

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 12 OCTOBER 2015

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Neal Fowler
Parish Cllr Tricia Chapman
Parish Cllr Chris Ellis
Parish Cllr Eileen Watkins
1 x vacancy
Ms Amanda Sparkes, Clerk to the Council
3 x residents

99. **CHAIRMAN'S WELCOME**

Cllr Bailey welcomed everyone to the meeting.

APOLOGIES FOR ABSENCE - Apologies for absence were received from Parish Cllr Adrian Young (family commitment) and Parish Councillor Andrew Rabey (annual leave).

100. **MEMBERS' INTERESTS** – Cllr Chapman advised she lived in close proximity to Grasmere Pasture.

101. **VACANCY ON THE COUNCIL**

The Clerk explained that there had not been a call from electors for any election, and therefore the parish council is able to advertise with a view to co-opting someone to the vacancy. The Clerk has put notices on the village noticeboards on 12 October 2015.

102. **MINUTES OF THE MEETING HELD ON 14 SEPTEMBER 2015**

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

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

104. **POLICING**

105. **NEIGHBOURHOOD WATCH**

Cllr Fowler gave his Neighbourhood Watch update:

1. Monthly Newsletter - The local monthly NHW newsletter for September (kindly compiled by Maralyn Whamond) has been distributed to our village coordinators.
2. Chestfield Rd – driving licence, wallet, cash and keys were stolen from contractors' vehicle parked on driveway. This is the third such theft of this type over recent months, which sadly may mean that it is a local person taking advantage of opportunities presented when they are out and about.
3. Theft from a Motor Vehicle - At Church Way Chestfield, Between 14:00 on 3rd October and 09:00 on 5th October. A Vauxhall Astra had the Number Plate Stolen KJ07 FMV
4. Good News
 - a. A local man has been charged with theft from a motor vehicle whilst the car was parked in Gordon Road Herne Bay. The victim had left a handbag on full view and the offender was seen to damage the vehicle and take the bag. He was pursued by members of the public and arrested. This occurred on 2nd October
 - b. A local man has been charged with several offences in the Whitstable area. A burglary to the Seasalter Sailing Club which occurred on 1st October.
5. KCC Trading Standards have been made aware of a telephone scam which claims to be from the 'Telephone Preference Service', the scammer is asking for a registration fee of £50. Do not give your bank details or any personal information and hang up the phone. The official 'Telephone Preference Service' is a free service to help reduce unsolicited sales and marketing telephone calls. It is a legal requirement that all organisations do not make such calls to numbers registered on the TPS, unless they have your consent to do so.

6. KCC phone scam – reports of phone calls from people claiming to be from KCC. The caller asks if you have contacted the NHS about a recent accident you, or a member of your family has had. The telephone number used to make these calls is 03000 414000, which was a telephone number for KCC. Please be aware that the calls are not being made by KCC this number is being replicated by caller ID spoofing equipment as part of a scam or hoax and is no longer in use. Concern that requests may be asked for payment or bank detail information.
 7. KCC Trading Standards are warning businesses to be vigilant after a business in Suffolk has fallen victim to the biggest phone scam in the UK. The company was conned into paying over one million pounds after being informed that their internet banking was the target of a virus. The scammer persuaded the company to transfer funds into a separate account whilst the bank investigated the problem; shortly after the money vanished from the account.
 8. Fraudsters are targeting online advertising platforms where items are acquired for free. The fraudsters will list items on the website and advise any purchasers that they have recently moved from the area they were originally living in and can arrange a courier to dispatch the items for a fee. The payment requested for this service is usually via Money Transfer such as MoneyGram or Western Union, or an e-money voucher. The items they were promised are not received and any attempts to contact the individual to gain a refund are unsuccessful.
106. **ADJOURNMENT OF THE MEETING** – A resident advised they were unhappy about the number of recent applications for ‘garden grabbing’ and building new properties in the gardens. There are concerns that this is bad practice, harms the conservation area, and sets a precedent. The Chairman explained the parish council shares these concerns and encouraged the resident to also do their own representation to CCC as the planning authority. The meeting continued.
107. **PLANNING**
Councillors considered planning applications in Appendix 2 previously circulated. Decisions reached and latest information now attached as Appendix 2 to these minutes.

