

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 10 MARCH 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 Eileen Watkins
Parish Cllr Alex Candy
Parish Cllr Joe Hunter
Ms Amanda Sparkes, Clerk to the Council

6 x residents

219. OPENING REMARKS AND APOLOGIES FOR ABSENCE

The Chairman welcomed everyone to the meeting. Apologies for absence were received and accepted from Parish Cllr Chris Ellis (unwell).

220. MEMBERS' INTERESTS and REQUESTS FOR DISPENSATIONS

Cllr Chapman declared an interest in the Sainsbury's owned land at the back of B&Q.

221. MINUTES OF THE MEETING HELD ON 10 FEBRUARY 2014

Cllr Claisse proposed and Cllr Hunter seconded and the Minutes were accepted as a true record of the meeting and the Chairman duly signed them.

222. ACTION LIST APPENDIX 1a - The list was presented to Cllrs prior to the meeting.

223. POLICING AND NEIGHBOURHOOD WATCH

A new survey has been launched by the Commissioner's Office and the University of Kent. The survey aims to explore what Kent residents expect from their police service. The findings will be written into a report by a Masters student and shared with the Commissioner's Office and Kent Police. Anyone over 16 can take part and the survey closes on 21st March 2014. Take part and have your say: https://www.surveymonkey.com/s/Kent_police_survey

NEIGHBOURHOOD WATCH

Cllr Claisse's Notes on the meeting of Neighbourhood Watch Co-ordinators, held on 17 February had been circulated previously as Appendix 1. Ten co-ordinators attended along with PCSO Jade Hoyle. Jade gave an insight of her work in the area over the last year. Her area is basically for Chestfield and Swalecliffe, but she has been covering another, in addition. Her base has been changed from Herne Bay to Canterbury. Chestfield has had a spate of burglaries, mainly involving sheds and garden equipment, mainly from the Drive and Drove. A team of detectives has made an arrest and the culprit will shortly be in court. Expense Claim Forms, and a list of emergency numbers and an updated list of members was distributed.

Cllr Claisse advised that there was nothing further to report for the village this month, however, wider afield ASDA has withdrawn all cot blankets which should not be used.

224. The meeting was adjourned for parishioners' questions. As no residents wished to ask any questions the meeting continued.

225. Chestfield Warriors on the move – an appeal for financial and other support

Linda and John Wickings spoke to the parish council. They explained they have been running a table tennis Club for 8 years, surviving in a derelict building for this time and desperate to relocate. George Wilson tried to set them up in the development near Tesco which got turned down after 4 years. They have at last found a new home – George Wilson has now offered a a

3-year lease on a 2000 sq ft unit behind Tesco which is ideal for the club. It will have new toilets, proper kitchen and a gallery for viewing. The time frame is for opening in June/July 2014. It will be open to all members of the community, and for all ages. This relocation gives opportunities to expand into the areas they have always wanted to pursue, such as being able to offer schools and organisations including those with learning difficulties etc. the chance to become involved in this activity.

The 60 x 30 foot room is very versatile – offering different formats – either 4 match tables, or 5 junior tables, or 9 coaching tables, or match tables with spectator areas.

They are currently running 11 teams, with no capacity for expansion. There are 5 teams who wish to join the new premises and this will bring in income and mean most nights the new venue will be used. They plan to open daytimes too – perhaps for renting for pilates classes or similar to being in rental income. They also intend to start a “200 Club”.

Funding is sought, in the region of £50 k for rent, running costs, new equipment, table tennis flooring and so on. The Club has own funds of £5,000 and has just received a £10,000 donation. On behalf of the Chestfield Warriors, Linda and John Wickings had contacted the Clerk to ask for the parish council to consider some financial and other support. The Clerk prepared a background information paper which had been circulated previously to all Councillors, and she also did some funding searches which identified external funders and other support for sports clubs.

