

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD AT 7.30PM ON 10 SEPTEMBER 2018

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy, vice Chairman
Parish Cllr Tricia Chapman
Parish Cllr Bob Todd
Parish Cllr Pat Gibson
Parish Cllr Lorraine East
Parish Cllr Anne Loder
Parish Cllr David Fitzpatrick

Amanda Sparkes, Clerk to the Council
Four residents
Previous Clerk, Linda Livingstone for part of the meeting
Canterbury City Councillor Jenny Samper

61. **CHAIRMAN'S WELCOME**

Cllr Bailey welcomed everyone to the meeting including the members of the public and the parish council's previous Clerk Linda Livingstone who clerked from the parish council inception in 1988 to 2010.

Apologies for absence were received from Parish Cllr Chris Ellis (away).

62. **KCC Cllr John Simmonds**

Cllr Bailey was saddened to announce that KCC Cllr John Simmonds has died, and gave condolences to his family.

63. **Presentation to Linda Livingstone**

Cllr Bailey explained that this is the 30th anniversary of Chestfield Parish Council and as Chairman he had asked Mrs Livingstone to come along to the meeting as he wished to award a memento of her time as Clerk. He presented her with an engraved vase.

Mrs Livingstone thanked him for this, commenting that 30 years was a long time ago. She felt that a special mention must go to the Chestfield History Society who pushed and pushed for a parish council for the village.

64. **MEMBERS' INTERESTS** – Cllr Chapman declared an interest in the Grasmere Pasture planning item due to the proximity of her home.

65. **MINUTES OF THE MEETING HELD ON 09 JULY 2018**

Cllr Bailey proposed and Cllr Loder seconded and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Chairman duly signed them at the meeting.

66. **MINUTES OF THE EXTRA MEETING HELD 30 JULY 2018**

Cllr Bailey proposed and Cllr Loder seconded and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Chairman duly signed them at the meeting.

67. **UPDATES on now Closed Actions since the last meeting:**

Chestfield Play Park upgrade

The play area was closed to the public on 3rd September and removal of the old equipment has taken place. New equipment is being installed from 10th September, taking around 3 weeks. So the new play area should be finished in early October and officially opened after that time.

Outdoor Gym equipment replacement

The outdoor gym equipment at the Chestfield Road play park is at the end of its life, with one item now obsolete and unrepairable. At an extraordinary meeting on 30 July 2018 the parish council met to consider five packages for a full replacement of the gym equipment.

From a durability point of view, a pad under all of the equipment will be much better for drainage as this is a wet site (CCC prefer a pad). The chosen package includes an "inclusive item" for a

wheelchair user - an accessible handbike. Cllrs also felt that the options with a Mobile Phone app/download were most preferable. After consideration The Great Outdoor Gym Company (a local company based in Faversham) has been awarded the tender. Installation is anticipated from week beginning 10 September 2018.

NOTED that the maintenance of the equipment remains the same as before (the parish council previously paid £180 six-monthly for inspections by serco and repairs are covered in that arrangement).

Review and update of the Emergency Plan

NOTED that the Clerk has done a Review and update of the Emergency Plan – and that Cllr Todd and the Clerk visited The Riverside Vineyard Church and their venue has been added to the Rest Centre venues information pages. The Clerk has advised the relevant officer at CCC of this venue and the officer will also make contact with the Church.

Stakes at Molehill Road

Cllr Brealy and Cllr Todd installed stakes on highways verge at Molehill Road to try and combat persistent fly-tipping and the Clerk has ordered reflectors for these which have just been received. Cllr Brealy and the Clerk will now install the reflectors.

KCC consultation on public rights of ways improvements Plan

Cllr Loder and the Clerk prepared a response that was sent on 28 August 2018 for the KCC consultation on public rights of ways improvements Plan (viewable at www.kent.gov.uk/rightsofwayimprovementplan).

Dog waste stickers

An order will be placed for stickers to be put on all village bins to advise people that bagged dog waste can go in a normal waste bin, subject to CCC officers agreement, which is awaited.

68. **POLICING – PCSO Jade Hoyle** should be due back from maternity leave in October.

69. ADJOURNMENT OF THE MEETING

A resident gave the following information:

- i) The proposed sound proofing application and retrospective permission for the car wash operation at the Thanet Way service station has been withdrawn and the entire car wash operation has been removed. (CA/18/01388 refers)
- ii) An earlier planning application (Ref: CA/18/00914), for a 'proposed café/restaurant with drive through facility and associated parking' was withdrawn on 27 June 2018 to allow for the preparation of additional support information and revisions to the scheme following consultation comments. There is a new current application out (CA/18/01822). The resident commented that lots of Maydowns Road residents have concerns about this proposal, including flooding. The Clerk explained that a resident had also attended the surgery prior to the meeting with concerns. The parish council will review the application and ensure comments are submitted prior to the deadline.
- iii) A company (Tritonics) wish to put in an electric car charging point in the Thanet Way garage but the actual supply will need to come from the electricity supply outside number 17 Maydowns Road. This will require the digging of an underground trench along the footpath. The vice-chairman of Maydowns Road Residents Association is dealing and has written to Tritonics, asking for £250 per household affected and a further £500 donation to the unadopted road fund. Cllr Samper suggested that financial compensation and a civil agreement for proper reinstatement should be obtained and that there should be agreement of all residents with household frontages to be affected given.
- iv) The resident also explained that the footpath alongside the Maydowns Road noticeboard is badly cracked and the hedge needs cutting back. The Clerk and Cllr Fitzpatrick will inspect and deal.

The meeting continued.