Bodkin Farm Appeal – CA/14/01319/OUT - Inspectorate Reference A/14/2227624

The Appeal was held in August 2015. The decision of the Inspector is still awaited.

Canterbury District Local Plan – note on main outcomes of Stage 1 hearings

The Inspector’s letter to CCC dated 10 August 2015 and CCC’s subsequent press release of 12 August are available at <https://www.canterbury.gov.uk/localplan>

The draft Plan has complied with the Duty to Co-operate and is therefore sound and can continue. However, the lack of a 5-year housing land supply means the Plan would be ineffective and not accord with national policy and would be unsound. Stage 2 hearings originally scheduled for the end of September, have therefore been postponed until CCC has completed work to achieve a 5-year housing land supply.

The Inspector therefore wants the council to provide more information on the viability and infrastructure linked to the main housing allocations and has also suggested the council looks again at sites that were not allocated to see if they can be brought forward for early delivery. In his letter he points to three sites for CCC to revisit – land south of John Wilson Business Park in Chestfield (Grasmere Pasture), land south of the A28 in Hersden and land south of Thanington, for which a planning application has already been submitted to the council.

The following link gives a writeup of all the 2013 submissions / comments made by individuals and organisations - these have been sent to the Inspector.

<https://www.canterbury.gov.uk/media/771821/revised-consultation-schedule-150114.pdf>

Potential planning application for Grasmere Pasture

The councillors felt there was a need to discuss, ahead of any potential planning application for land at Grasmere Pasture, how the parish council will deal with it – in respect of it not being in the actual parish – although it is adjacent to and affects our parish and is an amenity space for our residents. The parish council would not be a statutory consultee, but would be an interested party and would be able to comment. The parish council would not be sent the paperwork so would need to view it at the city council offices and / or online.

The councillors felt that there would be an expectation of parish residents that the parish council would make comments. The Clerk advised that unlike the Bodkin Farm development, Grasmere Pasture is not designated as green gap which will make any objection much harder to uphold. The parish council will keep a watching brief on this.

Affordable housing for local people

The recent planning application at Bodkin Farm Chestfield (CA/14/01319/OUT) comprising a large development of 290 homes along with some other land uses has raised an issue around affordable housing allocations in the Canterbury district.

This planning application was refused, but was heard during August 2015 by an Inspector at the Public Inquiry. If the appeal is allowed, the development would give 87 units (30%) of affordable homes.

Chestfield Parish Council welcomes affordable homes as there is an identified local need but explained in their initial representation to Canterbury City Council, and again in their response to the subsequent Appeal documents, that, if allowed, they would want a 'local connection criteria' for tenants of the affordable housing – to ensure that the local need is met – and that the homes remain for local people in perpetuity.

Examples of such schemes already in the district being allocated in this way are Court Meadows at Littlebourne, and the rural exception sites of Adisham, and more recently, Bridge.

Chestfield parish council tried to influence the wording of the Section 106 agreement discussed during the Public Inquiry hearing, to get agreement for a local connection to be included (if the appeal is allowed). Eton College had no objection to including such criteria, commenting that it is quite a common practice.

However, Canterbury City Council's legal advisor (after checking), advised that the three examples given are for rural exception sites – and such a criteria cannot be applied to a normal development site. So this means that where the affordable level kicks in, the allocations would not be under any local control.