In answer to Cllrs’ questions, John confirmed that the Club already receives rent relief as a sports club, and would apply again for this at the new venue. Staffing the facility would be done by volunteers - Linda and John are fully qualified and also have 2 level 2 UKCC accredited coaches with a further 3 level 1 coaches committed to the project.

Cllr Hunter commented that this project was to be encouraged, and supported. Linda explained that a KCC Youth and Community officer was to visit them on 11 March to ask the Club when in its new setting to take on young people with learning difficulties (this would be paid for). Cllr Chapman commented that she had seen first hand what a difference table tennis makes to disabled children, and she felt this was a very worthy cause.

Cllr Young questioned how confident were Linda and John of being able to self-sustain. John explained he was confident the project would be built up quickly and be ready for even larger premises at the end of the 3 year lease.

The Clerk explained that whilst the precept budget for 2014-15 has already been determined the council is holding unrestricted reserves and is in a position to offer a donation.

Cllr Bailey felt that the council should promote facilities for young people – sport teaches young people respect, behaviour and etiquette. Linda Wickings had provided a discounted quotation for table tennis equipment totalling £5,057.71. Cllr Bailey proposed and Cllr Chapman seconded and all Cllrs RESOLVED to offer the Club the full amount, and a cheque was prepared and signed at the meeting.

John and Linda Wickings thanked the council, and invited the Cllrs to the opening event, which it is hoped will have some England players in attendance.

The Clerk will speak to Linda and John about running an article and an appeal for further donations/sponsorship in the June magazine, and give support with external funding applications.

226. 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.

CA/14/00458/EIA – Land at Bodkin Farm, Thanet Way, Chestfield

The Clerk advised of a further Environmental Impact type application made to Canterbury City Council for Land at Bodkin Farm, Thanet Way. The parish council is not invited nor able to comment on an application of this type at this time. A previous recent application was Objected to by Canterbury City Council (Reference CA/13/02354/EIA). The Clerk will find out more details about this application from the city council's portal. The parish council will keep a watching brief on this.

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**

The Clerk explained that the parish council first considered this at their May 2012 meeting when several residents attended and raised concerns, predominantly around drainage and flooding. Cllrs felt neither the site nor design were appropriate and urged the planning committee to undertake a site visit. Later information about surface water being able to be discharged safely was disputed and a further letter was sent to the city council in September 2012, with photographs of flooding. The parish council again urged a site meeting, and also advised they would attend the development management committee meeting to speak in opposition.

However, contrary to the city council's agreement with parish councils, and now the second example of this type, the application has been granted. The Clerk explained she had contacted the other parish clerks in the Canterbury district to see if they have had similar treatment, but so far none had, although they cited other problems with planning processes and the planning portal.

Cllr Claisse reminded Cllrs that a parish council is unable to make a complaint to the Ombudsman about this. The Clerk will draft a Stage One complaint letter to Canterbury City Council about this second incident.

227. FINANCIAL MATTERS

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

NOTED a payment of £16.33, for the Internet account was taken by direct debit on 18/02/2014.

RECEIVED a Financial Briefing from the National Association of Local Councils regarding the draft Legislation Order for the repeal of s.150 (5) of the LGA 1972 that requires all cheques or other payable orders to be signed by two Councillors. The Clerk will keep a watching brief on this.

RECEIVED from KALC notification that Sevenoaks Town Council have a proposal for a return of a system to provide a percentage of the Business (Non-Domestic) Rates to Town/ Parish Councils to be used for the benefit of economic growth in the locality. A number of Town and Parish Councils around England have already supported the Sevenoaks proposal.

NOTED that the Clerk has completed the year end Pension Return spreadsheet and returned to KCC Pension department

Rugby Club 5-a-side area improvements

At a meeting with Canterbury City Council officers and the Clerk on 13 February 2014, the officers agreed that this project, to improve the multi-use games area as a community facility for use 24/7, would meet the criteria for allocation of the £1,379 of developers' contributions held by the city council. The officers commented that there is no change to the use, it is an excellent site, and refurbishment and bringing the site in to wider use was welcomed. With this agreement, the parish council becomes able to agree a resolution, minute accordingly and create an invoice for CCC to release the £1379 developers' contributions funding.

