

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 14 APRIL 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
Parish Cllr Joe Hunter
Ms Amanda Sparkes, Clerk to the Council

KCC Cllr Mike Harrison*
Canterbury City Cllr, Cllr Jenny Samper*
Guests: Dr John Ribchester and Mr Philip Lennard*
Mark Leppard, Sainsburys Store manager

12 x residents

*For part of the meeting

241. OPENING REMARKS AND APOLOGIES FOR ABSENCE

The Chairman welcomed everyone to the meeting. Apologies for absence were received and accepted from Parish Cllr Alex Candy (annual leave) and Parish Cllr Eileen Watkins (unwell).

242. MEMBERS' INTERESTS

There were no declarations of interest.

243. MINUTES OF THE MEETING HELD ON 10 MARCH 2014

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

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

245. POLICING AND NEIGHBOURHOOD WATCH

Kent Police forum

Invitation received to attend a Canterbury District rural community engagement meeting. The invitation is to a member of the Parish Council who is prepared to act as a forum representative and be a conduit to encourage communication between the Community safety Unit - consisting of the Police and the City Council and Parish Councils. The forum will

- inform Cllrs of police and council partnership working within communities; specifically around crime and anti-social behaviour and
- provide an opportunity to identify key community priorities to work in partnership to resolve
- develop effective lines of communication

The first meeting of this forum will take place at 7pm on Tuesday 13th May at Littlebourne Village Hall. Cllr Young has kindly agreed to attend and report back.

Cllr Young explained that the Kent Police statistics are updated to February. The ward has 22 incidents, with five of these in Chestfield. He explained that the PCSO has advised on the Police website which Chestfield Parish Council meetings she will attend – these are 28 April, 12 May and also surgeries through the summer at Swalecliffe skate park.

NEIGHBOURHOOD WATCH

Cllr Claisse advised of two incidents at Sainsburys – one damage to a van in the car park, and the other a debit card theft.

Cllr Claisse also attended the Canterbury District AGM which was a very interesting meeting with a number of speakers.

246. **GUEST SPEAKERS DR RIBCHESTER AND MR LENNARD**

Formation of Grasmere Village Residents' Association

Dr Ribchester confirmed that the "Grasmere Village Residents Association" has now formed at the suggestion of Kent County Cllr Harrison. (Their Constitution and the Minutes of the inaugural meeting were received and circulated to all councillors prior to the meeting.) This residents' association covers the properties in the unadopted section of Grasmere Road.

At their inaugural meeting held on 18 March 2014 there were 45 residents, KCC Cllr Harrison, Andrew Hutchinson from KCC PROW department, and Richard Griffiths from Canterbury City Council's community development department. (Dr Ribchester was elected as Chairman of the newly formed association, and resident Philip Lennard elected as Vice Chairman.)

Cllr Harrison commented that the meeting had been well attended and positive. Cllr Samper commented that there has been historic concern over people going up and down the road, but there has been usage since world war two such as by the milk float.

Their two main aims are

- To deal with issues associated with the state of the unadopted section of the road and its use. The road is actually a 'restricted byway' for pedestrians, cyclists, non-motorised vehicles and residents' access only. However there is a lot of illegal through traffic.
- and a proposal by Kent County Council to impose a 3 tonne weight limit on the bridge at its eastern end.

Improved signage, traffic calming measures and establishing a fund to improve and maintain the road surface could be the means of addressing these issues. Dr Ribchester advised that the road is maintained by a series of volunteers, and there are a spectrum of views. A questionnaire was sent to all residents last week asking for suggestions for improvements.

Philip Lennard commented that as a residents association they have some strength as a body, which is very positive. Dr Ribchester advised they would like to foster a relationship between their association and the parish council. He gave a list of contact details for the committee members to the Clerk.

247. **SAINSBURYS STORE MANAGER**

Mark Leppard introduced himself. He has been the Chestfield Sainsbury's store manager for a year now. He advised he had been holding regular meetings with the Chairman and Clerk and they felt they had established a good professional working relationship. Sainsburys is the biggest employer in the area, with 350 staff.

KCC Cllr Harrison commented that the banners on highways land are an eyesore, especially with the left over cable ties, and he asked that these be tidied up. Mark explained there is one broken one which has been reported already and repairs are awaited.