70. City Cllr Jenny Samper

Cllr Samper gave a reminder that as the Chair of the city council's planning committee she has to restrain comments. She explained that the application for Grasmere Pasture has been going

backwards and forwards between the city council and the applicant. There are still concerns over access. Scrutiny has been thorough.

Cllr Samper advised that she attended KCC Cllr Simmonds Memorial. She commented that he will be sorely missed especially for his financial know how.

71. **Parish Archives to become available at Whitstable Museum**

Chestfield Parish Council was created in 1988. Some old documents were gifted to the Canterbury Cathedral Archives and were then subsequently transferred to the KCC Archives Library in Maidstone around 2010. Documents include Minutes, Magazines and some historic documents, newspaper articles and maps.

The Whitstable Museum and Chestfield History Society have made a request to the parish council that some of the documents be transferred back to or be copied for the Whitstable Museum in order to give residents *local* access. The Whitstable Museum do have a Chestfield archive but would like to add to it.

The parish council felt there is merit in having key documents in two places. Certain key documents will be copied (not Minutes).

There will be two visits to Maidstone undertaken in September – firstly by the Chestfield History Society residents and Whitstable Museum Trustee and then by Cllr Brealy, Cllr Ellis and the Clerk. Cllr Ellis and Cllr Fitzpatrick will then digitalise documents copied and brought back.

Old maps will also be requested as electronic versions on CD to be done by KCC.

72. **PLANNING**

Current planning matters and planning applications are contained in Appendix 2 of Cllrs meeting paperwork - that had been previously circulated to all cllrs. Decisions reached and latest information is now attached as Appendix 2 to these minutes.

CCC Community Governance Review

Canterbury City Council at their Full Council meeting on 19 July 2018 resolved that Grasmere Pasture will be incorporated into a revised Chestfield parish boundary. This boundary changes will take effect from the May 2019 elections.

CA/17/00469/OUT – Outline development for Grasmere Gardens, Land South of The Ridgeway:

On 15 August 2018 the description for the outline application has been changed:

FROM/OLD DESCRIPTION: Outline application for 300 dwellings, employment space; a community hub to include shops, financial services, food & drink outlets; non-residential institutions (clinics, health centre, crèche, nursery and day centre); a cafe/restaurant/bar; 7.16ha of open space, play facilities, parking and landscaping.

TO/NEW DESCRIPTION: A mixed use development including up to 300 dwellings and 3,500sqm of employment floorspace comprising:

Detailed proposals for the erection of 140 residential dwellings, 1 no. Local Area of Play (LAP), vehicular access from Reeves Way and emergency access from Richmond Road, associated internal roads, footpaths and cycleways, open space, associated car park and overspill car park from Reeves Way, pumping station and landscaping.

Outline proposal for up to 160 dwellings and 3,500sqm of employment (Use Class B1 (a)) with associated parking, allotments, MUGA and open space with all matters reserved except access (excluding internal circulation).

The parish council's response sent to CCC on 20 April 2017, objected to: Foul drainage capacity ; Surface water issues ; Access, emergency access and speeding traffic ; Transportation, public transport and parking ; Future Maintenance of Open Space ; Primary Education/ Innovation Centre, Nursery, Cafe and Shops Parking arrangements. The objection letter is on the parish council website:

<http://www.chestfieldpc.kentparishes.gov.uk/wp-content/uploads/2017/04/CA17-00469-OUT-PC-RESPONSE.pdf>

There have also been additional reports and addendums to the Environmental Statement submitted on the CCC Planning Portal.

It was NOTED that GVRA (Grasmere Village Residents Association) did a further submission response (28 August 2018) – a copy of which had been circulated by email to all Cllrs.

Chestfield Parish Council felt that the previous concerns and objections remained and RESOLVED that a further objection should be prepared and sent and that this would need to be ratified by email to meet the 14 September 2018 deadline for comments. From May 2019 the site will be in the parish with the Governance Review boundary changes so this becomes even more important to the parish council.

A delegated authority was agreed to the Clerk and Cllr Fitzpatrick to deal with responses where appropriate for any new planning applications.

73. **FINANCIAL MATTERS**

RECEIVED the bank statement and bank reconciliation for May, June, July and August 2018, and RESOLVED the signature of a councillor other than the Chairman thereon;
NOTED the Internal Audit undertaken on 20 July 2018 and the subsequent Internal Auditor's report circulated to councillors. There are no areas of concern.
NOTED that on 24 July 2018 the Clerk prepared and uploaded a VAT Refund Claim for the period 01 January 2018 to 30 June 2018 totalling 3,797.86.
NOTED a Notification from PlusNet that after reviewing the prices they charge for some services, as of 1 September 2018 they won't be taking any further payments for email and domain services.
RECEIVED an End of Quarter One spreadsheet of expenditure against budget – for information.
DISCUSSED - The 11th Edition of the Charles Arnold Baker publication is now available - The book retails at £129.99 but for County Associations, this has been reduced to £103.99 plus Postage and Packing of £7.00 per order. There have been many important changes since the last edition, mostly the GDPR and the Data Protection Act 2018. Cllr Bailey proposed and Cllr Brealy seconded and all councillors indicated that they were in favour that the Clerk order the latest edition.
NOTED that the Clerk will prepare a precept budget for 2019-2020 in conjunction with the Chairman to be approved at the November meeting.