Phase I was completed in January 2014 – to clear the surrounding and impinging vegetation. At an on-site meeting with a rugby club representative, the contractor learned that the rugby club have claimed against their insurance for the fallen floodlights, and that certain areas of the MUGA fence will be re-tensioned as part of these works. As it is not clear how much of the

fencing would be re-tensioned, the contractor suggested reassessing this portion of the works once this work has been completed.

The contractor has now fully inspect the playing surface, and suggested Phase II works:

- Full clearance and removal of moss/weeds.
- Removal of existing court markings.
- Resin repair of damaged areas where necessary
- MUGA surface to be fully treated with a cleaning agent and insecticide spray. Chemical clean of tarmac surface followed by high pressure jet wash
- Full re-lining of playing courts – in different colours to identify differing sports, as per 'Sport England' guidelines.

Price for the works is £2,495. The estimated timescale is 5-6 days to complete, although this is obviously weather dependant.

Cllr Chapman proposed and Cllr Brealy seconded and all Cllrs were happy TO RESOLVE that the parish council proceed with this project using the developers' funding and using parish council funding for the difference.

228. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £1288.97, together with an additional sheet totalling £2,651.94. It was RESOLVED that the financial matters and accounts be authorised for payment.

229. CLERK'S REPORT

Correspondance

- (a) Invitation to KALC's Planning Conference on 22 March 2014 at Kings Hill Community Centre
- (b) Action *with* Communities *in* Rural Kent electronic newsletter
- (c) Southern Water Spring Newsletter for Kent
- (d) Police and Crime Commissioner's Newsletter - February 2014
- (e) Canterbury City Council's neighbourhood development team electronic newsletter.

COMMENTS, COMPLIMENTS, COMPLAINTS FEEDBACK FORM

NOTED THAT the Clerk revamped the template to read as an A5 folded sheet and asked for these printed. She will take some into the library at Swalecliffe and some to the Chestfield medical centre. She has also included it in the June magazine as the centrefold (Space permitting).

POSTS OR STONES TO PROTECT GRASS VERGES

In December 2013 the issue of vehicles 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. Kent Highways advised if the parish council provides the locations details then they will check their highway definition plans to see if it is public highway or private. The Clerk met a highways officer on 5 March 2014 who will now check ownership of these, before starting consulting the residents.

KCC CLLR GIBBENS AS GUEST SPEAKER

NOTED that KCC Cllr Gibbens has agreed to be a guest speaker at our 13 October parish council meeting, to give an update on the Local Government Boundary Commission review for KCC that is being undertaken, and which will take effect from the 2017 elections. The aim is to give 9000 electorate to each county councillor, and that this would see numbers of KCC Cllrs rise from 84 to 111.

PREPARATION FOR ANNUAL PARISH MEETING MONDAY 28 APRIL 2014

NOTED that the Clerk sent invitations to all organisations in the parish on 19 February inviting 'annual reports'. Invitations were also sent to the parish's city and county cllrs.

Kent County Cllr John Simmonds, Deputy Leader, has been booked as guest speaker and will concentrate his report on county council finances.

The Chairman will prepare a Chairman's report (aided by the Clerk). Cllrs also agreed that, as per the format of last year, in addition to the standard Chairman's report, each Parish Cllr should contribute a paragraph on 'their year passed' and what they have achieved / worked on in that time (under their responsibilities / references). This will be printed and available at the Annual Parish meeting for people to take away as a reference document, and also inserted in the June 2014 magazine.

ALL Cllrs to write a paragraph and give to the Clerk (to forward to the Chairman) by 14 April 2014.