Cllr Bailey explained he and the Clerk had met Mark on 12 April. This meeting covered the following:

- Thanks for the provision of a further four cycle racks.
- Community Grant - Mark explained that the store has £1,000 per year to give to community causes. The Chairman and Clerk had suggested Chestfield Warriors Table Tennis Club and gave him a letter that Linda and the Clerk had put together. He thinks they will probably offer in the region of £250. Cllr Bailey offered thanks on their behalf.
- Mark invited a letter of application from Chestfield Youth Club for a small donation.
- Charity of the Year - Mark would like to invite local residents to nominate a local charity as the store's Charity of the Year. The parish council agreed to advertise this at the parish council meeting, through the Minutes, and by posters on the noticeboards. Mark explained that for the previous two years, the charity has been SNAAP and £3,000 and £2,500 had been raised for them in those two years.

- Sports Relief support – The store staff raised over £3,000 for Sports Relief through staff cycling to Paris, and through collections at the tills, etc
- Land at the Brook - Mark has a meeting with the facilities support area manager on Wednesday 16 April and will give an update after that meeting. KCC Cllr Harrison clarified that this was the land sectioned off with heras style fencing – he confirmed that the KCC PROW officer checked and researched this area, and there is no public right of way across that land, contrary to some public opinion.

248. The meeting was adjourned for parishioners' questions.

A resident commented on the Agenda item to consider grants for community events. He stated he disagreed with taxpayers' money being used to fund social events.

Several residents were in attendance to discuss the grass cutting of the footpath that runs from Polo Way through Share and Coulter to Plantation Road. This area was maintained for 24 years after development of the estate by Sterling Homes/Allied London, until 2011, when they ceased maintenance. They initially offered the freehold of the strip of land to the parish council, who declined the offer on grounds of the maintenance being a precept burden to all residents, and mindful of setting a precedent. In 2011 the parish council agreed to take over the grass cutting only, and a contractor was awarded a two-year contract. A re-tender exercise in 2013 saw a new contractor appointed for the 2014 season.

This footpath had its first cut by the new contractor on 7 April. The Clerk advised she had met the contractor and visited all the locations on the schedule to ensure he was familiarised with them all.

Residents were unhappy that the long grass cuttings will deter people from picking up dog mess. The previous contractor used to collect arisings in this section.

Cllr Bailey and the Clerk confirmed that it had been agreed on the schedule that it would be cut like that, and the tenders were invited on that basis. Other estates around the village do not have their grass picked up. The contractor had been changed primarily due to costs, and Cllr Bailey advised this was important as the costs are covered by the parish precept. He said that Chestfield Parish Council did have to show a degree of savings in the budget.

The Clerk advised that the contractor had been concerned about the long cuttings. This has been an unusually wet season and the first cut is longer than usual. He had offered to undertake the second cut after just two weeks, rather than three, as the second cut should neaten up the first.

Cllr Bailey commented that, speaking personally, he now found it disappointing that for something that the parish council did not have a statutory requirement to do, and that the council had taken on, on the wishes and requests of residents, was now apparently unappreciated. He asked the residents if they now wanted the parish council to stop the grass cutting. They said no.

Residents drew attention to overgrown hedges, brambles and trees along this section also, and also complained about the amount of litter. And a resident complained about the state of the footpath surface, commenting that he first drew attention to this back in 2011. The Clerk commented that there was evidence of remedial repairs from that report with some of the cracks being filled.

KCC Cllr Harrison commented that the precept is levied to maintain aspects of the village, but that no areas get grass picked up now by KCC on footpaths or road verges. He agreed to inspect the area, and if as a KCC bridleway works are required and if there is budget available he would get things dealt with. A resident commented that he knew some residents had got together to deal with overgrown vegetation on 15 April.

Cllr Brealy commented that other estates have a management fund set up for maintenance that residents contribute to. Allied London should have set this up.

Canterbury City Cllr, Cllr Samper commented that Chestfield Parish Council has to set priorities, and that it is not affordable to pick up the grass. KCC and CCC do not pick up grass. She felt that the best is being done, and that the second cut should make things better, and she felt the council and residents should wait and monitor the situation. She also advised residents she would be happy to help them arrange a litter pick.

Cllr Bailey summarised the situation. He felt there were three options:

- Do nothing and monitor and revisit if needed
- Explore the extra cost to pick up grass cuttings, funding from unrestricted reserves
- Give responsibility for the upkeep to residents at their own expense

It was agreed to monitor the situation.
The meeting continued.