Referendum principles and English town and parish councils:

TO NOTE SLCC advised on 17 August 2018 that the Government has published a “technical consultation” on the draft local government finance settlement. This contains the very welcome following paragraphs about referendum principles and English town and parish councils:

4.3.1 In 2018-19, the Government decided to defer the setting of referendum principles for town and parish councils for three years. However, this was conditional upon:

- a) the sector taking all available steps to mitigate the need for council tax increases, including the use of reserves where they are not already earmarked for other uses or for “invest to save” projects which will lower ongoing costs; and
- b) the Government seeing clear evidence of restraint in the increases set by the sector

4.3.2 In 2018-19, the average Band D parish precept increased by 4.9% (£3.02). This compares to a 6.3% increase (£3.63) in 2017-18, and is the lowest year on-year increase in parish precepts since 2015-16.

4.3.3 In view of this, the Government intends to continue the deferral of setting referendum principles for town and parish councils, but encourages parish councils to continue this downward trend, and will keep this area under active review.

For Annual Return 2017-2018

NOTED the Conclusion of Audit by PKF Littlejohn. The Notice has been published on the noticeboards and parish council website.

Canterbury South Urban Extension (Corinthian) proposal

This is to be heard at the Court of Appeal on air pollution grounds, in 2018. The case began in February 2017 with a challenge to the Secretary of State for failing to call-in the Corinthian application on air pollution grounds.

The Secretary of State is legally responsible for ensuring air pollution compliance. In Canterbury, air pollution has breached legal limits for many years and the Corinthian development will make

matters worse. The residents are campaigning for better planning proposals to improve the situation – such as the implementation of a safe segregated cycle system. Chestfield Parish Council CONSIDERED the written request from “The Kent Environment and Community Network” for a donation of £500 (or any amount) towards legal costs. It was felt that the site is the wrong side of Canterbury for Chestfield taxpayers to contribute to. Cllr Gibson proposed, Cllr Chapman seconded and all councillors indicated with a show of hands that no donation of any size should be given at this time.

Upgrade of footpath CW67 at the top of Sainsburys steps on the Rugby field

The footpath at the top of Sainsburys store steps is well used, but there is a trip hazard (as there is a difference in height levels) - and a slip hazard - as the path is so muddy and wet and waterlogged. Dialogue with KCC PROW officers has taken place, where the Clerk explained that the parish council is willing to consider helping KCC, with improvements to the path here. The parish council has been given permission from them to seek quotes for the parish council to pay for a made up section of path to be created here – subject to the final specification being shared and agreed with KCC.

At the July parish council meeting Cllrs resolved to seek quotes for a 16m length of path to be provided from the start of the solid construction path at the top of the Sainsbury store steps to the end of the post and rail fencing existing. This 16m stretch is to be 1.5m wide and must line up with the existing line of the path leading into the Primrose Way estate and follow the PROW designated path line to Reeves Way. The KCC officer has agreed the contractors’ specification with some modifications. Cllrs CONSIDERED two quotes and RESOLVED by Cllr Todd proposing and Cllr Loder seconding and all councillors indicating with a show of hands that they were in favour that the work now proceed at a cost of £2,650.

The Clerk will liaise with the chosen contractor and KCC.

The Clerk will write to the manager of the Sainsbury store to advise of this improvement project.

The Clerk will write to the Rugby Club too – and also acknowledge in their letter that the parish council has recognised their recent efforts on grass cutting and the netting replacement and thank them for this.

74. Further revisions to the NALC MODEL STANDING ORDERS

NOTED a further few amendments to the NALC Model Standing Orders and TO ADOPT a revised version (more detail had been provided on the Clerk report). Cllr East proposed the new set be adopted, Cllr Gibson seconded and all councillors were in favour. The Clerk will upload and replace the set available on the parish council’s website.

75. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets detailing the cheque payments totalling £3,737.13 for August payments and £775.44 for September payments, and an additional sheet totalling £4,143.71 .

76. MAGAZINE

The four rounds given up by previous distributors have been filled with new resident volunteers. Cllr Bailey said that the new look is liked; he has received several favourable comments from residents.

Cllr Bailey explained that he is going to try to do a Salvation Army contact “interview” for the December magazine – this will be fitting around Christmas.

The Clerk advised she is to undertake the annual advertisers’ renewal. Cllr Todd declared an interest in this item at this point in the meeting as an advertiser and did not take part in the discussion for this item. The Clerk asked the Cllrs if they wished to review the advertisement fees. She explained that the income from adverts is virtually the same as the printing costs. Cllr Bailey proposed and Cllr Gibson seconded and all councillors (except Cllr Todd who abstained) indicated that they were happy for the rates to stay the same for the forthcoming year.

77. GDPR - General Data Protection Regulations

The Clerk has obtained consent from the new magazine round distributors to hold their data for that purpose.

The external DPO service invoice has been paid.

78. **CLERK'S REPORT** – This was circulated prior to the meeting; most items from it are updated elsewhere in these Minutes.

Kent County Council's 'Household Waste Recycling Centre (HWRC) Consultation

This consultation will help KCC deliver the Kent Waste Disposal Strategy and seeks views on the proposal to implement a charging policy for non-household waste materials including soil, rubble, hardcore and plasterboard, deposited at Kent HWRCs.

The consultation runs from 6 September to 1 November 2018.

The consultation questionnaire and documents can be found at www.kent.gov.uk/wasteconsultation

Register to Vote

Household Enquiry Forms for electoral registration were delivered to every property in the district from 10 July 2018 (with a response deadline of 3 August 2018).

Residents should check the form carefully when it arrives. Canterbury City Council needs to know whether all the details are correct or if any changes are required. Details of how to respond are on the form. It is important to make sure you are registered to vote. If you are not, you will not be able to vote at elections and it could put your credit rating at risk, which means you may find it difficult to get a loan or mortgage.