RESOLVED that authority be given to the Clerk to purchase refreshments for the evening. Cllr Chapman and Cllr Watkins agreed to help out in the kitchen at the event.

230. CHESTFIELD YOUTH CLUB

RECEIVED the Minutes of the meeting of the Clerk and volunteers held on 27 February 2014 (previously circulated to all Councillors). Key updates to note are that membership is now up to 10 young people; the volunteers are undertaking first aid and other training; the group is making enquiries to the WI of the possibility of a storage cabinet in the rear garden of the hall; two volunteers are to attend the Annual Parish Meeting to meet councillors and provide a report, and the volunteers are planning a 'thank you' for the WI later in the year with personalised invitations for tea and cake at one of the sessions.

231. PROPOSAL FOR GRASMERE ROAD RESIDENTS ASSOCIATION

After the last meeting, the Clerk made enquiries about the proposal for a new residents association for those residents in the unadopted part of Grasmere Road, Grasmere Park, Boundary Chase and Chestfield Cricket Club. Some residents of the unadopted section of Grasmere Road are inviting all householders to a meeting at Chestfield Cricket Club pavilion on 18 March at 7.00pm to discuss the possibility of establishing a local Residents Association. Various issues have led them to believe that the establishment of a Residents Association would be worthwhile. First there is the state of the unadopted section of road and its use. There are several issues here: the poor state of the road which has been causing damage to residents vehicles; its use by through traffic and how this might be best controlled; and vehicle noise and speeding.

Second, a current proposal by Kent County Council (KCC) to place a 3 tonne limit on the bridge because of its condition. This raises issues of how this would affect use by residents' vehicles and access by delivery, public service (e.g. refuse collection) and emergency vehicles.

There has been an initial meeting between some local residents with Councillor Mike Harrison, a member of KCC's Environment, Highways and Transport Committee, and Andy Hutchinson, who is KCC's East Kent Manager-Public Rights of Way and Access Service. Mr Hutchinson will be present to explain KCC's position. Also present will be Richard Griffiths from the city council to provide advice and answer questions on forming a Residents Association. The meeting will allow residents to express views and to ask questions with a view to deciding whether the formation of a local Residents Association would be worthwhile in addressing the issues.

232. MAGAZINE

The Chairman advised that there had been several letters and comments from residents after the publication of the March magazine, many of which will be printed in the June magazine.

233. COMMUNITY QUIZ

Cllrs discussed the idea of a community Quiz night to be held with food at the Rugby Club (entry by paid ticket in advance) – all residents would be welcome. This suggestion had come up at the thank you buffet for the village volunteers in December. There used to be popular quiz nights every Monday in The Barn but these stopped on the change of ownership. The Rugby Club are happy to host such an event.

Cllrs resolved that the Clerk should speak to the Rugby Club for booking a Friday night in July, to discuss a possible menu and costs for the Club catering, and run a magazine article in the

June magazine with details when known. Cllrs Chapman and Watkins advised they would be happy to help the Clerk if in-house catering was possible – the Clerk will look at costs. Any profit from the evening could be shared between the Youth Club and Chestfield Warriors.

234. SPEEDWATCH

Since the last meeting there have been four checks undertaken with 41 vehicles recorded travelling between 36 – 47 mph.

SPEEDWATCH WHEELIE BINS STICKERS PROJECT

The Clerk has delivered letters to all the Chestfield Road properties offering them “Slow down in our village” stickers for their wheelie bins. At 10 March 2014, 48 households had signed up for them.

The Clerk also agreed to write directly to the residents in Radfall Road.

235. KENT INTERNATIONAL AIRPORT

The next meeting of the Kent International Consultative Committee is on 8 April 2014.

236. KENT ASSOCIATION OF LOCAL COUNCILS

Cllr Claisse advised the next meeting of the KALC is on 9 April 2014.