249. CITY COUNCILLOR REPORT

Cllr Samper explained the main item was the Canterbury District Local Plan. Full Council are meeting on 24 April 2014 and she hoped for approval to send the submission draft for examination by the Inspectorate.

Cllr Samper advised that land at Bodkin Farm has not been recommended for inclusion in the Local Plan. It is part of the green gap. She commented that the new solar farm proposal will also help protect the gap. (The Environmental Impact Assessment application for Bodkin Farm is reported in detail on the planning appendix to these Minutes).

Cllr Samper concluded that the city council has prioritised their budget and a universally beneficial approach had been taken.

250. KENT COUNTY COUNCILLOR REPORT

Cllr Harrison advised that he is always contactable by residents.

He was very proud and hugely honoured to have been elected as vice-chairman of Kent County Council, to take effect from 15 May 2014, and a year later he will become Chairman.

Cllr Bailey offered congratulations to Cllr Harrison on this appointment. Cllr Harrison explained he will become non-political when in post.

Cllr Harrison concluded that there are lots of road works going on.

251. 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.

252. FINANCIAL MATTERS

(a) RECEIVED the bank statement for March 2014, and RESOLVED the signature of the Chairman thereon;

(b) NOTED a payment of £16.33, for the Plusnet Internet account was taken by direct debit on 18/03/2014.

Rugby Club 5-a-side area improvements

NOTED that the Clerk created an invoice for CCC, and sent this with a copy of the Minutes of last month's meeting with the Cllrs resolution to use the developers funding for MUGA improvements. This invoice will release the £1379 developers' contributions funding to the parish council. NOTED confirmation from Canterbury City Council on 26 March 2014 that the developer's contributions totalling £1,379 would be paid to the parish council by BACS

Cllrs considered the following grant applications:

i) Green Leas Road Fund

A grant application for £50 towards a community BBQ to be held on 12 July 2014. This is the 10th year of running such an event, and attendance is usually 50-80 people. Grant towards BBQ, children's games and musical entertainment.

ii) Kendal Meadow and Lodge Field Road

A grant application for £50 for a Street Meet event to be held in July 2014. This will be the third year of running this picnic/BBQ style open event, with games and activities and cake stall. Grant towards costs of materials for bunting, decoration, face painting, food and posters etc.

iii) Maydowns Road Residents Association

A grant application of £50 for a community event/BBQ, to be held on Sunday 10 August 2014 for all residents of Maydowns Road. This will be the third year of running this event. The grant would pay for bunting, paper plates, napkins and some communal food.

Cllr Bailey advised similar grants were authorised last year and there is budget provision for them. He commented that it is good to bring communities together; Cllr Hunter agreed that the council should support the applications and that it was good to promote neighbourliness. Cllr Young also felt it was good to get a community to get together and Cllr Chapman also seconded that comment. The Clerk was instructed to write the additional cheques for £50 each at the meeting.

253. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £3,684.33, together with an additional sheet totalling £8,055.73. It was RESOLVED that the financial matters and accounts be authorised for payment.

254. CLERK'S REPORT CORRESPONDENCE

- (a) Whitstable Society March Newsletter
- (b) KALC's first FREE Kent Police and Ambulance Service event held on 2 April at the Holiday Inn, Ashford North, Maidstone Road, Ashford
- (c) In January 2014, the Department of Energy and Climate Change (DECC) published the Government's Community Energy Strategy which sets out proposals for local communities to generate their own energy, reduce the energy they do use, manage energy more efficiently and collective purchasing of energy or switching to save money on energy. The Strategy and further information on what Government support is available at <https://www.gov.uk/government/publications/community-energy-strategy> and <https://www.gov.uk/community-energy>

Falls prevention classes

Brighter Futures will be delivering a new programme of falls prevention classes in the community across east Kent. This service is proven to reduce the risk of falls. Funded by Public Health, these are specialist classes for people who have had a fall or are at risk of falling. They develop confidence, strength, balance and postural stability. This is a free programme with transport available for those who need it, delivered across the area. The Clerk shall advertise this in the next magazine. Contact Brighter Futures Falls Prevention Service, 01622 762403 or 07723 397214 Email amanda.duddle@vam-online.org.uk

School bus for CCW from Chestfield.

An update report has been received from the resident campaigning for school bus travel to and from the Community College Whitstable. She has put the proposal forward to Stagecoach and they are looking into the matter. It seems that the Chaucer school in Canterbury closure may

well add some strength to the request. Stagecoach are waiting on confirmation on how many will be going to CCW and where they live.