Canterbury City Council does not currently have a housing allocations policy that would allow a local connection to be built in. At the September 2015 parish council meeting Chestfield parish council RESOLVED to lobby Canterbury City Council to introduce a local connection criteria in new developments with a sizeable element of affordable housing where there is a local desire for this to be introduced in any consent of that development. (The councillors felt this is especially important in light of the Inspector in the Examination in Public comments that CCC revisit Grasmere Pasture as a possible site for housing development)

Chestfield Parish Council resolved also to encourage the other parishes in the Canterbury district to also lobby for this to be done – this would be particularly pertinent to those parishes who are likely to be affected by new housing development in their parishes, such as Herne and Broomfield, Sturry, Westbere and Littlebourne. The Clerk contacted them all, after the September 2015 meeting, with a report and a template letter to send to CCC with copies to their ward councillors and the Leader of the Council. Barham and Westbere have sent in letters. Blean contacted the Clerk and said they would be doing so. The Clerk will now seek updates from the other outstanding Clerks.

The Clerk has since received a letter from an officer at CCC, a copy of which was given to each councillor at the meeting. This essentially states that rural exception sites are the only sites where a local connection to a specific rural area can be applied, and CCC are unable to enforce a stricter local connection criteria for the following reasons – with the parish councillors' comments to these in italics below:

- No local connection criteria can be enforced on market homes.
Chestfield Parish Council is not asking for the connection to be applied to market homes – just a percentage of those to be for rent / in housing association management – and so that this local connection policy keeps them for local rent in perpetuity

- A restricted local connection criteria would not fulfil the National Planning Policy Framework objective of creating mixed and balanced communities.
Eton College, the applicants of CA/14/01319/OUT, stated at the Public Inquiry held in The Guildhall in August 2015 that they had no objection to the parish council's request, and furthermore stated that it was quite a common practice.
- Policies should be sufficiently flexible to take account of changing market conditions over time.
Chestfield Parish Council would only want a percentage of the affordable rent homes to be held under this requested policy.
- Properties would become harder to let and this could lead to longer void times.
Chestfield Parish Council also would not want to see empty homes. If a house is not let within a certain period of time then the allocations team could then look to a wider criteria and wider geographical area – the parish council would be happy to have a clause like this written in to the Schedule. There are currently thousands of people on the Canterbury District Housing waiting list, so there should not be a problem with getting a tenant.
- The local connection criteria in the housing allocations policy must be consistently applied to ensure transparency and fairness.
Chestfield Parish Council agrees with this statement. The parish council would not be in charge of the allocations of available properties. Canterbury City Council already has experience of allocating tenancies in the rural exception sites of Adisham, Littlebourne, Bridge and Bishopsbourne, so it should be relatively easy to expand this allocation process to additional sites within the Canterbury district.
- The purpose of the Housing Need Register is to meet the housing needs of the district. People with the highest need for affordable housing get priority.
Chestfield Parish Council agrees with this statement. The parish council has also resolved at their 12 October 2015 parish council meeting to commission the Rural Housing Enabler at Action with Communities at Rural Kent to undertake a Housing Needs Survey for the village. This should help inform those in priority need locally and give statistics for need.

A housing needs survey

To inform the response for the last bullet point above, this proposed precept provision for this new project was taken out of agenda order.

Whilst the issue of finding any land to build any affordable homes identified as being needed, is likely problematic in the village, a housing needs survey and write up report could actually help the parish council to inform (with evidence) the large planning development(s) that may come in to the village – and could steer what is actually needed locally.

The survey would be worked up with the Housing Enabler at Action with Communities in Rural Kent – councillors would be able to have full input on what questions they want asked – and the housing enabler then posts out the survey to all the households in the village – and also receives them back direct – so the parish council remains impartial and one step removed. The housing enabler then analyses and collates the information obtained and completes a write up report for the parish council.

£2000 has been included in the draft precept which should cover the outsourcing costs (although the final figure will be determined by the number of responses received and analysed).

Chestfield Parish Council felt that the officer response should be challenged. The parish council would like their request to consider a policy change to be a Member decision, not an officer only response.

The Clerk will do a letter to CCC and circulate it to councillors for endorsement prior to sending. This should also include the number of other parishes also now supporting the call for change.