237. PROWS

Cllr Hunter commented that a lot of the village’s public rights of way are very wet and muddy but are beginning to dry out.

238. HIGHWAYS

FLOODING CONCERNS ON OLD THANET WAY

At the February 2014 meeting Cllrs raised concerns about the recent flooding on the A299 Old Thanet Way. Whilst they appreciated that the recent weather and prolonged rainfall are not just unique to Chestfield, they had serious concerns about the flooding on the road. The stretch from MacDonald’s to Clover Rise was affected.

There was also flooding and standing surface water on the pedestrian path on the MacDonald’s side of the road, making the experience for pedestrians most unsavoury.

There was deep water on both sides of the carriageway, and as traffic passed through, bow waves were created, making driving very difficult. Kent Highways attended the area but their only action was to put up two very small temporary flood signs.

After the meeting, the Clerk wrote to KCC Cllr Harrison, asking if he could action better treatment here. Bearing in mind that this stretch of road has a speed limit of 60 mph, this raises serious concerns for the safety of drivers and pedestrians. With the new Marston’s restaurant proposal for the site alongside MacDonald’s, together with the recent flooding, perhaps now is the time to initiate a speed limit review for this area, and a proposal to reduce the national speed limit to a more suitable 40 mph. Chestfield parish council would be prepared to pay for the costs of the Traffic Regulation Order.

Cllr Harrison has forwarded the letter to David Brazier, Cabinet Member, in KCC.

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. A site visit is being negotiated.

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

As reported at the February 2014 parish council meeting, the consultation for the above Traffic Regulation Order for proposed changes to the speed limit in Radfall Road and Chestfield Road ended but Kent Highways received an objection from Kent Police, as the authority responsible for the enforcement of speed limits. On that basis, Kent County Council made the decision not to progress with making of this Traffic Regulation Order.

After that meeting the Clerk researched the DfT Circular 1/2013 stated in the response. The Clerk had circulated a report from this to all Cllrs. Whilst she had pulled out certain paragraphs that relate to the police's objection there are other paragraphs that counter-balance their arguments. The Clerk proposed and Cllrs agreed that the way forward would be for the Clerk to write a letter setting out the council's disappointment at the objection, but explaining that the proposal was with the wish of the majority of parishioners, there is a crash history here with a pile up about a year ago at the junction of Chestfield Road with South Street. Also to draw attention to the speedwatch statistics, and the speedwatch team being the 5th most active in Kent. The letter will also ask for enforcement action with speed checks along to be undertaken along this stretch. Finally the DfT Guidance does say to keep speed limits under review – the letter could draw attention to the recent flooding under the bridge causing a road closure which was manned for a period by a policeman to stop vehicles getting in to difficulties in the flood water. The parish council would reserve the right to try again in the future if the speedwatch statistics and crash history back up a further review for a speed limit reduction.

239. BUS STOPS ON RADFALL ROAD

The Clerk and Cllr Hunter walked this area on 5 March 2014. Information gained is as follows: Ideally, the bus drivers when asked to stop, do stop at either Broomfield Gate, Dukeswood or Radfall Ride at the bottom. For these three locations however, to allow travel in both directions, six setting down points are required.

Travelling from Whitstable to Canterbury direction there is a hard standing pavement area opposite Radfall Ride – and some drivers stop a little higher up at the entrance to the field on the left, presumably to be slightly higher off the bend as traffic can travel fast round the bend at that point. There is no improvement that can be suggested to these.

Next stop is Dukeswood entrance which is the best location of all six stops. There is good pavement and space here.

The bus would then go up to the top of the hill and can stop at Broomfield Gate entrance – although this is not always easy at this bend if traffic is heavy.

Coming from the other direction towards Chestfield, to stop at Broomfield Gate is very difficult on the bend.

Opposite the Dukeswood entrance is terrible as there is no safe width – people literally have to stand and/or get off on to the verge which is weedy, and muddy, and so close to traffic that any wetness on the road sends spray all over them. This location is considered the worst and most dangerous of all.

