

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 09 MARCH 2015

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice-Chairman)
Parish Cllr Tricia Chapman
Parish Cllr Adrian Young
Parish Cllr Joe Hunter
Parish Cllr Len Claisse
Parish Cllr Chris Ellis
Ms Amanda Sparkes, Clerk to the Council
2 x residents

206. **APOLOGIES FOR ABSENCE** - Apologies for absence were received from Parish Cllr Eileen Watkins (unwell), Parish Cllr Alex Candy (away) and PCSO Jade Hoyle.

207. **MEMBERS' INTERESTS** – Cllr Ellis declared an interest in the History Society and Cllr Young declared an interest in the planning application for 22 Plantation Road.

208. **MINUTES OF THE MEETING HELD ON 09 FEBRUARY 2015**

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

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

210. **PCSO REPORT**

The PCSO had sent apologies but provided a report to the meeting. There has been a suspicious event at the Oyster bed restaurant, where there was a report of paper being placed over the CCTV camera. Before this a male was seen, walking around the area. Nothing was damaged or taken. A report of shoplifting at Sainsburys, where a female attempted to take meat from the store. She was caught by security and items were returned. There has also been four calls to McDonalds for nuisance youth - youths revving cars, driving erratically around the car park and being abusive to staff. A dispersal zone was put on the area over a weekend to prevent the youths congregating. This seems to have worked as the youths have not been back causing issues. There have been two non-injury RTCs – at McDonalds car park and along Chestfield Road, and three injury RTCs – at the A2990, Chestfield Road and the A299.

Cllr Claisse mentioned that the non-injury incident at Chestfield Road may well have been a small car that ended up in the fence of the telephone exchange at the junction with Molehill Road. Cllr Bailey advised that a car had overturned on the roundabout on the A299 opposite the petrol filling station, about three weeks ago. The Clerk will update the traffic incident log record.

Cllr Chapman advised that there had been youths also revving engines on the John Wilson Industrial estate backing on to Primrose Way, at about 1.30am, making enough noise to wake residents up. The Clerk will email the PCSO about this, and Cllr Chapman agreed to record every incident to the Police on 101.

POLICE FORUM

Cllr Young will attend the Kent Police Community engagement forum on 19 May 2015 at Littlebourne village hall

NEIGHBOURHOOD WATCH

Cllr Claisse passed the monthly report to the Chairman. He drew attention to a telephone scam tricking people into calling 118820 which leaves the line open. Cllr Hunter commented that the hoax-slayer website is reporting a lot more scams.

Councillors discussed a successor for Cllr Claisse as Neighbourhood Watch village co-ordinator, when he retires at the May 2015 elections. He will not give up as a co-ordinator but will not oversee and organise an annual meeting of all the volunteers. Resident Neal Fowler, the vice chairman of the Canterbury District Neighbourhood Watch, is to stand as a candidate at the May parish council elections, and has agreed to take the role on irrespective if elected or not.

The Clerk included an article in the next magazine around the gaps in the village and encouraging volunteers to come forward; and also to ask residents who have been subjected to scams to let the Clerk know so that these may be onwardly publicised to residents. A volunteer came forward for one road, and the Clerk forwarded details to Neal Fowler to set him up as a co-ordinator. The Clerk is also speaking to a resident who has offered to leaflet drop with the Clerk for the roads not covered. Neal Fowler and the Clerk have devised a flyer template and wording. The Clerk would like to record thanks to Neal Fowler for his assistance.

211. **ADJOURNMENT OF THE MEETING** - The meeting was adjourned for parishioners' questions. There were none so the meeting continued.

212. PLANNING

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

Cllr Bailey drew attention to the KM front page headline from the 5 March 2015 edition – that Boris Johnson/London Boroughs may build up to 115,000 commuter homes in the Canterbury, Thanet and Dover areas.

Planning controls for houses in multiple occupation

TO NOTE that the Clerk received a letter on 26 February 2015, that CCC is making a Direction Under Article 4 of the General Permitted Development Order. This will bring planning controls for houses of multiple occupation (HMO) for the Canterbury City Council area.

This will remove the existing permitted development rights for the change of use from dwelling house (Class C3) to small HMO (Class C4) with effect from 25 February 2015.