You can now register to vote online at <https://www.gov.uk/register-to-vote>

It will save money if you respond by telephone or internet rather than returning your form by post. If you do not respond CCC is required to issue reminders and possibly visit your property which would incur further costs.

If CCC do not receive a response to the initial form, reminders get sent out from 17 August which need to be returned by 10 September. With no response from the reminder, a canvasser will be knocking on the door from 5 October to 24 October to get the form completed. If the canvasser cannot get a response a form will be left to be complete and a response to this is required by 29 October. (Last year it cost the council over £20,000 sending out reminders and canvassers door knocking to get a response.)

79. **ENVIRONMENT**

Litter Pick event

This has now been set for Sunday 30 September 2018. The article in the June magazine has brought forward 6 volunteers so far.

The Clerk has completed the application pack to CCC to borrow the equipment (for up to 50 people) and completed a risk assessment.

The Clerk has contacted the Parish Council's insurance company – they have confirmed that cover will be provided as long as volunteers pick only on roads with pavements.

An attendance list / sign in sheet will be required on the day and a briefing to volunteers.

The Clerk has arranged waste collection by Serco on Monday 1 October 2018.

Cllrs Brealy, Bailey, Chapman and East (if available) will assist on the day.

A Phase 2 Shrub bed project at Chestfield Play Park

A joint initiative with CCC and Serco to repeat the Shrub Bed project with volunteers is now set for Saturday 6 October 2018 starting at 10am at the play park. The project was advertised in the June and September magazine. Volunteers wanting more information or to register interest to get involved are asked to contact the Clerk.

Cllr Brealy and the Clerk met with an officer on 25 June 2018 and agreed the scope of the work.

The project will include some vegetation clearance, weeding, general tidying, and possibly some staining or painting of picnic benches etc.

The CCC officer will book serco operatives to be on site with their chipper etc and remove all waste. The officer will also deal with conservation area consents for small tree works to be undertaken to neaten the beds etc.

The Clerk emailed on 18 August to invite the Rotary Club to assist too.

Crocus bulbs

Cllr Gibson suggested that more crocus bulbs be planted in the village and said she would be happy to plant them. Previously they have been in the highways verges along Chestfield Road. The Chairman said that his wife would be happy to help Cllr Gibson plant them.

Cllrs felt it would be nice to have them planted on the play park frontage where the new trees have been planted. The Clerk will ask the CCC officer for permission to do this.

CW69 improvements

Further to a fault report about the poor footpath surface, the Clerk heard on 10 September 2018 that KCC Public Rights of Way will shortly be undertaking repair works to Footpath CW69 between Polo Way and Plantation Road. This work will include the removal of debris, spray with weed killer, the raising and support concrete edging to create a more level path – and the supply and lay of a new wearing course with 6mm Asphalt Concrete to BS EN 13108-1.

C/fwd: Footpath from Maydowns Road / Share and Coulter etc

The footpath between Maydowns Rd, Plantation Rd and Share & Coulter Rd gets muddy in places. This is part of the parish promoted circular walk – and a well-used commuter route as well as a walkers route. It was felt that the parish council may wish to improve the route to provide as mud free surface as possible. (The parish council needs to be mindful that KCC PROW department will also need to agree and give permission for any improvements that the parish council may wish to undertake.) This action is carried forward – the Clerk, Cllr Fitzpatrick and Cllr Todd still need to meet on site to discuss possible treatments and solutions – but it was decided to further defer this until the KCC improvement work on CW69 above is completed.

Cameras to help combat fly-tipping

There is an ongoing issue with fly tipping along Molehill Road, Owls Hatch Road and Thornden Wood Road. At the January 2018 parish council meeting, Cllrs RESOLVED that the parish council purchase a covert camera. Cllr Brealy confirmed this is still in place and he continues to monitor activity.

Fire Hydrants in the village

Cllr East has inspected more of the village hydrants, making 22 checked in total now. Cllr East has sent the Clerk and Cllrs a detailed report about their conditions.

She was thanked for her efforts.

A couple have issues with them which she will report to Kent Fire and Rescue Service.

80.

CURRENT / NEW PROJECTS

Provision of new benches or seats on Allied London stretch of land

This is the pathway linking Share and Coulter Road to Polo Way (and which forms part of the parish council's promoted circular walk). Allied London gave permission previously (March/April 2017) when a resident was considering installing a memorial bench at this location.

At the July 2018 parish council meeting various quotes and options were discussed and the parish council resolved that two x wooden seat with arms and with powder coated steel legs (in the region of £565 each) plus a suitable concrete slab for them to sit on, similar to the ones provided this year at Fern Close, should be progressed.

There is a 3 month plus lead time on production of the benches.

The Clerk contacted Allied London after the July meeting for a final approval of the style of seat and permission to proceed. Their reply is awaited.

Replacement of some of the village's tatty name plate street signs

At the 14 May 2018 parish council meeting, Cllr Chapman suggested that the parish council explore the replacement of some of the very tatty name plate street signs. Some have been ruined by graffiti (which has been removed), some are very tatty generally, and some could do with improvements and perhaps include street numbers for the road section concerned.

The Clerk has been in dialogue with the relevant CCC officers. The parish council has been given an in-principle 'yes' – to pay all costs associated with replacing some of the village street name plates (to include payment for the production and installation and any other costs – which CCC

would invoice. Cost is roughly £95 - £110 per sign depending on the number of characters. Serco install them. The time frame is around three months from order to installation by serco). At the July 2018 parish council meeting Cllrs considered this a worthwhile project for the village and resolved to proceed further with this project.