Then at the bottom of Radfall Ride there is pavement/hard standing, and that location is acceptable.

The school buses also operate in the same way.

Cllr Hunter reminded the councillors of the survey undertaken with Radfall Road residents – this also included questions about using the buses and bus stops. The Clerk will extract the relevant information from that. Then Cllrs felt that the best next step is to talk to Stagecoach and ask them for any suggestions for improvements in the area, whether the stops should be signposted as request stops, and whether there is a need for driver awareness and acceptance of them.

240. ENVIRONMENT

FLYTIPPING IN MOLEHILL ROAD

Cllr Brealy commented that Molehill Road is becoming a fly-tipping black spot. A massive pile of builders rubble was deposited in two locations. Serco only cleared what was on the highway. The rest is down to the landowners to clear.

The Clerk and Cllr Brealy will discuss wording for signage for the area to try and stop the fly-tipping practice.

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

At the January meeting there was discussion about the fenced off area of Sainsbury's land at The Brook potentially becoming allotments. But there are lots of hurdles to overcome, such as a lease agreement from Sainsburys, a water supply, secure fencing, vehicular access and crossover (especially as it is believed that the verges are in separate ownership), the risk of flooding, health and safety issues, public liability insurance, finance, increased administration and so on. 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. The Clerk met with Canterbury City Council officers on 13 February 2014, and her write-up from that had been circulated to all councillors prior to the meeting.

Costs for legal costs, land survey and soil samples, clearance of the inner area, a need for separate irrigation, or extensive rainfall collection, fencing and lockable gates, parking and hard standing provision could be very high.

The allotments officers commented that the Brook is a natural hazard. There is similar in the allotment site backing on to the River Stour. They said that the Health and Safety Executive have said that where there is such an *obvious* hazard there is no need for signage or to fence it off. Signage can also make the landowner liable in any incidents, and make a requirement to provide life- saving equipment and ensure this is maintained. (For example, the officers commented that there is nothing like this in the Westgate Gardens.)

The parish council had commented that if it is not progressable, they 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. The allotment officers commented that the site might lend itself better to a nature reserve. They felt an orchard could be planted, and that use as a local nature reserve may give some legal protection to prevent development.

Cllrs felt that allotments was a lovely idea but is a step too far and that the area would be better as a nature reserve. The Chairman and Clerk will make an appointment to speak to the Sainsbury store manager about the proposal, and also in view of the health and safety executive advice above they could ask Sainsbury to remove the unsightly fencing

UPDATE ON PLANTERS FOR THE VILLAGE PROJECT

The Clerk met Canterbury City Council officers to discuss the project. They gave permission for planters to be provided in the three favoured locations. The Clerk met with nine Green Leas residents on 3 March 2014, to do site visits. The Agreement document was also duly signed by them and the Clerk.

Location 1 - Village sign at Chestfield Play park, Chestfield Road

This location will have four quarto tubs making a circular tub all around the post.

Location 2 - By Chestfield play park (outside of fenced area)

This location will have an octagonal 1200mm in diameter planter. The Green Leas residents want to have an interactive tub for children. Based on the BBC Gardening with Children information they will have different elements:

Fun – tall sunflowers and windmills

Visual – purple flowers

Sound – a rattly seed pod plant

Smell – Chocolate Cosmos

Height – Corn on the cobs

Taste – tumbling tomatoes

A resident agreed to write an article for the magazine particularly about this tub.

Location 3 - At the entrance to Green Leas village green

This location will have an octagonal 1200m in diameter planter.

The planter will be 9 foot in from the edge to allow for grass cutter to get around.

Cllrs resolved that the Clerk should ask someone to stain/creosote the village sign post before installation. The residents also asked the Clerk to purchase a barrow bag to transport water – the bag costs £10.99, sits in a wheel barrow, and transports up to 80 litres of water. The Clerk will order one.

The Clerk presented quotes for the self-watering planters, reservoirs, wick and mats for the three quotations totalling £1,146.84 excluding VAT. The Clerk reminded Cllrs that in the 2013-2014 precept budget there had been £1600 allocated for 25th anniversary of the parish council celebrations and £1000 for a Freshers' Day event. Neither of these projects progressed. Cllrs therefore had agreed to allocate the £2600 to this planter project.

Cllr Bailey proposed and Cllr Chapman seconded and all Cllrs were happy that the Clerk arrange to place an order and oversee installation. There will be further orders and expenditure for the compost and plants etc to fill them in due course.

The meeting closed at 9.15 p.m.

Signed: Date:
Chairman

CHESTFIELD PARISH COUNCIL PLANNING REPORT, 10 March 2014

APPENDIX 2

New Applications

40	CA//14/00248/FUL Brown Butts, 84 Chestfield Road Single-storey kitchen extension to rear of dwelling	When planning cllrs visited, the owner was out, but they were able to view. The Kitchen extension is in an enclosed area at the rear of the property and will not be seen. The parish council has no objection to this application.
41	CA//14/00258/FUL 80 Chestfield Road Conversion of garage into habitable space, new front wall and gates, new single-storey rear and first-floor side extensions. (AMENDED APPLICATION Previous application CA//13/02112/FUL was refused by CCC)	Planning cllrs met with the owner Mr Hodgson and his architect. The amended plan re the single floor extension is now acceptable. The Cllrs drew attention to the need for a tree survey for both the extension and the garage. (This had been one of the reasons for the previous refusal). The parish council has no objection to this application.
42	CA//14/00312/FUL 47 Plantation Road Two-storey side extension and pitched roof porch to front of dwelling (AMENDED APPLICATION Previous application CA//13/02151/FUL was refused by CCC)	The amended planning application has a reduction in height. This together with the sloping side seems a reasonable compromise to overcome the objections around the bulk in the City Council's previous refusal. The neighbours were happy before with the rejected plans. The parish council has no objection to this application.
43	CA//14/00310/LUP 25 Kendal Meadow Certificate of proposed lawful development for the erection of a single-storey side extension.	The single storey side extension has already been built. The parish council is not asked to comment on this. The application will be determined by Canterbury City Council.

44	CA//14/00350/FUL 22 Cherry Orchard Conservatory extension to rear elevation.	CA/14/00350/FUL 22 Cherry Orchard. Conservatory extension. No objection. Conservatory replaces garage with adjoining garage to side.
45	CA//14/00377/FUL – 3 Slades Close Single-storey rear extension, new bay windows to front elevation, new porch, replacement of existing flat roof with pitched roof, existing roof tiles replaced with natural slates and conversion of roof with 4 x rooflights	When the planning clrs visited the owners were not available. The proposal is for a very extensive set of alterations to this bungalow, both internally and externally. A single storey rear extension; doorways relocated ; a new porch in the centre ; flat roof made pitched ; roof tiles replaced with slates ; a loft conversion with 4 roof-lights. Internally many changes of room usage and a new staircase. Overall considered acceptable when completed, and the parish council has no objection. Neighbours at No.4 were made aware (themselves having changes to their bungalow } No 2 out, so clrs left a card.

Notifications

CA//13/02004/FUL Solar Array, Molehill Road, Chestfield, CT6 7PA Installation of a 14.96MW solar farm and the associated infrastructure (total site area 21.07 hectares).	Granted by CCC
CA/13/02417/FUL Greenacres, The Drive - Replacement dwelling	WITHDRAWN

Trees

Tree works NOTED:

107 Chestfield Road - Reduce a conifer hedge by 50% as some of the trees have moved in recent winds

Leascroft, The Drive – Re-pollard a Willow to leave at a height of approximately 7m

Enforcement- None