The number 5 bus route is the one being looked at. When asked why the bus that runs at 8.35am couldn't run earlier, the answer was that this is a "positioning" bus, which apparently means that they are only running it to get it in position at Seasalter, so that it is there for when Free Passes can be used. Asked why they couldn't run another sooner and the answer is there are no buses. The bus that runs does so after it has done the school run in from Chartham.

The resident has asked the school and Cllr Harrison for the likely numbers that will be going to CCW from Chaucer school, and where they live to see if they can be added to the current numbers. If one lives over 3 miles away then apparently KCC are obliged to provide transport. The resident has asked to be kept informed regarding the progress and any new development, and has agreed to let the parish council know.

Free trees for communities and schools

The Woodland Trust is offering communities, youth groups and schools the chance to apply for packs of free trees for delivery in November 2014. (Closing date 4 September 2014)

They have over 4000 packs to give away in the autumn and they come in three sizes - 30 saplings, 105 saplings and 420 saplings in various themes (hedge, copse, wildlife, wild harvest, year-round colour, working wood, wild wood and wetland). The application can be for more than one pack and theme with 420 saplings being the maximum quantity. Find out more at http://www.youtube.com/watch?v=lqTq_zNO12U&list=UUJONGed182uY9_TVRp1qiMg∓feature=share&index=2 and a further link at: <http://www.woodlandtrust.org.uk/plant-trees/in-your-community/>

The Rotary Club advised the Clerk that they are getting involved to try to help spread the word to schools / local organisations. If any residents want to add to / replace trees lost in recent weather, the Rotary Club would be happy to co-ordinate ordering / supply and to split packs due to size if needed between residents. The parish council felt this is another potentially good partnership project between the Rotary and parish council and RESOLVED to run text in the June magazine and ask any interested residents to get in touch with either the Clerk or The Rotary Club.

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. The Clerk provided Kent Highways details of the locations for them to check their highway definition plans to see if it is public highway or private.

NOTED that a highways officer confirmed on 26 March 2014 that all of the locations are Highway land and maintained by Kent County Council. They would not allow the installation of any bollards or rocks on these verges. They do not install bollards except for safety reasons and then only as a last resort as the cost of installing and maintaining them is so high.

FULLY ACCESSIBLE BUSES

The Clerk was asked to check when buses have to be fully accessible:

These are the following statutory regulations on the Department for Transport website about when all buses and coaches must meet the Public Service Vehicle Accessibility Regulations 2000 (PSVAR) –

- All full size single deck buses over 7.5 tonnes will be fully accessible from 1 January 2016, and all double deck buses from 1 January 2017.
- New buses weighing up to 7.5 tonnes and coaches will be required to have wheelchair access from 1 January 2005.
- All buses weighing up to 7.5 tonnes will be fully accessible from 1 January 2015 and coaches by 1 January 2020.

BUS STOPS AT RADFALL ROAD

Further to the report and discussion at the March 2014 parish council meeting the Clerk contacted Stagecoach's Roadside Infrastructure Manager. He replied that the six bus stops are all long-established stopping points, albeit not marked with bus stop poles and signs. Drivers should be aware of where to stop, and he copied the Operations Manager at Canterbury/Herne Bay into the email for her to consider whether or not the instructions given to drivers need to be reiterated.

Stagecoach agreed that ideally all these locations should be marked and where necessary provide with hardstandings. This will be a matter for Kent County Council Highways and will depend on the availability of funding. The stops will need to be constructed to current Disabled Access standards.

Radfall Ride shouldn't be too difficult. Dukeswood would require the construction of a hardstanding on the northbound side and possibly modifications to the kerb on the southbound side. Broomfield Gate may be more contentious given the proximity to bends and there may be land ownership issues too.

KCC Transport Integration were contacted also, to consider whether or not these stops should be included in the programme for the coming year.

There is also a KCC grant for bus shelters – where they provide 50% of costs upto a maximum £2000 for groups or parish councils prepared to pay 50% also. The provision of any shelter(s) therefore may also be a consideration in due course. Any shelter works would have to be coordinated with KCC. In principle, there wouldn't be an issue with installing shelters on highway land (other than for possible space or highway safety issues). It is important however that they are installed in compliance with disabled access requirements.