From now on, a planning application for a change of use will be required.

213. BODKIN FARM APPLICATION – CA/14/01319/OUT

Land at Bodkin Farm, Thanet Way, Chestfield - Outline application for a mixed used development comprising up to 290 dwellings, primary school, and associated other buildings and landscaping etc. Eton College has lodged an appeal, which will follow the inquiry procedure. This will commence on 18 August 2015 at 10am in The Guildhall, Canterbury and it is likely to last eight days. Canterbury City Council's response is now publicised on their planning portal. The Clerk explained it states that CCC will demonstrate at the Inquiry that they do have a five year housing land supply.

214. FINANCIAL MATTERS

RECEIVED the bank statement for February 2015, and RESOLVED the signature of a councillor thereon;

NOTED a payment of £16.33, for the Plusnet Internet account was taken by direct debit on 18/02/2015.

NOTED payment by BACS for VAT reclaim for the period 01 August 2014 to 31 January 2015, totalling 1,544.82

NOTED that the Clerk completed the Year end pension return for 2014-2015 on 13 February 2015.

Direct debit for the BT quarterly bill

Para 6.7 of the new Model Financial Regulations states: If thought appropriate by the council, payment for utility supplies (energy, telephone and water) and any National Non-Domestic Rates may be made by variable direct debit provided that the instructions are signed by two members

and any payments are reported to council as made. The approval of the use of a variable direct debit shall be renewed by resolution of the council at least every two years.

Switching to pay the BT telephone and broadband bills by Direct Debit will save £48 a year. Cllrs resolved at the February 2015 parish council meeting that future bills should be paid by direct debit so the Clerk set this up with BT business team on 14 February 2015. The payments will in future be deducted from the parish council's bank account within a minimum of eight days from the bill date. The billing frequency remains at quarterly.

215. Grant to Chestfield History Society

Cllr Ellis report and request for a grant was received and discussed. The Chestfield History Society would like a grant to cover the cost of producing and distributing a 2016 calendar and updating historical materials. Examples of a Kent village calendar illustrated with historical photographs were circulated in February. The calendar could be printed by Canterbury City Council, who have quoted a cost of £2.25p per calendar. Four members of the committee have committed to producing three months pages each.

Sample copies could be distributed to local clubs and societies, who could pay the cost price for however many their members wished to purchase and sell them on at a profit. The Parish Council would be credited with grant aiding the project and the History Society would raise its profile in the local community.

The Society also wishes during the next year to produce an updated second edition of the Chestfield Tales, and publish it on its website, along with the shorter histories of Chestfield written by Lamb and Harvey. This would require a number of minor costs including purchase of access to the electronic archives of the Kent Messenger Group, access to materials in Canterbury Cathedral and Maidstone, upgrading of the website, and possibly some copyright charges. It is difficult to quantify exactly how much would be expended but a grant of £150.00 would cover costs. Cllrs felt that this was very acceptable, and could be revisited at a future date if necessary. A cheque for £150 was therefore written at the meeting.

An initial print run of 100 at a cost of £ 225.00 to be met by the parish council was proposed by Cllr Young and seconded by Cllr Chapman. CCC have agreed to print any more at the same unit cost.

Cllr Bailey explained that his wife had visited the Whitstable Improvement Trust and promoted both the Chestfield circular walk and the emerging history society and WIT are interested in both.

216. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £927.30 together with an additional sheet totalling £2,432.68. It was RESOLVED that the financial matters and accounts be authorised for payment.

217. CLERK'S REPORT

Change to Police mobile points

Kent Police are making some changes to the way the Mobile Police Station (MPS) operates, to interact more effectively with members of the communities visited. The MPS currently operates on a fortnightly schedule where they visit the same locations. But there has been a low level of public engagement, so in future they propose to 'piggy back' on to suitable events and activities in the local areas.

PREPARATION FOR ANNUAL PARISH MEETING MONDAY 27 APRIL 2015

The Chairman is preparing his Chairman's report. Volunteers to help out in the kitchen at the event were established. As per the format of last year, in addition to the standard Chairman's report, each Parish Cllr shall 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 as a leaflet and be available at the Annual Parish meeting for people to take away as a reference document, and also inserted in the June 2015 magazine.