108. **FINANCIAL MATTERS**

NOTED that a payment of £129.59 was taken by direct debit on 5 October 2015, for the BT quarterly telephone bill

RECEIVED the bank statement for September 2015, and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED a payment of £16.33, for the Plusnet Internet account was taken by direct debit on 18/09/2015.

NOTED the Internal Audit was undertaken with the Clerk on 12 October 2015 – and his report to come to the next meeting

RECEIVED End of quarter 2 spreadsheet of expenditure against budget allocations

CONSIDERED 'paper-free' working to make a paper and/or postage saving – Some councillors in future were happy to receive agenda and meeting paperwork only by email; some by email with hard copies given out at the meeting; but some, as now, to receive paperwork by email and post prior to the meeting, and

For the Minutes – all councillors present were happy to receive Minutes only by email (the Clerk will check with Cllr Young for his preference).

For those recipients that receive Agendas and Minutes by hard copy – the Clerk will contact them and ask them if they would be happy to receive them electronically only in future

Precept budget for 2016-2017

RECEIVED and DISCUSSED the draft precept budget requirement for 2016-2017 put together informally by Cllr Fowler, Cllr Rabey and the Clerk, together with a report on some of the proposed budget items (as a separate appendix).

The Chairman asked that thanks be recorded to Cllr Fowler and Cllr Rabey for their assistance in drafting the precept. He realised from previous experience that it is time consuming. Thanks also for the cost saving ideas around postage.

In conjunction with the draft precept requirement:

i) Housing Needs Survey

- As Minuted above RESOLVED to undertake a Housing Needs Survey, facilitated by the Housing Enabler of Action with Communities in Rural Kent. The Clerk will contact the rural housing enabler to progress the project.

ii) Volunteers thank you event

- Cllr Bailey proposed, Cllr Chapman seconded and the parish council RESOLVED to run another 'thank you' event in December for the village volunteers (using the Chairman's allowance). This shows the volunteers that they are valued, and it also acts as a networking event. A date ideally in early December should be sought. A possible venue was discussed. Cllr Bailey agreed to ask the Cricket Club if they would be interested in hosting the event this year – and if they offer any catering options.

iii) Another community fun day for 2016

- Councillors discussed whether to hold a second Community Fun Day in 2016. Cllr Brealy commented that it had been a very good thing. Cllr Bailey advised there had been good feedback and £900 plus raised for charity. If there is another one in 2016 it would need to be parish council led. Cllr Bailey said he would be happy to take the lead again. The purpose could be to fund raise for a charity, and the parish council would need to resolve a charity for support.

Cllr Fowler suggested a sub committee be formed to investigate whether to go ahead.

The Clerk explained that for budget provision to be included in the 2016-2017 precept there would need to be a decision by 30 November. Councillors resolved and all were in agreement that the option be explored further. If an event goes ahead, then any necessary expenditure can be taken out of unrestricted reserves. The Clerk will do an article in the December magazine asking for residents' feedback and asking for volunteers within the village to come forward to help, etc. The date, if set, needs to be

one that does not clash with any wider community events – Cllr Bailey explained this is already included for consideration on his ‘to do’ list.

iv) To update the Parish Plan document

The Parish Plan was originally completed in 2006. The Action Plan created from the responses has steered the parish council for nearly a decade.

However the document is now out of date, and the proposal is to review it.

The introduction pages and the history of the village will be easy to update with any minor amendments.

The main work is around drafting a survey and resolving what questions we want to ask, and then delivering and collecting those surveys, and then analysing the responses.

This project will span two years and so need further financial commitment next year for printing costs. The project must also have resident involvement to follow good practice.

The resulting document when finalised will create a new action plan and give a steer to the parish council on future decisions and projects and actions to follow up for the next five years.

Cllr Fowler suggested doing the questionnaire through the magazine. Cllr Bailey commented that the parish council had tried surveys this way before and the response rate had been very low. He felt that the best way to get residents’ views is to do a canvassing door to door method – knock initially to explain the project and knock again a week later to collect the completed survey. This would guarantee a higher and better response rate. The parish council cannot do the whole village like this by themselves – the Clerk will write an introduction piece and explain the power of the survey responses such as feeding in to the Bodkin Farm response. This will run in the December magazine.

The precept presented, discussed and ratified at £60,712 is just under a 2% increase on last year’s (which was £60,000). This brings Chestfield Parish Council following the same practice as the city and county council, capped at up to 1.9% increase in the last 2 years.

Bank documents re tax status

NOTED that the Clerk received a pack from the HSBC bank to establish the council’s tax status under international tax compliance regulations. The Foreign Account Tax Compliant Act (FATCA) has been introduced by the US government. The purpose of FATCA is to report financial assets owned by United States persons to the United States tax authorities.

The Clerk was asked to complete an Inter-Governmental Agreement Declaration form and an Entity International Tax Compliance form. However, the parish council is not a legal entity, is not incorporated, does not own US assets, has no shares, and does not pay tax in the UK or any other country, so none of these forms or boxes or options apply. The Clerk went in to the HSBC bank on 6 October 2015 with a covering letter explaining this, and an advisor explained this approach would be acceptable, however the paperwork needed to be signed by two signatories. This has now been done and the Clerk will return the paperwork and letter to the bank.

109. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £1,533.89, together with an additional sheet totalling £. It was RESOLVED that the financial matters and accounts be authorised for payment.

110. GRANT APPLICATIONS

Application for a grant from the table tennis club

RECEIVED three grants for consideration, from the Chestfield Warriors Table Tennis Club:

- i) Ladies sessions - £960 is sought to run 13 sessions and set this project up (this equates out as £73.84 per session). There have been a couple of taster sessions and 12 ladies are currently wanting this offering, 6 of whom are from Chestfield. The cost is to cover the hall hire, buy some new table tennis bats and two coaches fees per session, with each session lasting 2 hours
- ii) After-school sessions for Juniors - £2,880 is sought (this also works out at £73.84 per session) to run sessions from October to the end of January, term-time only. 3 sessions

per week of two hours each, so six hours per week, with the grant to cover hall hire and coaching - there will be 3 coaches on sessions. A contribution will be sought from children attending. Local schools of Community College Whitstable and Swalecliffe will be targeted

16 children have already registered for this service - 40-50% of them are from Chestfield. Currently there is capacity for 30 children and young people to attend.

- iii) Junior development - a grant of £1,380 sought for the capital purchase of two new table tennis tables

The parish councillors discussed these application requests at length. They commented that John and Linda Wickings have served the community very well in the past, although now the table tennis club is out of the parish boundary and not just for Chestfield residents. The councillors were mindful that they had given the Chestfield Warriors a significant contribution of £5,000 recently for the Club's relocation, and they felt that the Club now has a balanced income from their membership. There are a limited number of Chestfield residents benefitting and the parish council has got to consider Chestfield taxpayers subsidising non-residents. A single source for a grant (ie the parish council) is not appropriate, there should be match-funding from other sources. There are other grant sources available, Table Tennis England, the Kent table tennis association, County Councillor's Local Boards funding, and the Whitstable Area Member Panel, to name a few.

The parish council considered that it would set a precedent to give a grant to an organisation outside the parish who have a much wider membership than just Chestfield residents. Cllrs were also not happy that any grant money be given towards the salaries of coaches. The councillors were not against the project, but felt that the grant requests did not sit right for all the above reasons. Cllr Fowler proposed that the parish council decline the request, Cllr Watkins seconded, and all councillors were in unanimous agreement. The Clerk will contact Mr and Mrs Wickings and advise them.

111. **CLERK'S REPORT**

KCC Streetlighting consultation

Kent County Council are consulting on street lighting, with a deadline of 29 November 2015 at <http://consultations.kent.gov.uk/consult.ti/streetlighting/consultationHome>.

Kent County Council have secured funding to convert all their street lights to Light Emitting Diode (LED) technology. LED's are significantly more efficient than the existing lights and LEDs are now used by KCC when they are replacing old or failed street lights. With LEDs and a Central Management System, KCC will be able to monitor their energy use, detect faults, dim lights and control the time that the lights turn on and off. As a result, KCC are now reviewing the way they provide street lighting and are seeking views via this consultation on how people would prefer the street light to operate.

The consultation sets out the following options:

- Part-night lighting – the current level of service
- All-night lighting

KCC are also seeking views on the dimming of street lights when the roads are less busy (e.g. late evening and early hours of the morning)

CHRISTMAS ACTIVITIES:

CHRISTMAS TREE

Cllrs Bailey, Ellis, Brealy and Fowler offered to help with the installation of the Christmas tree and Christmas lights at St Joseph's Catholic Church as in previous years. The Chairman explained he had made another base bracket for it.

CHRISTMAS LIGHTS JUDGING COMPETITION

All Cllrs were in agreement and RESOLVED to carry out the Christmas Lights competition again this year. Cllrs Ellis and Watkins will draw up the shortlist (Cllr Fowler will be the reserve) on either 9, 10 or 11 December 2015, and Cllrs Bailey and Chapman will do the final judging on Sunday 13 December 2015. Authority was given to the Clerk to purchase a Christmas Hamper as the prize, and Cllr Bailey as Chairman agreed to make a presentation speech at the Christmas carol event and award the hamper.

CHRISTMAS CAROLS EVENT

NOTED this is confirmed as Wednesday 16 December at 8pm on the green outside St Joseph's Catholic Church. The Clerk will advise Chestfield Rotary of the date and ask if they will provide volunteers to help in the kitchen as in previous years; the WI hall has been booked; the Clerk will write to Reverend Vannerley at St John's Church and Father St Aubyn at St Joseph's to ask them for programme amendments; and she will write to the organist to confirm details. RESOLVED that authority be given to the Clerk to do the shopping for the event; once programme amendments are confirmed that the Clerk should arrange the printing; Cllrs Watkins and Chapman offered to help in the kitchen on the night; Cllr Fowler will collect 'donations' in a bucket at the event and the Clerk will distribute programmes outside the WI hall/Church on the night.

112. **MAGAZINE**

Magazine advertisers' annual renewal exercise

NOTED that the Clerk has undertaken the annual renewal exercise.

113. **COMMUNICATIONS**

COUNCILLOR SURGERIES

CONSIDERED the holding of informal Councillor 'surgeries' (possibly with a theme, such as fire safety, neighbourhood watch, etc) for members of the public to attend. The Clerk commented that these might work between 6pm and 7pm on the nights prior to the parish council meetings in order to avoid another hall hire fee. She commented that she did not want the Chairman to man them though as he did an awful lot of other behind the scenes work between meetings. Cllr Fowler said he and Cllr Rabey would be happy to host them, as they had made this suggestion. It was agreed that the introduction of these surgeries should wait for the lighter evenings, and run an article in the March 2016 magazine to have a trial for them at the March, April and May parish meeting dates.

Name badges

CONSIDERED the purchase of name badges with the parish council logo for all Chestfield parish councillors at an estimated cost of £6-£8 each. An alternative of lanyards will also be investigated and the details brought to the next meeting.

Unsung Hero award

CONSIDERED having an Unsung Hero Award, perhaps annually, and invite residents to vote (through an article in the magazine) for an exceptional resident to receive an award. Cllr Bailey commented that this was a nice idea, and the Clerk will write an article in the December magazine inviting residents' nominations.

Chestfield History Society 2016 Calendars

Cllr Ellis suggested that a copy of the Calendar be sent to each of the parish's city and county councillors. The Clerk will send these.

114. **TRAIN STATION**

Cllr Bailey advised that works had started that day to run until mid-December to upgrade the platforms of Swalecliffe train station. Cllr Fowler explained he had done a site visit to ascertain what is going to happen. A large area of land has already been cleared.

115. **SPEEDWATCH**

Since the last meeting 4 checks have recorded 32 vehicles travelling between 37 – 46mph.

116. **HIGHWAYS**

The annual Kent Highways Survey is now out for consultation. The Clerk and Cllrs Rabey and Fowler have made an appointment to go through this and work up a response for Chestfield.

NOTED receipt and circulation of Cllr Brealy videos of the flooding in September 2015 at the entrance to Maydowns Road, and the site of the proposed entrance to Bodkin Farm development on the old Thanet way.

NOTED also a complaint from a resident about flooding between South Street and Radfall Ride, where water was so deep that the resident's car broke down and could only be repaired at considerable expense. Both of the above flooding problem areas will be noted to the Kent Highways Survey. Cllr Bailey also offered to mention the problems to Kent County Cllr Harrison.

The railings at the Chestfield roundabout by the train station have been hit by a vehicle again, for about the fourth time so far this year. The Clerk explained that she had asked the highways steward to arrange a repair. The Steward is going to hold a site meeting with a safety critical engineer, and try and do a better long term solution, such as crash barrier control, in order to protect pedestrians here, especially if the Bodkin Farm development goes ahead, meaning more pedestrians using the pavements here.

117. **ENVIRONMENT**

NOTED correspondence from KCC Public Rights of Way department advising of surface improvements to Bridleway CW40 (Ridgeway) in Chestfield, over a two-week period, and accessing the works via Ridgeway from Clover Rise.

Graffiti

Cllrs considered obtaining a quotation for a professional graffiti removal company to remove the unsightly graffiti on the Radfall Hill flyover bridge. It has been there for a long time. Kent Highways won't do a clean-up on the flyover and strictly this would be down to the Highways Agency. But there are safety considerations at this location. Whilst it is not nice to look at, it is not offensive. Cllrs decided that as it is not a resident's suggestion to clean it at this time, they would not pursue this idea at this time, as it could turn out to be a waste of tax payers money if after cleaning it more graffiti appears.

Cycle paths by the Oyster bed

The Clerk asked highways to check the designation of the path that runs alongside the old Thanet Way from KFC towards Golden Hill. She does not think that this is a dedicated cycle path/footpath and on the definitive cycle path network as the path is not wide enough to be designated as a dual lane. Kent Highways confirmed this to be the case – it is not on the definitive map.

New planters for Fairlawn village green

The Fairlawn Green residents association have offered to care for planters on their green. The planters have now finally been delivered.

The Clerk and a Fairlawn resident went to Meadow Grange Nursery on 12 October and ordered soil and plants for delivery on 14 October 2015, when they will also plant them up.

Grasmere Pasture notices and the Kent Law Clinic help to register additional public rights of way over the pasture

In light of the Canterbury District Local Plan Inspector signposting Canterbury City Council to look at Grasmere Pasture as a site for housing, the Clerk spoke with the advisor at the Kent Law Clinic.

Public Rights of Way exist until they are extinguished and do not block development.

There are two paths already registered. Additional informal paths are walked and if an outline planning application comes forward the parish council could influence the layout and shape of development by asking that these walked routes are incorporated within it. The walks should ideally be as accessible as before for people, for example, walking through to the superstores. If the site is not selected for inclusion in the Local Plan then the option to go back to the Law Clinic for assistance in trying to get additional public rights of way registered is open to the parish council.

FLYTIPPING - Cllr Brealy explained there had been yet another fly tipping incident along Molehill Road - just outside the Parish Boundary by the West Brook. This latest pile happened over the weekend and consists of red insulation which has been stripped from electric cable. Cllr Brealy suspects that this has been taken from stolen cable and he has kindly reported this to Kent police, UK Power Solutions and Complete Moling Solutions who are the contractors installing cable in Owls Hatch Road.

This area was cleared by contractors, presumably working for UK Power, to get access to the electric pole. Now it is an idea spot for flytipping. Ideally it needs fencing. The Clerk will report this. The Chairman thanked Cllr Brealy for his actions.

The meeting closed at 9.40p.m.

Signed: Date:
Chairman

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

**CHESTFIELD PARISH COUNCIL
PLANNING REPORT, 12 OCTOBER 2015**

APPENDIX 2

New Applications

21	CA/15/01995/VAR – Land adjacent to 40 Grasmere Road Variation of condition 02 of planning permission CA/14/001931/FUL for erection of a two-storey dwelling with associated parking; for replacement drawing numbers (Minor amends)	The parish council has no comments to make on this application.
22	CA/15/01916/FUL – Queens Acre, Broomfield Gate Conversion of first floor over garage into holiday let	Delegated authority is required to compose comments on this application and No 26 below CA/15/01917/FUL. The response will be reported to the 9 November 2015 parish council meeting
23	CA/15/02004/FUL - 49 Chestfield Road To create a dropped kerb access route and hard-standing for vehicle parking at the front and side of the property	The parish council has no comments to make on this application.
24	CA/15/02008/FUL – Woodside, Molehill Road Entrance canopy to front elevation, single-storey extension to rear, replacement windows and doors and associated internal alterations	The parish council has no comments to make on this application.
25	CA/15/02021/FUL Minarto, The Drove Proposed rear first floor extensions	The parish council has no comments to make on this application.

26	CA/15/01917/FUL – Queens Acre, Broomfield Gate Log cabin sectional building holiday let	Delegated authority is required to compose comments on this application and No 22 above CA/15/01916/FUL. The response will be reported to the 9 November 2015 parish council meeting
27	CA/15/01656/FUL 21 Chestfield Road Single-storey rear extension and first floor loft extension	Amended plans have been received for this application – to clarify the labelling of the drawings but the proposal is exactly as before.
28	CA/15/02034/FUL Land to the rear of 23 Chestfield Road The erection of a detached single storey dwelling with parking and access Planning history: There was a planning application submitted in the adjacent plot at land behind 19 and 21 Chestfield Road for two dwellings in 2014. Chestfield Parish Council objected to this and the application was refused, although a subsequent application scaled back to one dwelling was granted. This is yet to be built. However, crucially, the access for that single dwelling is off a side road (Plantation Road) not from Chestfield Road, the main road through the village, which has currently in excess of 8,000 traffic movements per day. These figures would be further increased by the recent granting for significant new development at the Herne Bay Golf Club. Coupled with the background growth in traffic predicted, will mean 10,000 vehicles per day using Chestfield Road in 10 years' time. This is of particular concern to Chestfield Parish Council. The Clerk and planning councillor Neal Fowler were contacted by the adjacent neighbours of 8 Plantation Road and No 25 Chestfield Road. The Clerk and Cllr Fowler met them on 30 September 2015 to discuss their concerns. They have been encouraged to submit their own representations to Canterbury City Council. This site is in the Chestfield conservation area. The conservation area has single dwellings on large plots as a significant feature. The proposal does material harm on the nature of the conservation area depleting plot sizes and bringing building boundaries very much closer together. Chestfield Parish Council is concerned that this may set a precedent as there are many large gardens along Chestfield Road. Applications of this type are essentially 'garden grabbing'. Paragraph 53 of the National Planning Policy Framework urges planning authorities to resist this type of development. The parish council met with adjacent neighbours to the site and supports some of their concerns as follows: - There is a loss of light and overshadowing to the residents of No. 8 Plantation Road - The roof form, while similar to some of the bungalows around, is very overbearing, and does not need to be as heavy as that proposed. The parish council supports the residents' call for this to be lowered to reduce the visual impact. - There is overlooking and a loss of privacy to residents of No 8 Plantation Road and in particular to the residents of No 25 Chestfield Road. - The application does not make it clear whether the self-seeded vegetation providing screening along the boundary of the plot with No 25 Chestfield Road is to be retained. The parish council would support the residents' insistence that this be retained to provide privacy for both parties should this dwelling be given permission, particularly in view of the amount of glazing that is proposed for the new dwelling. - The loss of trees, particularly the large willow tree is lamentable.	