Rugby Club 5-a-side area improvements

Phase II works have been completed - resin repair of damaged surface areas where necessary, then the MUGA surface treated with a cleaning agent and insecticide spray, followed by high pressure jet wash. Then re-marking of the court – in different colours to identify differing sports, as per 'Sport England' guidelines.

The Clerk is talking to the contractor re Phase III – replacing sheared fence posts, replacing some fencing wire, and re-tensioning of other sections.

Chestfield Youth Club

The Clerk completed an application for the club to be considered as one of the Waitrose "Charities of the month". Each Waitrose store has £1,000 per month to be shared between three chosen charities – and the money is divided pro-rata between them based on customers' votes. Every time a customer pays for shopping they are given a green token which they then allocate to the box for their chosen charitable organisation.

The Clerk was contacted and advised that the Youth Club has been chosen to be one of April's charities. Payment will be made by cheque direct to the youth club around the middle of May.

The Clerk advised she had heard back from the WI and storage at the WI hall is not a possibility. The Clerk is to facilitate a meeting with the volunteers on 24 April and will report back.

255. MAGAZINE

The Chairman advised that the June edition will be a bumper edition as there is much to run in it. He and the Clerk are to meet to finalise it.

256. LOCAL GOVERNMENT BOUNDARY REVIEW

Local Government Boundary Commission's draft recommendations for the wards for the Canterbury district and a reduction in city councillors to 39 had been received. The Clerk had prepared a report around the changes, and implications for Chestfield (this had been circulated

as a separate appendix prior to the meeting to all councillors). The new warding pattern would take effect from the May 2015 city council elections. The aims are to provide improved levels of electoral equality per councillor (electoral fairness means each elector's vote is worth the same as any other – and is of equal weight when it comes to the election of councillors).

Current situation: 7 x single member wards, 8 x two member wards and 9 x three member wards = 24 wards / 50 councillors

Recommendations give: 5 x single member wards, 11 x two member wards, and 4 x three member wards = 20 wards / 39 councillors

The average number of electors per councillor is 2,900 in 2013 and 3,086 by 2019 (based on projected electorate growth figures). Under the recommendations none of the proposed wards will have electoral variances of more than 10% from the average for the district by 2019.

The reduction from 24 wards to 20 wards is explained by:

- The loss of six wards: Harbour, North Nailbourne, Marshside, Little Stour, Harbledown, and Sturry South and Sturry North merging to just one Ward of Sturry,
- But the creation of two new rural wards Barham Bridge and Littlebourne Ward and Chartham and Stone Street Ward

The Commission's report and recommendations, and copy of the letter sent to the Chief Executive of Canterbury City Council can be found at <http://www.lgbce.org.uk/all-reviews/south-east/kent/canterbury-fer>. The report and an interactive map of the draft recommendations are available at <https://consultation.lgbce.org.uk/node/1872/la=96> LGBCE will publish their final recommendations in Summer 2014.

Key points for Chestfield

1. A reduction in city councillors from 3 to 2
2. Ward changes*: - to improve electoral equality the Chestfield ward now includes:
 - o a modified eastern boundary to include the southern part of Golden Hill in to Chestfield ward
 - o the Church Street area included
 - o the area around the Joseph Wilson Industrial estate included – which means that the parish council office will now sit in the ward (although not the parish)
3. To note, that Canterbury City Council proposed to include the un-parished area of Swalecliffe with the parish of Chestfield. The LGBCE have NOT included this as it crossed the railway line which they consider a barrier, and which does not best reflect the community identity.

*NB the *parish* boundary does not change – just the ward boundary

257. COMMUNITY QUIZ

The parish council will hold a community Quiz night, with food at the Rugby Club on Friday 4 July 2014. (Entry to be by paid ticket in advance) – all residents would be welcome. The Clerk is now progressing this and will run a magazine article in the June magazine. Cllrs Chapman and Watkins are happy to help the Clerk with the catering – the Clerk will look at costs. Any profit from the evening could be shared between the Youth Club and Chestfield Warriors.

258. SPEEDWATCH

Since the last meeting there have been four checks undertaken with 48 vehicles recorded travelling between 36 – 51 mph.

SPEEDWATCH WHEELIE BINS STICKERS PROJECT

Chestfield Road and Radfall Road properties have been directly targeted and offered “Slow down in our village” stickers for their wheelie bins. The Clerk advised about 60 households have supported the initiative.