Circular walk - Second lectern information board

Cllr Ellis has suggested that the parish council provide a second lectern information board to raise awareness of the circular walk and promote the play park at Chestfield as an alternative start point for it. The Clerk has made enquiries with CCC as to whether the officers would be happy for the parish council to provide a second information lectern board about the walk. Two officers and the Clerk are to hold a site visit to consider this.

SuDS (Sustainable Drainage Systems)

The SuDS commitment proposed in the 2008 Pitt review will now be implemented through the planning system and is coming into effect this April 2015: developments of 10 or more dwellings will have to ensure that SuDS are in place for the management of run-off. Canterbury City Council will need to consult the lead local flood authority on the management of surface water. Kent County Council (KCC) expects to be named as this lead authority and become a statutory consultee.

CCC will have to use planning conditions to ensure ongoing maintenance over the life of the development and satisfy themselves that operational requirements are economically proportionate.

But CCC is experiencing cuts to planning department. The Clerk has made enquiries to development management at CCC for their comments. Once received, these will be reported back to councillors.

Central government is still reviewing the system and the Adaption Committee on Climate Change is reporting in June after the election. There are issues with the ongoing maintenance of SuDS as this is such a new field. The uptake of permeable paving has been low and represents only 3% of total sales.

218. RUGBY CLUB

Cllr Bailey explained he had been approached by the Rugby Club with an idea for a small summer fayre on the Rugby Club grounds and an invitation for partnership working with the parish council. The Rugby Club has invited Cllr Bailey to sit on their sub committee.

The Chestfield History Society could be involved and other village societies. All councillors were supportive in principle, and the idea could also be mentioned at the Annual Parish meeting.

Cllr Bailey also advised he had asked questions at a recent quiz organised by the Rugby Club, which was a successful sell out event, and raised over £350 plus bar takings.

219. MAGAZINE - The March magazine has now been delivered. The Clerk has dealt with some new advertisers invoices and artwork, and also some new volunteer distributors.

220. KENT INTERNATIONAL AIRPORT

Cllr Claisse explained he had attended a meeting of the Manston consultative group at Minster on 3 March 2015 with the remains of the consultative committee representatives. The Chairman Paul Twyman introduced Cllr Johnson, Leader of Thanet District Council addressed the group. She gave a report on her meeting with a Govt. Minister. He was proposing to set up an independent commission to make recommendations for the future of the airport. (After the election) The use of material from both the Civil Service and Thanet district council may be subject to dispute.

This commission was announced the following day. Following her report the Chairman allowed a wide ranging discussion. This covered Thanet's future housing plans, which do not include a Manston development; the siting of a Manston Parkway Station - This was to have been located at Manston. There are now talks to move this to Westwood; the impact of building on Manston and its effect on Westwood, particularly on its roads, which are already gridlocked at weekends and the need for another ring road and its cost implications.

221. KALC – Cllr Claisse explained the next meeting is in April.

222. TRAINS -

Cllr Hunter advised that the line between Faversham and Swalecliffe was closed on Sunday 8

March. Passengers were put on a bus at Faversham and this stopped way past the train station. Cllr Bailey commented that he did not think this had been a planned outage though.

223. SPEEDWATCH

Since the last meeting there has been two checks with 20 vehicles recorded travelling between 36 – 42mph. A volunteer reported a possible problem with the equipment but the Tunbridge Wells engineers could not find any fault. The new gun will be purchased from 1 April in the new financial year and the Clerk will deal with the sale of the old equipment to Blean parish council.

224. FOOTPATHS

Cllr Hunter advised he and some neighbours had been walking some of the paths and hope to do more. The entrance from Broomfield Gate to CW33/31 is impassable currently as it is so wet. There is a possible unusual underground source of water here.

225. HISTORY SOCIETY

Cllr Chris Ellis gave an update on the new history society. He circulated examples of another village's calendar. Canterbury City Council has given a quote for one similar at £2.25 per unit. Cllr Ellis explained he would propose a project for the next parish council meeting, that the parish council invest in 100 calendars. Some of these could be given as a sample to the village organisations for them to say if they would like more numbers, to either sell at cost or sell on at a profit. This would also raise the profile of the club and the parish council.

