January 2014 meeting – to clear the heavy vegetation around the fence line to then fully assess any damage to the chain fencing, and establish what existing fencing can be re-tensioned and re-used and which areas need replacing. The main support posts of the fence only need painting. Replacement fencing will incorporate an anti-vandal anti-climb top.

The Clerk is meeting Canterbury City Council officers on 13 February, to see if this project would meet the criteria for allocation of the developers' contributions the city council is holding.

The Clerk will speak to the contractor to progress to a Phase Two quote and specification.

UPDATE ON SPEED LIMIT ALTERATION ON RADFALL HILL FROM 40MPH TO 30MPH

The Statutory Consultation period for the above Traffic Regulation Order for proposed changes to the speed limit in Radfall Road and Chestfield Road ended. Kent Highways received an objection from Kent Police, as the authority responsible for the enforcement of speed limits. They registered an objection the proposal on the basis that they feel the new 30mph speed limit does not comply with the guidance as set out in DfT Circular 01/2013. They state that the current 40mph speed limit is suitable for this section of road given the road environment. If the speed limit here was to be lowered to 30mph, the impact of the current 30mph speed limits at Chestfield village and Radfall would be diminished, which may lead to inappropriate speeds in the built up areas.

On the basis of this objection and the comments made by the enforcement authority, Kent County Council made the decision not to progress with making of this Traffic Regulation Order as it is unlikely it would have a beneficial effect on speeds through the village, and could actually

lead to an increase in the number of drivers driving above the speed limit. On the basis that this cannot be progressed any further, they are to refund the balance of £796.73. (£1000 from Chestfield Parish Council less £203.27 for officer time and placing the statutory advertisement in the Kent on Sunday.)

Chestfield Cllrs discussed this and disagree with the Police's objection. They felt that if a driver enters the village at 30mph from a 30mph stretch, they are more likely to stay at 30mph. The Kent Police Commissioner Ann Barnes had replied to the council's request for help sent to her on 31 December about the objection by Kent Police. She replied that she would like to see this matter resolved, although this is an operational matter and the responsibility of the Chief Constable, she would ask Kent Police to provide her with further information and would get back to the council .

The Clerk will research the content of the DfT circular 01/2013 stated in the response. Cllrs felt they should now go to the press about this issue. The Clerk will devise a press release and circulate to councillors for comment prior to submission. This will mention the speedwatch volunteers recognised by Kent Police as being the 5th most active team in Kent and will also provide some speedwatch statistics to back the case up.

210. COMMUNITY FLOOD PLAN

The Environment Agency has a guide for creating a Community Flood Plan. The Clerk has sourced this and started work on a Plan. The Clerk has sourced information pages on :

- Flood warning codes
- Understanding different sources of flooding
- General advice for communities who are at risk from groundwater flooding

The Clerk has the environment agency's flood map for Chestfield and identified areas at risk from river flooding. Ground water flooding also needs to be a consideration.

The Clerk has asked the Environment Agency for any details of previous flooding in the area. The Clerk will look at Environment Agency flood maps at www.environment-agency.gov.uk – to see households at risk of flooding, and will research ways to prepare a property for flooding (such as blocking airbricks)

The Clerk has done a lengthy article for the March magazine to:

- Encourage residents to think about their own personal flood plan
- Give information on the new flood alert symbols and advise individuals to sign up to flood alerts, etc
- Publicise the flood line number and incident reporting number
- Ask residents, particularly long-standing residents about historical flooding – where this occurred, what was at risk (location and property and residents), reasons why they thought the flooding occurred and its source, the direction of the flooding, the extent of the flooding, what action was required/taken, what if any flood alleviation measures have been taken since, and whether there has been any repeat occurrences.

Areas that have flooded during the recent prolonged rainfall are Radfall Road under the underpass, along the A299 Old Thanet Way between Clover Rise and McDonalds and also by Johnson's Nursery, and along the stretch of Chestfield Road from South Street towards Radfall recreation ground.

Cllr Chapman commented that since the installation of the sluice gates at Swalecliffe the Brook has not had sea water backed up in it, which is much better.

Some people may need help or support to prepare for flooding. The article will ask anybody who thinks they may need help to let the Clerk know and for inclusion of their details in the final Flood Plan.

The article will also ask for any local volunteers who are willing to be contacted in an incident. These volunteers may have skills or resources or equipment that may be useful. In a flood, volunteers may need to help people move furniture and other possessions, so they should be reasonably active and fit. Other volunteers such as administrators or communicators, or to help people who may need extra support during an incident are also sought.

After a flood reputable contractors may be required. Residents need to be careful of bogus trade people calling door-to-door and should always check references and not pay in advance. The article will also ask for recommendation on reputable contractors so that the Flood Plan may contain a list of reputable recommended contractors.

211. MAGAZINE

The Clerk confirmed she has booked the magazine to go to the printers this week.

212. SPEEDWATCH

Since the last meeting there have been four checks undertaken with 57 vehicles recorded travelling between 36 – 48 mph.

The Clerk has ordered wheelie bin stickers designed to slow traffic and draw attention to the 30mph speed limit. These could be most effective along Chestfield Road. The Clerk has prepared letters for all Chestfield Road residents to ask if they would like some for their bins. These will be delivered and the project progressed.

213. KENT INTERNATIONAL AIRPORT

RECEIVED Cllr Claisse's report of a Meeting of the Kent International Consultative Committee held on 14 January 2014 (previously circulated as Appendix 6). Cllr Claisse advised the next meeting is on 8 April 2014.

214. KENT ASSOCIATION OF LOCAL COUNCILS

RECEIVED Cllr Claisse's report of a meeting of the KALC held on 15 January 2014 (previously circulated as Appendix 7)

215. BUS AND TRAIN SERVICES

The Clerk confirmed that since the painting of the Swalecliffe Railway bridge has been completed the pigeon proofing measures have been reinstated.

216. PARISH CHARTER

At the last meeting Cllrs considered Canterbury City Council's draft Charter. This document aims to ensure that the city and parish councils continue to work as efficiently together as possible for the benefit of local people. The Charter represents a mutual agreement between Canterbury City Council and parish councils within the district. It is a statement of intent, but not a legally binding document. It aims to define the expectations that both Canterbury City Council and the parishes have of each other. Canterbury City Council's proposed Charter required the parish council to take some actions and implement new processes to be fully compliant. The Clerk completed a response to Canterbury City Council about the Charter after the last meeting and has completed the other actions to be as compliant with the document as possible.

A final action was to put a process in place for compliments, complaints and other feedback. The Clerk had drafted a Compliments, Complaints and Feedback policy for discussion at the meeting. This will be uploaded to the parish council's website. Cllrs asked that the Clerk add the parish council logo – and revamp it to be an A4 folded double-sided template rather than a stapled document. The Clerk will get some leaflets printed, and take to the doctors' surgery and library. She will also do an article in the June magazine to advise that it has been drawn up, is available on the website, but if anybody wants a hard copy to contact the Clerk.

217. HIGHWAYS

NOTED Temporary Overnight Road Closures – B2205 Chestfield Road, Swalecliffe – 17-19 February 2014, for up to 3 nights, between 9.00 pm until 6.00 am each night. Chestfield Road

will be closed in the vicinity of the railway bridge. ~ There will be no through access between the (Old) Thanet Way and St John's Road. The alternative route is via A2990 (Old) Thanet Way, B2205 Greenhill Bridge Road, Sea Street, Whitstable Road, Colewood Road and St John's Road. The closures are to enable rectification works to be carried out to the CCTV on the railway bridge to be carried out by J Murphy & Sons Ltd working with Network Rail.

218. ENVIRONMENT

SUGGESTION FOR ALLOTMENTS ON SAINSBURY'S LAND NEAR THE RIDGEWAY/REEVES WAY

At the January meeting there was discussion about the fenced off area potentially becoming allotments. Cllr Chapman had declared an earlier interest in this item as she lives nearby. Although this is a wonderful opportunity there are lots of hurdles to overcome, such as a lease agreement from Sainsburys, a water supply, secure fencing, vehicular access and parking, the risk of flooding, health and safety issues, public liability insurance, finance, increased administration and so on. Cllr Bailey cautioned that with all the pitfalls this may not be an achievable project. Car parking on the Ridgeway is not possible and parking on Reeves Way is not always available. If it is not progressable, then Cllrs felt that Sainsburys could be encouraged to talk to Kent Wildlife Trust for KWT to take over management of the site as a natural environmental area.

NOTED that the Clerk has set a meeting with Canterbury City Council officers on 13 February 2014 for investigating the possible use of Sainsbury's land at The Brook for use as allotments. She will report back.

PLANTERS FOR THE VILLAGE

RECEIVED a report of the meeting held on 30 January 2014 with Green Leas residents regarding planters for the village project.

The residents explained they look after their private road and their village green, and are part of a collective group called Green Leas Road Fund Group. They saw the article in the September 2013 parish magazine, where the Clerk advertised that the parish council would provide tubs and plants, if residents would water these and maintain them in the future.

Agreed principles

- Chestfield Parish Council will buy all the initial equipment, soil and contents (plants).
- The Green Leas residents group will water as required.
- The Green Leas residents group will maintain the planters and replant in future seasons.
- The parish council and the residents group will have regard for anti-theft measures when choosing locations and styles of planter
- Any loss/theft or damage to the planters or contents is to be reported to the parish council. The Clerk and / or parish councillors will determine what action, if any, to take, based on the given circumstances. There is no guarantee that the parish council would replace anything.
- The Green Leas residents group are happy for publicity and photographs in future editions of the parish council quarterly magazine.

The Clerk will send an agreement in writing, to be signed by both parties.

Potential locations

The entrance to the Green Leas village green, around the base of the village sign at the play park Chestfield Road and an interactive planter by the children's play area at the play park - with trailing tomatoes, marigolds, sunflowers and windmills as the contents envisaged – the latter two locations will need Canterbury City Council's permission also.

The Clerk will do a site visit with Canterbury City Council officers to discuss the project. The Clerk will also ask them where the city council gets their plants from. Once permission is given, the Clerk will email the residents a choice of some dates for them to then visit the locations and finalise planter styles. There will also be consideration for sight lines and underground services.

The Clerk will arrange a plaque with suggested wording as: "This planter is a Chestfield Parish Council initiative, in partnership with village residents, to make the village a brighter place"

The meeting closed at 9.40 p.m.

Signed: Date:
Chairman

**CHESTFIELD PARISH COUNCIL
PLANNING REPORT, 10 February 2014**

APPENDIX 2

Canterbury District Local Plan 2013 – Processing of representations

Canterbury City Council has processed all the comments received during the consultation period - just under 7,000 comments from about 1,300 individuals and organisations.

Copies of all the representations are available in council offices, and also at <http://canterbury-consult.objective.co.uk/portal>. Click on a document of interest, then view the comments by following the instructions.

The comments addressed a range of issues, including the overall strategy of the draft Plan; the amount and location of development; related delivery and infrastructure issues; social and environmental considerations; and detailed comments on individual policies and the strategic development sites and other development sites in the draft Plan. A number of new development sites have been proposed for consideration. Some proposals have also been put forward for sites to be assessed for possible inclusion under the new Local Green Space designation.

The Council now has to decide what changes to make to the draft Plan in relation to those main issues. Changes to the draft Plan will be considered by Council committees in March, and publication of the final formal draft (the pre-Submission draft) is likely in April or May. This will be a final opportunity for people to comment on the technical and legal "soundness" of the Plan before it is considered by an independent Planning Inspector.

**Planning Application No: CA/13/01326/FUL - Eastwell, The Drive, Chestfield CT5 3NU
Removal of existing conservatory and construction of two –storey extension**

Cllrs will recall this application was granted under delegated powers despite the parish council objecting in the timeframe and stating willingness to send a speaker to development management committee. A Stage One and Stage Two complaint has been made to Canterbury City Council.

At the December 2013 the parish council resolved to refer this case to an Ombudsman regarding the lack of due process and maladministration, and the lack of opportunity to make amendments to the application if it had gone to the development management meeting. For example, the application could have been granted with a condition for a requirement for frosted glass only on one elevation to protect the neighbours' privacy.

The Clerk prepared and sent a case to the Local Government Ombudsman, which was acknowledged on 13 January 2014 however their response came back that they were unable to investigate it as they do not accept cases from parish councils. It is believed that the neighbour affected by the permission will now re-submit the case to the Ombudsman.

New Applications

35	CA/13/02417/ FUL Greenacres, The Drive Replacement dwelling	Delegated authority was required to meet the 3 February response deadline. This application is for a replacement house instead of the current bungalow. The house has a slightly smaller footprint but is much higher. Planning councillors did a site visit but the owner was out. The planning cllrs also called at three neighbouring houses. Residents at Chelsea Cottage raised no objection. Cllrs left notes at Pear Cottage and opposite. A further neighbour replied to development management and copied the parish clerk in. Their objection was that the proposed height and sheer size of the proposed building is not in keeping with the rest of the properties in this part of the Drive. They felt that the style of the proposal is a monstrosity and should be rethought. Although the planning councillors couldn't see any planning objection, the development is large and of unusual design, with a turret, which is going to considerably change the environment of the area.
----	--	---

		The Parish Council would support the objection of neighbouring households with regard to design. Also, if permission is granted, restoration of any damage to the road during work should be written in as a necessary condition.
--	--	---

33	CA/14/00021/VAR – Chestfield Farm, The Drove Variation of conditions 10 and 16 of planning permission CA/10/01644/FUL to substitute drawing no P100C for drawing no P100 B; change to position of pond and line of visibility splay.	Delegated authority was required to meet the 10 February response deadline. Condition 10 Typographical error only. The Pond is slightly moved towards the development. Condition 16 – changes are acceptable. The parish council has no objection to this application.
34	CA//13/02378/FUL – 8 Willow Way Additional window to the front of the property	The parish council has no objection to this application.
35	CA//13/02400/FUL 8 Birkdale Close Roof space conversion with velux style windows	The parish council has no objection to this application. Adjacent houses have dormer windows in their roofs.
36	CA//14/00161/FUL 43 The Ridings Proposed first floor extension over existing garage and associated works to form bedroom, ensuite shower room and stairwell	When planning councillors visited the owner was out – as were neighbours also at the house opposite (a contact card was left but they never got back to the Clerk or Cllrs). The planning councillors spoke with neighbours at No.41 (who were not worried) and at No. 1 The Russets (where the upstairs windows are in line). The present double garage is sideways on and in front of the house. The proposed first floor extension over the garage will therefore bring forward the building line. A side extension would have been preferred.

Notifications

CA/13/02084/FUL 12 Grasmere Road Front entrance porch, single storey extension and balcony to rear	Granted by CCC
CA//13/02108/FUL Colindale, The Drove, Chestfield Domestic extension to rear and new garden outbuilding	Granted by CCC
CA/13/02112/FUL 80 Chestfield Road Conversion of garage into habitable space and side and rear two-storey extension	Refused by CCC
CA//13/02354/EIA Land at Bodkin Farm, Thanet Way, Chestfield, CT5 3JD Environment Impact Assessment screening opinion request in relation to a mixed use development for up to 300 dwellings, 8.2 ha of employment uses (for B1 offices, A1/A3 retail use and an hotel), 4.2 ha of leisure use and 6 ha of green space and associated access, infrastructure, landscaping, sports pitches, wildlife areas, open space and cycle/footways.	CCC's decision was OBJECTION
CA/12/00559/FUL The Old Farmhouse, The Drive Erection of new dwelling and erection of a new outbuilding to provide garaging and external storage in the garden of the Old Farmhouse	Granted by CCC
CA//13/02151/FUL 47 Plantation Road Two-storey side extension and pitched roof porch to front of dwelling.	REFUSED by CCC

Trees - None this month

Enforcement

Mobile home sited in Radfall Road

Residents reported to the Clerk on 7 October 2013 that a very large mobile home (40 foot x 12 foot) has been placed in a property in Radfall Ride, Chestfield. Radfall Ride is an unadopted track type road at the bottom of Radfall Hill. The site in question is on the right hand side as you enter - the first house, Silver Birch/The Stables.

The Clerk asked the city council's enforcement officers to have a look at this case as she felt that planning permission is required to position such a mobile home.

They replied on 22 October that this enquiry has now been raised as an enforcement case, with case reference is ENF/13/341.

The enforcement officer was seeking further information regarding the intended use of this caravan. He updated the Clerk that he had visited the site - the mobile home is currently physically stuck on a private track leading to the livery yard. It has suffered quite significant damage and is not currently capable of occupation. He was able to meet with the occupier of Silver Birch Stables who advised that the intention of the landowner was for the mobile to be used as additional office accommodation required in relation to the livery business. However, the caravan has proved too large to bring onto the site, hence it currently being stuck and damaged. The occupier believes the intention is to now to remove the mobile home and bring a smaller caravan onto the site to provide the additional accommodation. The officer also spoke with a near neighbour who confirmed that this was also what they had heard.

The officer advised he has been given the contact details of the landowner and is currently waiting for them to confirm the above and in particular when the mobile is to be removed.

As background, Silver Birch Stables is both a lawful residential unit and a livery business.

Having reviewed the planning history for the site, it would appear there are no relevant restrictive conditions in place regarding this use. This means if a caravan/static is brought onto the site to be used ancillary to livery yard business, there would be no breach of planning control. If however it was being used as a new and separate residential unit, then clearly this would be a breach of planning control .

Salix Lodge, The Drove

Earlier this year a planning application was submitted (CA//13/0226/FUL) for a covered car parking/car port at Salix Lodge in The Drove at Chestfield. The parish council and some residents objected to this application but it was granted. However this car port now has a garage door, not in accordance with the drawings. The Clerk reported it to the city council's enforcement team, who raised a case on 8 January 2014. Case reference is ENF/13/0409

A reply was received on 24 January as follows:

"The site has been visited and a careful assessment has been made of the problem, including consultation with a Conservation Officer relating to the degree of harm the inclusion of a door to this carport has caused. Government advice is that enforcement action should only be taken when a breach of planning control would unacceptably affect public amenity or the existing use of land or building meriting protections in the public interest. Having discussed the matter with senior colleagues the Council do not consider that this development has resulted in substantial harm, or that it is in the public interest to pursue enforcement action over this matter."