A resident has suggested that Molehill Road properties now be offered them, as cars do travel fast along here and there are no pavements for pedestrians. The Clerk explained to Cllrs that to do so would involve ordering some more stickers, but she has sourced a cheaper supplier, and new artwork would enable the stickers to endorse the parish council support for the speedwatch volunteers.

The Clerk agreed to order more stickers and write directly to the residents in Molehill Road.

259. KENT INTERNATIONAL AIRPORT

On 19 March 2014, staff were advised of a period of consultation over the closure of Manston Airport. The formal consultation began on 26 March, and the airport ceased to be operational after 9 April. This situation has arisen as a result of the ongoing operational losses of the airport and the lack of reliable prospect of profitability in the medium term.

Cllr Claisse advised therefore that the next meeting of the Kent International Consultative Committee due to be held on 8 April has been postponed to 13 May 2014.

260. KENT ASSOCIATION OF LOCAL COUNCILS

Cllr Claisse advised the next meeting of the KALC is on 16 April 2014.

261. PROWS

Cllr Hunter commented that he had inspected the Radfall Gate to Radfall Ride bridleway on 13 April 2014, and that it was beginning to dry out, but three pine trees have fallen.

Cllr Hunter advised of some fly-tipping of building material at the end of Radfall Ride – the Clerk will speak to him about this.

262. ENVIRONMENT

CONSIDERED a resident's suggestion for the purchase of a new bin for Chestfield play park – beside the two green benches on the Fern Close/tall hedging boundary (as people sit and eat here and discard their rubbish). Councillors were happy that they would purchase and install a bin subject to CCC emptying it. The Clerk will speak to the city council about this.

UPDATE ON PLANTERS FOR THE VILLAGE PROJECT

The Clerk confirmed the orders have been placed for :

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.

Location 3 - At the entrance to Green Leas village green

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

The Clerk will oversee installation, and arrange for the compost and plants etc to fill them in due course.

263. WAMP FUNDING

The Clerk agreed to find out more about the pot of money that the Whitstable Area Member Panel have for community projects. Cllr Ellis felt the planter project may be a possibility. The Clerk will see if parish councils are eligible to apply and report back.

The meeting closed at 9.35 p.m.

Signed: Date:
Chairman

Agricultural buildings to residential

The Government has clarified the provisions required to change the use of existing agricultural buildings to dwellings. *The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014* was laid before Parliament on 13 March and will come into force on 6 April 2014. This amendment to the GPDO allows the conversion of agricultural buildings to residential use.

The Clerk researched a briefing paper on this and circulated this to all Cllrs.

Canterbury District Local Plan – Publication Draft 2014

The Council has now considered the main issues arising from comments and decided what changes to make to the draft Plan in relation to the main issues.

The Council will consider and agree any major changes in response to main issues raised and to agree the next formal public consultation stage of the plan (the Publication draft) in late spring before submitting it to the Planning Inspectorate for independent examination. Once submitted the timetable is dictated by the Inspector.

The Council's draft Transport Strategy will also be considered at the same meetings before being issued for Public Consultation.

A number of new development sites for housing and employment have also been proposed for consideration, together with sites for possible inclusion under the new Local Green Space designation.

The new sites proposed for inclusion in the Publication Draft are:-

For Housing:

- the Kent and Canterbury hospital site / Ridlands Farm – once a new hospital has been provided in the existing South Canterbury Strategic Allocation (810 units);
- Howe Barracks (400 units);
- Land at Baker's Lane, Chartham (20 units).

For Employment:

- Land to South of Joseph Wilson Business Park, Whitstable;
- Land at Sturry Road, Canterbury

For Local Green Space:

- Prospect Field, Joy Lane, Whitstable
- Columbia Avenue Recreation Ground, Whitstable

All the representations received, and a summary table are available to view at <http://canterbury-consult.objective.co.uk/portal> and in person at the Council offices.

Further information is available on the Council's website www.canterbury.gov.uk/planningpolicy or from the planning policy team on 01227 862199 or by email planning.policy@canterbury.gov.uk.

Planning performance and planning contributions

On 23 March 2014 DCLG announced a consultation to 4 May 2014, on

(i) the speed of local authority decisions and clarification on the way in which exceptional circumstances affecting performance are taken into account;

DCLG propose that the threshold for designating authorities as under-performing, based on the speed of deciding applications for major development, should increase to 40% or fewer of decisions made on time. The threshold may be raised further at a future stage. Authorities that have dealt with an average of no more than two applications for major development, over the two year assessment period, would be exempt from designation based on their speed of decisions. The document setting out the criteria for designation would set out the types of exceptional circumstances that may be taken into account, prior to designations being confirmed.

and

(ii) possible changes to Section 106 planning obligations policy.

DCLS propose to introduce a 10-unit and 1,000 square metres gross floor space threshold for affordable housing contributions through section 106 planning obligations. This will aid the delivery of small scale housing sites. Rural Exception Sites will be excluded from this threshold.

<https://www.gov.uk/government/news/charges-adding-thousands-of-pounds-to-building-costs-to-be-axed>.

A KALC response will be decided at its meeting on 12 April, which will then be circulated to member Councils

**CA//13/01074/FUL – Land adjacent to 62 Chestfield Road
Erection of a two-storey dwelling**

This application was refused by Canterbury City Council.

TO NOTE there has been an Appeal made to the Inspectorate. The decision is pending.

**CA/13/02360/FUL – Chestfield Medical Centre, Reeves Way
Extension to medical centre and construction of overspill car park**

TO NOTE the Clerk received a letter that amended plans/additional information had been received in respect of the above. No amended plans were sent; the letter explained the amendments were viewable in the city council offices. The Clerk went and studied the application pack. The additional information/changes were not spelled out. The only difference the Clerk could see was a plan showing a highways and cycle route layout as agreed with Alun Millard of KCC on 28 February 2014.

The route will require signage and any relevant traffic Advisory Notes. KCC Highways have agreed these details can be submitted post planning approval.

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 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 drafted a Stage One complaint letter which was sent to Canterbury City Council about this second incident on 17 March 2014.

A response dated 1 April 2014 explained that although the parish council did not attend the meeting, both sets of the parish council's comments had been reported in full within the officer report, so Members had seen sight of all the comments. The letter further stated that the parish council must take responsibility themselves, for keeping abreast of meeting dates and Agendas.

New Applications

46	CA//14/00458/EIA Land at Bodkin Farm, Thanet Way, Chestfield, CT5 3JD EIA scoping opinion request in relation to up to 300 dwellings, up to 10,000 sqm of employment uses (for B1/B2 or A1/A3), over 18ha of green infrastructure comprising parks, green corridors, play areas, playing fields, allotments and community woodland. For information; CCC OBJECTED to a recent previous application : CA//13/02354/EIA - Land at Bodkin Farm 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 concluded that the proposal would have significant effects on the environment, and as such requires an Environment Statement to accompany a future planning application.
	This is a Request for EIA Scoping Opinion type application. The Clerk has researched documents on the city council's planning portal. Although this type of application does not allow comments to be submitted by members of the public or the parish council at this time. Peter Radmall Associates (based in Forest Row, East Sussex) have said in their covering letter to the planning officer at CCC, that Eton College are seeking to bring forward proposals for the development of land at Bodkin Farm, which the city council has deemed to be EIA development. Peter Radmall Associates have been appointed by Eton College to co-ordinate the EIA and

produce the environmental statement that will accompany the application.

They are therefore requesting a scoping opinion from the city council and have submitted a Scoping report. CCC has to give their scoping opinion within a five week period under the EIA Regulations.

The site is not currently allocated in the District Local Plan or the emerging new Local Plan.

The proposed development would be around Bodkin Farm, a Grade II listed building. The site is 28ha and triangular in shape. Currently used for a mixture of agricultural and equestrian uses. Historic mapping indicates the site has always been in agricultural use.

A stream crosses the site, from south to north, through a naturally formed pond. The site is adjacent to an ancient woodland. A public right of way crosses the site. The proposed development is of a sufficient size to potentially have significant effects on the environment.

The site is located in an area identified as having flooding and drainage issues. Additional development at this site causes concerns for any increased drainage problems – for existing residents, future occupiers of any development, and also the impact on the Old Thanet Way A299 which has suffered severe drainage problems recently (flooding in February 2012) and which are ongoing due to the road and gulley construction.

The site is also listed as potential for contamination.

The proposal would increase noise and traffic numbers by traffic flows to and from the site. Compared to the current site usage, there would be a significant increase in traffic which will impact on air quality, the environment and existing residents.

The existing residential properties in Maydowns Road are in close proximity to the site, and appropriate landscaping would be required to minimise the visual impact of the development, and there should be a condition for noise nuisance associated with building works to be restricted to a limited period of time.

The provisional Masterplan shows 7.67 hectares of the site set aside for housing – and at 40 dwellings per hectare – giving 306.8 dwellings. 306.8 x 2.36 persons per dwelling gives an additional estimated 724 people to the village.

The 300 homes are proposed to be of mixed size, tenure and density (with an affordable component in accordance with council policy).

The main residential area would extend across rising ground to the east, as far as the existing hedgerow that runs northwards from the end of Maydowns Road. This area would incorporate a central 'village green' and a neighbourhood store and community facility. It is anticipated to range in height from two storeys close to the site boundary to three storeys towards the centre of the site.

The village currently comprises 1400 dwellings so an additional 300 plus is very significant and will change the nature and character of the village.

Vehicle access would be provided via a new junction on the Thanet Way. This would need discussions and agreement with Kent County Council as the highway authority.

This application was published on the city council's decision list dated 31 March 2014 with the decision as "Planning Guidance". The Clerk asked a planning officer for clarification of what that meant and received the following response: This is not an application as such, it is a formal request from the applicant to the council for clarification as to what information they would be expected to provide as part of the Environmental Impact Assessment that is needed to accompany the planning application.

<http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

In it the city council essentially identifies the areas that the EIA should cover. The applicant will now have to prepare their EIA to submit with their planning application. Having requested a scoping opinion like this, the planning officer felt they intend to submit an application for the stated form of development it identifies at some stage in the future. The council's response is a matter of public record and is available on the website. The Clerk sourced this and circulated it to all the Cllrs.

47	CA/14/00497/FUL 10 Chestfield Road Single-storey rear orangery extension	Planning Cllrs confirmed that the neighbour at No.12 was happy with the proposal. The parish council has no objection to the works.
48	CA/14/00537/FUL 10 Longtye Drive Proposed garage, garden room / gym	This is a large extension running alongside the whole property footprint and overlapping both front and back by about a metre respectively. Both the owner, and neighbour at No.8 were out (a card was left at No.8.) The extension fits in quite well although creates a much bigger house. No objection. (the neighbour did not get in touch with the parish council)
49	CA/14/00507/FUL Redroofs, The Drove Erection of detached domestic garage.	In view of permission being given for the Salix Lodge garage, it would be pointless to oppose this development which backs on to the Salix garage. It is also further away from the Willow tree.
50	CA/14/00601/FUL 64 Grasmere Road Rear and side extensions to existing property along with associated alterations	The alterations envisaged will completely alter the appearance of the property. Single storey side extensions incorporating a garage in line with the frontage. At the rear a balcony extension with windows across the ground floor. The roof height will be raised to accommodate these changes. The bungalow at No.62 will be rather dwarfed but the owner was happy. The Parish Council therefore has no objection. (It is a pity a tree has had to be removed – although apparently rotten and leaning towards the property.)
51	CA/14/00559/FUL 29 Plantation Road New porch on the front, first floor extension on the back of the property	The Parish Council has no objection. A first floor extension at the back, in line with the neighbouring house at No 25 was recently granted. Neighbour at No.31 was happy.
Notifications:		
CA/13/02378/FUL – 8 Willow Way Additional window to the front of the property		Granted by CCC
CA/13/02400/FUL - 8 Birkdale Close Roof space conversion with velux style windows		Granted by CCC
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		Granted by CCC
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.		Granted by CCC
CA/13/01465/FUL - Land adjacent to McDonalds, Thanet Way, Chestfield Erection of a public house/restaurant and associated external works.		Granted by CCC
CA/14/00248/FUL - Brown Butts, 84 Chestfield Road Single-storey kitchen extension to rear of dwelling		Granted by CCC
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)		REFUSED by CCC
CA/14/00458/EIA - Land at Bodkin Farm, Thanet Way, Chestfield, CT5 3JD EIA scoping opinion request in relation to up to 300 dwellings, up to 10,000 sqm of employment uses (for B1/B2 or A1/A3), over 18ha of green infrastructure comprising parks, green corridors, play areas, playing fields, allotments and community woodland.		CCC decision is "Planning Guidance"

Trees

- i) **107 Chestfield Road - Reduce a conifer hedge by 50% as some of the trees have moved in recent winds**
- ii) **Leascroft, The Drive – Re-pollard Willow to leave at a height of approximately 7m**

The parish council tree wardens had no objection to these two tree works.