Cllr Ellis agreed to send an article to the Clerk for inclusion in the March magazine inviting residents to provide old photographs of the village, and to also raise early awareness of the Calendar.

226. CIRCULAR WALK

A SECOND LECTERN INFORMATION BOARD

Cllr Ellis has suggested that the parish council provide a second lectern information board to raise awareness of the circular walk and promote the play park at Chestfield as an alternative start point for it. The Clerk will initially make enquiries with CCC as to whether the officers would be happy for the parish council to provide a second information lectern board about the walk. The item will come to the March parish council meeting for further discussion.

227. HIGHWAYS

The Clerk will report the light out in the lighting bollard in the island by the play park

Inconsiderate parking along Chestfield Road – request for double yellow lines

Some residents contacted the Clerk and advised that when the hall is in use, car parking sometimes extends along Chestfield Road to opposite the recreation area on the green. Not only on one side but a few drivers then decide to make life even more difficult by parking on the other side - thereby creating a chicane. Many times, the residents have seen ambulances and buses trying to negotiate these hazards. It often results in long queues because once one vehicle has managed to pass the obstacles then no-one is prepared to "give way".

Additionally, the residents themselves have problems getting out of their drives as the cars are parked either side of their driveways. They have no clear view of any traffic coming until they have got the bonnet of their car out into the middle of the road which obviously is dangerous. There is a slight bend in the road which blocks any views of oncoming traffic. And children using the playground have to walk into the road to see what is coming.

This is a major road which is heavily used. There are double yellow lines outside the hall and a short way beyond The Leas (not always adhered to).

Cllrs considered residents' request that the double yellow lines be extended on both sides of the road up to Polo Way and agreed to support the request. The Clerk will ask that it is considered in Canterbury City Council's annual parking review.

228. ENVIRONMENT

PROW contract 2015-2016 - NOTED that the Clerk discussed the public right of way

maintenance contract with the current contractor and agreed a further season with no uplift in prices due to the costs of fuel coming down.

New Trees for Plantation Road

The provision of the four new trees for Plantation Road is now complete with a drainage plug beside the trees for watering. The Clerk will double check with KCC that they will water the trees.

New planters for Fairlawn village green

The Fairlawn Green residents association have offered to have a planter on their green, as per the others at the play park and Green Leas. The Clerk established that they are happy to adhere to the parish council's previous principles and agreement, that if the parish council provides the planter, soil and plants that the residents will water the planter when necessary and restock the contents in future when required. Councillors resolved at their meeting held on 12 January 2015 that this should be offered. The Clerk met with a resident and gave various brochures of different planters. The Fairlawn committee met and decided their preferred style and sizes. They favour concrete planters as their Green gets very wet. Cllr Bailey proposed and Cllr Chapman seconded and it was RESOLVED to purchase three planters of varying heights and widths to form an eye catching feature, for the residents association to take care of, plus soil and plants as appropriate. The Clerk will progress the project and place an order, as appropriate.

Flytipping on Molehill Road

Cllr Brealy explained that the Clerk had reported an incident of fly tipping on Molehill Road which CCC's environmental helpdesk had arranged to have cleared. However there had now been a further incident, which the Clerk will also report.

Crocuses

Cllr Chapman commented that the crocuses along Chestfield Road look lovely and recorded thanks to Cllr Claisse and Cllr Watkins for planting them. Cllr Claisse advised that sadly BT vans had driven over some of the verges during recent broadband cabinet installations and destroyed some of the plants.

Primroses under Primrose Way sign

Cllr Bailey advised that some residents had planted primroses under the Primrose Way entrance sign which look nice.

229. ELECTIONS MAY 2015

The Clerk received the Clerk's information pack from Canterbury City Council and devised a key information sheet around criteria and key dates for the councillors. The Councillor Nomination forms and packs have now been received for completion. These need to be hand delivered to CCC by 8 April by hand.

Cllr Claisse and Cllr Candy will not be standing again.

The meeting closed at 8.45p.m.