C/fwd action: In the first instance an audit and survey will be required – and possible locations and numbers of replacements established. Cllr Chapman and the Clerk will lead on this. (CCC do not hold a street name plate inventory; they just maintain them).

Cllr Ellis commented previously that there could be signs on unadopted roads in the village – and that the parish council could give a grant to a residents association to be included in this upgrade. The Clerk will do a magazine article in due course.

Cycling and cycle paths improvements in the village

A resident has approached the parish council keen to explore opportunities for better cycling and cycle paths in the village. The resident has met a number of times with the Clerk and Cllrs Todd, Brealy and Fitzpatrick with several items discussed and some research done. There are lots of possible aspirations and lots of problems too to achieving them. The current scope is to investigate the scope of a link from Chestfield Road to the Crab and Winkle Line.

81. ACTION PLAN ITEMS

Updated completed actions list

The Updated Action List with completion items noted presented at the July parish council meeting has now been uploaded to the parish council's website.

82. CHESTFIELD CRICKET CLUB

The Chairman of the Chestfield Cricket Club emailed the Clerk and parish council Chairman just prior to the meeting. He explained that the club are starting to progress their plans to refurbish and extend the pavilion, to include a better kitchen, disabled facilities, and changing rooms for females and function ability. This is to allow the Club to improve the facilities not only for members but to increase the types of use the club can provide to the local community. The Club Chairman asked if it would be possible to be able discuss with their proposal with the parish council planning representative prior to the plans being drawn up. The parish council welcomed early involvement and dialogue. Cllr Fitzpatrick and the Clerk will contact the Club Chairman and arrange to visit.

The meeting closed at 9.05pm.

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

PLANNING APPENDIX MEETING 10 SEPTEMBER 2018

New Applications

24	CA/18/01246 - 18 Longtye Drive, Chestfield, CT5 3NG Proposed two-storey front & side and single-storey rear extensions.	The parish council has no comments.
25	CA/18/01302 - 3 Birkdale Close, Chestfield, CT5 3PY Proposed single-storey rear extension.	The parish council has no comments.
26	CA/18/01361 - 6 Chestfield Road, Chestfield, CT5 3LJ Proposed single-storey outbuilding to the rear, for ancillary use.	The parish council has no comments.

27	CA/18/01314 - Dormy Cottage, The Drive, Chestfield, CT5 3NW Proposed two-storey side extension with balcony to rear and single-storey rear extension together with dormer to front and rear elevations following demolition of garage.	Chestfield Parish Council has reviewed the application and has the following four observations/requests please: i) It is noted that the proposed two-storey side extension is close to the boundary of No. 89 Chestfield Road. The parish council has concerns that this will (in the morning) create a shadow over this neighbouring garden and affect its amenity. However in the absence of any comments from the occupants of No. 89 on the planning portal or directly to the parish council, Chestfield Parish Council consider this application should be judged by the planning case officer/CCC Members for determination. ii) Of particular note is that this application falls on an unadopted road, where the responsibility for the upkeep of the road falls to the private residents of the road. We have concerns that the application if granted may affect the standard of the road. We would therefore ask that the following condition be imposed, if CCC is minded to grant the application, as per other local examples: CONDITION: "Prior to the commencement of construction on site a photographic survey of the unadopted access road known as The Drive and The Drove shall be undertaken and submitted to the Local Planning Authority for recording. Following completion of construction on site, any degradation in this highway shall be made up to the standard illustrated within the photographic survey to the satisfaction of the Local Planning Authority." REASON: To prevent inconveniences to other users of this unadopted private highway. iii) Please may the photos sent to CCC as the local planning authority to satisfy this condition also be made accessible to the parish council (who will share them with the Road Association. We feel that this will ensure that the photos are relevant and not inadequate (the local road association members having local knowledge of problem areas.) iv) We would also request CCC as the local planning authority, to ask the applicant to submit a Construction Management Plan, as a condition of any permission (assuming CCC is minded to give permission). This should consider items such as the routing of construction vehicles for procurements and removals during the period of development; tradesperson parking; and positioning of skips and building materials; and fencings and hoardings.
28	CA18/01372 - Sea View, The Drove, Chestfield, CT5 3NT Proposed two-storey and first floor rear extensions with No.2 rooflights, use of garage for ancillary accommodation and internal alterations.	The parish council has no comments or objectives on the actual proposal, but as this application is on an unadopted road did request a condition did request a condition be imposed, a photographic survey, and a Construction Management Plan as per the similar application (No. 27) CA/18/01314 above.
29	CA/18/01399 - Chestfield Filling Station,	There is other various signage on other units in the

	Thanet Way, Chestfield, CT5 3JB Retrospective application for the erection and display of 15 no. non-illuminated signs and 1 no. flag.	nearby vicinity within 200m. Chestfield Parish Council has no comments with regard to the placement and style of the signage in place currently (since the illegal signage on the old Thanet Way was removed in May 2018.) The signage is non-illuminated and should remain so.
30	CA/18/01388 - Chestfield Filling Station, Thanet Way A2990, Chestfield, CT5 3JB Retrospective application for the retention of 3 x structures for use with hand car wash facilities.	The car wash operation was initially a CCC Enforcement case. Chestfield Parish Council understand the current tent erected for the issue of the spray – but this has not stopped the noise from the operation. The tent structure is inadequate. The business need to call in an acoustic expert for expert advice on measures to take to deaden the noise. The application in its current form should be refused, as the amenity of the nearby neighbours in Maydowns Road is severely compromised.
31	CA/18/01387 - 7 Chestfield Road, Chestfield, CT5 3LJ Proposed dormers to side elevations together with first floor bay window to front elevation, single-storey rear extension and porch to side.	The parish council has no comments.
32	CA/18/01519 - 7 Birkdale Close, Chestfield, CT5 3PY Proposed single-storey rear extension and roof lights to the existing rear roof elevation.	The parish council has no comments. This is basically a single storey rear extension with rooms in the roof
33	REVISED PLANS: CA/18/00989 - Meadowside, Chestfield Farm Court, The Drove, Chestfield, CT5 3NX Proposed double garage.	The following comments were uploaded on 28 July 2018: Amended plans have a revised design and positioning of proposed garage with a gap of approximately 5.6m between the flank of the garage and the northern boundary, therefore maintaining access to the attenuation pond. The Parish Council would make the following comments/ requests: i) The garage is still sited over the main surface water sewer, making very costly should it need to be repaired or replaced. The parish council assume the Management Company of the Chestfield Farm Court development is happy with the new plans. Plus, as this application is on an unadopted road comments did request a condition did request a condition be imposed, a photographic survey, and a Construction Management Plan as per the similar application (No. 27) CA/18/01314 above.
34	REVISED PLANS: CA/18/01017 - Wood Leas, Molehill Road, Chestfield, CT5 3PD Proposed single-storey side and rear extensions with rooflights following demolition of single-storey side extension.	REVISED PLANS: Amended plans have been received - Revised site plan and block plan received. Also a change in description. 01 Revision B deals with the boundary fence between Eynella & Wood Leas, where the garage has been removed and also deletes the new drive in. 02 rev A appears not to have been revised. The parish council has internally noted these amendments and will leave it to the planning authority to determine the application.

35	CA/18/01518 - Land rear of 145-149 Chestfield Road, Chestfield, CT5 3LR Proposed detached dwelling together with garage and access. There are two previous applications both refused by CCC and the later one went to Appeal: ○ An application CA/16/01409/FUL in July 2016 was refused. ○ An application CA/17/00817 in June 2017 was also refused. And an Appeal was dismissed by an Inspector. Parish Council comments uploaded for the latest application CA/18/01518 are: The parish council is aware of the two previously refused applications in 2016 and 2017 (Reference CA/16/01409 and CA/17/00817) when at the meetings of Chestfield Parish Council held on 11 July 2016 and 8 May 2017, there were a record number of residents in attendance, most of whom were present to express concerns about these applications. The parish council is therefore aware of the very strong feeling of residents in the nearby vicinity. Residents' main planning concerns are the impact of the proposal on future flooding, flash flooding, and surface water drainage. Plus concern about overlooking, loss of privacy, and questions of the appropriateness of the design of the proposed dwelling. This new current application lies adjacent to the conservation area, with only the access track actually in the conservation area. Chestfield Parish Council is opposed to the development in back gardens and 'garden grabbing' within the village and has objected to two examples in the conservation area which were refused and upheld at Appeal (CA/15/02648/FUL - rear of 19-21 Chestfield Road: Erection of two detached dwellings with associated access and parking, and CA/15/02034/FUL - rear 23 Chestfield Road: Erection of a detached single-storey dwelling with parking & access). The previous two applications were REFUSED by CCC for the following Reasons: 1 The proposal to erect a dwelling on this site, by virtue of its size, mass, bulk, design and location outside of the built confines of the identified urban areas or villages, would represent a harmful and unsustainable form of development in a rural location which would be detrimental to the character and appearance of the adjacent Conservation Area, the Special Landscape Area, rural environment and to the visual amenities of the locality without any overriding justification being provided that would outweigh the harm caused. 2 The applicant has failed to secure the delivery of necessary measures to mitigate the impacts of the proposed development on the North Kent Marshes SPA and The Thanet Coast and Sandwich Bay SPA. We understand that Reason 2 has been overcome - the appellant has submitted a Unilateral Undertaking to pay financial contributions respectively of £848.00 and £304.79 to mitigate the development's effects on the Thanet Coast and Sandwich Bay SPA and The Swale SPA. However, in the Appeal Decision of 13 December 2017 the Appeal Inspector concluded (for CA/17/00817) that "While the development would adequately mitigate its effects on the SPAs and would be in an appropriate location in accessibility terms, I consider it would cause unacceptable harm to the character and appearance of the area. I therefore conclude that the appeal should be dismissed." In considering the latest application (CA/18/01518) Chestfield Parish Council does not see how Reason No. 1 has been overcome. Despite a re-positioning of the proposed single dwelling within the site any dwelling here is still harmful. However, if the planning authority are minded to grant this latest submission, the parish council supports residents' concerns over flooding and the poor drainage quality of the land, and would like the planning authority to be satisfied and give a reassurance that the development, if permitted, will not worsen drainage for any current properties around the site.
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CA/18/01598 - Bodkin Farm, Thanet Way, Chestfield, CT5 3JD
Removal of hedgerow.

The application form from the Owners (Parkers of Leicester) states: Where there are existing ditches running adjacent to the hedgerows in question, the removal of these hedgerows will allow access to the ditches. Access is required to the ditches as they require digging out and re profiling from both sides. This can only be achieved if the hedge is completely removed as the roots are part of the problem. The ditch work is required in order to improve the drainage, and consequently reduce current levels of water logging within the field, which is an issue within these parcels of land. Please see 'PE123 2018-07-31 Supporting Document 4' which demonstrates recent evidence of this. With the hedges removed, the land will be cultivated more efficiently and productivity should increase, particularly given the size of modern farm machinery which is currently used. It should be noted that some of the highlighted hedges are extremely 'gappy' and in places may not necessarily fall under the definition of a hedge.

There are four sections of hedge proposed for removal. Total Hedge length to be removed: 756 metres. The application also states "We currently have no evidence of the planting date of the hedgerow in question. Google earth images from 1990 show that Section B, D and the eastern edge of Section C of the hedgerow did not exist at this time."

CHESTFIELD PARISH COUNCIL COMMENTS:

- The application proposes a total length of hedge to be removed of 756 metres.
- This is a considerable loss from a biodiversity and landscape character point of view.
- Chestfield Parish Council would seek an assurance from the city council's heritage/tree/environmental officers that such a loss is justified.
- Does all of the hedging need to be removed to provide sufficient access for the maintenance of the ditches?
- Do the hedges and roots drawing up water in fact actually help with waterlogging and therefore the water logging would be worsened by their removal?
- Chestfield Parish Council would suggest that the hedgerows stay as they are and the applicant finds an alternative way of reducing the current levels of water logging; possible by providing by one or more ponds.
- Loss of this amount of hedgerow would have a massive negative impact on the natural habitation of wildlife locally
- KCC Ecological Advice Service has commented that the information submitted with the hedgerow removal notice has not provided enough information to assess if the hedgerows can be classed as Important. There are no details on records of:
 - protected species within the hedgerows, nor
 - any details on the botanical species recorded within the hedgerows

Chestfield Parish Council believes that Hedge C and part of Hedge A are the only ones that contain ditches. Hedges B and D do not contain ditches but rather are where blackthorn has grown up in the old fence line.

Hedge A: Subject to a wildlife and botanical check the parish council can see no problem with the removal of this vegetation. It will make the farming of this area easier. There is a shallow ditch in the Southern half which can then be cleared out.

Hedge B: There is no ditch here. The hedge consists of three clumps. Subject to a wildlife and botanical check the parish council can see no problem with this removal. It will make the farming of the field easier and more practical.

Hedge C: Chestfield Parish Council feel that this is a valuable wildlife link. It does contain an important ditch which does need clearing. It flows to Purchas Wood. Therefore the parish council considers it would be reasonable to allow the clearance of one side of this hedge only to allow access to the ditch. This hedge consists of Blackthorn and Hawthorn – whose roots are shallow and fine. Therefore they will

not interfere with the running of the ditch. From the farming point of view there will be little loss to the farmable area as the hedge is next to a ditch. Hedge D: There is <u>no ditch</u> here. This blackthorn hedge has grown up in an old fence line. Although it has nine gaps it could act as a wildlife corridor and so should stay if this is the case. Chestfield Parish Council would ask CCC as the planning authority to ask the applicant for confirmation as to which of the hedges contain ditches because that is the reason being given for the application (we suspect that Hedges B and D do not contain ditches). If there is a ditch then we could recommend that one side only is removed to allow access for clearance after a wildlife check (because blackthorn has shallow and fine roots and would not interfere with the running of the ditch) . Chestfield Parish Council would ask CCC to ask the applicant for a wildlife and botanical check and details of the hedge species to establish its 'importance'. The wildlife survey should particularly check for dormice.
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New/current application: CA/18/01822 - Chestfield Filling Station, Thanet Way A2990, Chestfield, CT5 3JB Proposed erection of coffee shop and restaurant with drive thru and associated parking.	Comments must arrive on or before 05 October 2018. The parish council will review this application and make appropriate comments by the deadline. (Ref: CA/18/00914), for a 'proposed café/restaurant with drive through facility and associated parking' which was withdrawn on 27 June 2018 to allow for the preparation of additional/support information and revisions to the scheme following consultation comments.
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Notifications

CA/18/00837 - 165 Chestfield Road, Chestfield, CT5 3LR Proposed single-storey side extension following demolition of detached garage.	GRANTED by CCC
CA/18/01015/VAR- Crow Park Farm, Molehill Road, Chestfield, CT5 3PB Removal of condition vi (occupancy) of planning permission CA/78/01090/FUL for the erection of one agricultural dwelling.	GRANTED by CCC
CA/18/00914 - Whitstable Service station, Thanet Way, Chestfield, CT5 3JB Proposed cafe/restaurant with drive through facility and associated parking.	WITHDRAWN
CA/18/00947 - 27 Maydowns Road, Chestfield, CT5 3LL Proposed single-storey side & rear extension following demolition of existing garage.	GRANTED by CCC
CA/18/01089 - 64 Chestfield Road, Chestfield, CT5 3JH Two-storey front extensions and first floor rear extension together with alterations to elevations, roof and boundary and single-storey side extension to car port.	GRANTED by CCC
CA/18/00842 - 121 Chestfield Road, Chestfield, CT5 3LS Proposed loft conversion, demolish, rebuild and extend the garage and convert into games room/utility room together with two-storey rear extension.	GRANTED by CCC
CA/18/01198 - 20 Longtye Drive, Chestfield, CT5 3NG Proposed dormer window to side elevation.	GRANTED by CCC
CA/18/01153 - Dogs Trust Canterbury, Radfall Road, Chestfield, CT5 3ER Proposed two-storey training building with re-configuration of car park following demolition of existing building.	GRANTED by CCC
CA/18/01246 - 18 Longtye Drive, Chestfield, CT5 3NG Proposed two-storey front & side and single-storey rear extensions.	GRANTED by CCC
CA/18/01302 - 3 Birkdale Close, Chestfield, CT5 3PY Proposed single-storey rear extension.	GRANTED by CCC
CA/18/01314 - Dormy Cottage, The Drive, Chestfield, CT5 3NW Two-storey side extension with balcony to rear and single-storey rear extension	GRANTED by CCC

together with dormer to front and rear elevations following demolition of garage.	
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	GRANTED by CCC
CA/15/01324/FUL - 100 Maydowns Road Single-storey front side and rear extensions	GRANTED by CCC
CA/15/01425/FUL - Chelsea Cottage, The Drive Remove existing conservatory to replace with single-storey extension.	GRANTED by CCC
CA/15/01714/FUL – 80 Chestfield Road Proposed re-design of the front driveway and access	GRANTED by CCC
CA/15/02202/FUL – 7 Chestfield Road Proposed single-storey rear extension, demolition of the front chimney stack and internal and external alterations	GRANTED by CCC
CA/15/02629 – The Oaks, Radfall Road, Chestfield, CT5 3EN Replacement of existing detached timber frame dwelling with new four-bedroom detached dwelling including integrated garage, associated parking and landscaping	GRANTED by CCC
CA/16/01529/FUL - Willowset, 2 Meadow Drive, Proposed first floor rear extension	GRANTED by CCC
CA/17/00206/FUL - Brookfield, The Drove, Chestfield, CT5 3NT Proposed detached garage together with conversion of existing garage into living accommodation.	GRANTED by CCC
CA/17/00125/FUL – 8 Willow Way Single-storey rear extension together with pitched roof over the front section of flat roof to the side	GRANTED by CCC
CA/17/00600/FUL – Land rear of 19 and 21 Chestfield Road Proposed two-storey detached dwelling	GRANTED by CCC
CA/17/01079/FUL – 10 Laxton Way Proposed single-storey rear extension.	GRANTED by CCC
CA/17/01707/FUL 24 The Russets, Chestfield, CT5 3QG Proposed rear/side extension and replace existing boundary fence with brick wall.	GRANTED by CCC
CA/17/01836/FUL - 96 Chestfield Road, Chestfield, CT5 3LR Proposed two-storey side and single-storey rear extensions following demolition of existing.	GRANTED by CCC
CA/17/01965/FUL - 5 Cherry Orchard, Chestfield, CT5 3NQ Proposed single-storey timber and double glazed garden room.	GRANTED by CCC
CA/17/02609 - Bodkin Farm, Thanet Way, Chestfield, CT5 3JD Application for listed building consent for full demolition following a fire.	WITHDRAWN
CA/17/02601 - 103 Chestfield Road, Chestfield, CT5 3LU Proposed single-storey detached timber framed golf practice and teaching facility.	GRANTED by CCC
CA/17/02682 – The Barn PH, 101 Chestfield Road Application for listed building consent for internal alterations, including demolition of existing section of walls forming cupboard and lobby; removal of section of upper back bar fitting, carpet and timber flooring at ground level; stripping out of existing timber staircase and section of mezzanine floor; new tiling and full decoration of gents and ladies toilets; erection of new timber staircase to access mezzanine level; new carpet and button back fixed seating on mezzanine floor.	GRANTED by CCC
CA/18/00566: Mill Farm, Radfall Road, Chestfield, CT5 3ER Application for prior notification for change of use from agricultural building to 2 no. dwellings.	CCC decision = No objection to
CA/18/00416 – 121 Chestfield Road, Chestfield, CT5 3LS Proposed first floor extension to include a new roof, a two-storey rear extension plus new garage with extension following demolition of existing garage.	WITHDRAWN
CA/18/00575 - 87 Chestfield Road, Chestfield, CT5 3JH Proposed two-storey rear extension following demolition of conservatory.	GRANTED by CCC
CA/17/02802 - B And Q, Reeves Way, Chestfield, CT5 3QS Retrospective application for the erection and display of 6 no. non-illuminated fascia signs, 3 no. internally illuminated fascia signs and 4 no. freestanding non-illuminated signs.	GRANTED by CCC
CA/18/00556/FUL - 33 Grasmere Road, Chestfield, CT5 3NA Single-storey rear extensions following demolition of store and conservatories	GRANTED by CCC
CA/18/00618 - Woodside, Molehill Road, Chestfield, CT5 3PD	GRANTED by CCC

Proposed detached single-storey garage to front with storage above, following demolition of garage.	
CA/18/00664 - 2 Birkdale Close, Chestfield, CT5 3PY Proposed two-storey detached dwelling and garage together with single-storey rear extension with 2 no rooflights to existing dwelling and erection of garage following demolition of single-storey side extension.	REFUSED by CCC
CA/18/00776/FUL - 42 Maydowns Road Proposed two-storey side and rear extensions.	GRANTED by CCC
CA/18/00816 - 16 Plantation Road, Chestfield, CT5 3LG Proposed two-storey and single-storey side and rear extensions.	GRANTED by CCC
CA/18/01361 - 6 Chestfield Road, Chestfield, CT5 3LJ Proposed single-storey outbuilding to the rear, for ancillary use.	GRANTED by CCC
CA/18/01372 - Sea View, The Drove, Chestfield, CT5 3NT Proposed two-storey and first floor rear extensions with No.2 rooflights, use of garage for ancillary accommodation and internal alterations.	GRANTED by CCC
CA/18/01388 - Chestfield Filling Station, Thanet Way A2990, Chestfield, CT5 3JB Retrospective application for the retention of 3 x structures for use with hand car wash facilities.	WITHDRAWN

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<https://publicaccess.canterbury.gov.uk/online-applications/search.do?action=advanced>