Signed: Date:
Chairman

New Applications

39	CA/15/00250/FUL Nomadi, 25 Share And Coulter Road Side and rear extension to existing detached house.	Side and rear extension to existing house. A second garage with room over is planned for the North side, with a new window and change to the entrance lobby. At the back, both East and West on the South side are to have extensions, with a balconette added to the master bedroom at the rear. A number of sheds and summer house already hides the garden next door, and liaison has been acceptable by the neighbours. The parish council has no reason to oppose the application. Internally, major changes to walls and doors are also planned.
40	CA/15/00294/FUL 22 Plantation Road First-floor addition to be constructed over existing ground-floor addition and roof terrace to rear of dwelling (Revised scheme)	(Cllr Adrian Young declared an interest in this application). Chestfield Parish Council was happy with the previous application, but an objection was made from No.20 Plantation Road. This is a revised scheme, which because the house lies back from both neighbours is acceptable. A card was left at No.20 as she was out but she has not raised any objection with the parish council. Neighbours at 12 Share and Coulter Road have also been shown the plans and have no objection. The parish council has no objection to the application.
41	CA/15/00406/FUL – 7 Chestfield Road Demolition of rear extension; extension to side and rear and provision of first-floor accommodation with flank dormers	A delegated authority will be required for any response to meet the deadline for comments.
42	CA/15/00430/LUP 83 Primrose Way Single-storey rear extensions to garage and original house (LDC).	A delegated authority will be required for any response to meet the deadline for comments.

Notifications

CA/14/02626/FUL – Bodkin Farm, Thanet Way Refurbishment of farm buildings to provide three new dwellings with two new buildings, plus associated car parking, garaging, external works and the refurbishment of the existing farmhouse (revised scheme)	Full application – REFUSED by CCC
CA/14/02627/LB – Bodkin Farm, Thanet Way Refurbishment of farm buildings to provide three new dwellings with two new buildings, plus associated car parking, garaging, external works and the refurbishment of the existing farmhouse (revised scheme)	Listed building application – GRANTED by CCC
CA/14/02655/FUL – Rothesay, Radfall Road Erection of a single structure consisting of a single garage and holiday let	REFUSED by CCC

CA/14/02683/FUL – Molehill Cottage, Molehill Road Construction of thatched porch to south elevation of house and construction of garage/workshop to replace existing garage	GRANTED by CCC
CA/15/00228/LUP - 58 Grasmere Road Certificate of Proposed Lawful Development in respect of: Partial demolition of conservatory (foundations, floor and external walls to remain) and re-building as dining room extension with a side extension to form utility room. All extensions to be single-storey with materials to match existing.	WOULD BE LAWFUL

The Clerk researched the unusual situation that for the two Bodkin Farm applications the city council has refused the full application, but granted the listed building application. The Clerk had prepared a report for councillors as follows:

Key points:

- Both applications mention that the site is designated as Green Gap in the Local Plan
- The listed building application states that the farm buildings are in disrepair and are unsympathetic to the setting of the listed building.
- The application does not affect the setting nor the fabric of the listed building.
- The application is not considered to significantly affect the Green Gap or lead to coalescence between Herne Bay and Whitstable – as the proposal remains within the built envelope of the site.
- In design terms the application is the same as that that was granted in 2004 (CAL/04/00065/CHE – 3 new dwellings through refurbishment of farm buildings plus refurbishment of the farmhouse)
- Policy HD4 in the Canterbury District Local Plan says planning permission will only be granted for new dwellings in the countryside if exceptional circumstances apply – CCC are not satisfied that such justification has been put forward.

CCC Refused the full application on the grounds that:

1. The site is outside the settlement of the urban area (Whitstable) and the proposal would create sporadic, unsustainable development, due to the lack of facilities in the vicinity and subsequent reliance on journeys by car
2. The site is in Flood Zone 3, the zone at greatest risk of flooding. Development should not be permitted if there are alternative sites available on areas with a lower probability of flooding.
3. The applicant has failed to demonstrate that the ecological impacts will have an acceptable impact on the natural environment – there is insufficient information.

CCC granted permission for the listed building application:

As the application relates specifically to the works of the Listed Building and the impact upon the fabric and setting of the Listed Building. The purpose of a Listed Building consent application is not to conclude whether or not the new dwellings proposed are acceptable. It relates *specifically* to the works to the listed building.

Representations:

- The Environment Agency said that as the proposal involves building within 8m of a watercourse they would probably not give consent
- KCC Highways made no comments, so CCC have assumed they have no objections.

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting