

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD AT 7.30PM ON 13 January 2020

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Anne Loder
Parish Cllr David Fitzpatrick
Parish Cllr Bob Todd
Parish Cllr Pat Gibson
Parish Cllr Chris Ellis
Parish Cllr Tricia Chapman
KCC Councillor Robert Thomas
Amanda Sparkes, Clerk to the Council
No residents

99. CHAIRMAN'S WELCOME

Cllr Bailey welcomed everyone to the meeting. Apologies for absence were received and accepted from Parish Cllr Lorraine East and CCC Councillor Cllr Ben Fitter-Harding.

100. MEMBERS' INTERESTS – Cllr Chapman declared an interest in the Grasmere Pasture development due to the proximity of her home.

101. MINUTES OF THE MEETING HELD ON 11 November 2019

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.

102. UPDATES on now Closed Actions since the last meeting:

- **CCC's litter bin and dog bin review** – There is still no response yet to the request for the parish council to pay for a new provision in the Birkdale Close area subject to CCC agreeing to add to the emptying schedule. The Clerk will chase the officer again for a decision.
- **Whitstable Improvement Trust information board on Chestfield Road** – The WIT information board by the two shops in Chestfield Road is in very poor condition. The board is owned by the Whitstable Improvement Trust. The board is one of a set of Whitstable Town Heritage boards (there is another outside Swalecliffe Library) which was provided as a joint venture by the WIT and George Wilson many years ago. Full approval of all the WIT Trustees has been given for its improvement.
At the October 2019 parish council meeting the parish council resolved that half of their side should be offered to The Rotary Club, subject to their artwork being approved by the trustees. Since that meeting the trustees have resolved that the parish council have one side and The Rotary have the other and the WIT withdraw their artwork, although they would like one heritage item incorporated onto the parish council side.
The parish council may want to have 'their side' as a boundary map of Chestfield, or a conservation area map of Chestfield, or a Public Rights of Way map or a combination of two along with the WIT artwork. Cllr Todd and the Clerk will measure up and see what may be progressed.
NOTED that the Rotary Club has put a header on their side and cleaned the glass,
NOTED also that the trustees have given approval for the frame to be sanded down and repainted. Cllr Todd and Cllr Brealy have offered to do this but probably not until the new year and better weather now.
- **Christmas Art outreach session for families** – a session for making Christmas decorations was held on 23 November 2019, funded by a £250 grant from Canterbury City Councillor Pat Todd. 22 items were decorated and feedback from attendees was very positive. EspressionArts have given two £10 vouchers for a session in their Canterbury shop which will be used at the next Quiz. Cllr Bailey commented that his wife had attended the session and enjoyed it very much and he will ask her to write an article about it for the March magazine. Cllr Bailey commented that whilst the next Quiz will raise funds for the Chestfield Cricket Club, who give

their venue free of charge for the thank you buffet events and quizzes, the next quiz later in the year could raise funding in order to run another Art Outreach session.

- **Quiz –** NOTED the new date for another Community Quiz will be Saturday 25 January 2020.
- **Thank you buffets for all the village volunteers** – two events have been arranged. 38 people attended on Friday 10 January 2020 and 58 are booked to attend on Friday 17 January 2020. Cllr Bailey advised that the new caterer “ME OLD VINTAGE CHINA” had arranged extremely good food. The food and the event had received very good feedback from those present on the 10th January.
- **Manston Airport Airspace Design and Procedures – Design Principles**
NOTED that a further response has been sent to RiverOak Strategic Partners and aviation specialist, Osprey Consulting Services following the write up from the initial consultation.
- **UPDATE re implementation of dedicated Parish Councillor emails**
On 5 January 2020, the Clerk registered the domain name chestfieldparishcouncil.co.uk with IONOS.co.uk, set up an account with the hosting provider and set up nine generic email addresses, one for each councillor, however there have been issues since, with both the account and some of the councillors’ emails being locked by the hosting company, suspecting a spam issue. The Clerk has spoken to the hosting company, provided identity documents, but issues are still unresolved. The Clerk has a help desk call booked for 14 January but another provider may have to be found as a solution.
- **Play park car park**
NOTED that following a meeting on 21 November 2019 with the Kent Highways manager, Kent Highways will make improvements to the car park at the Chestfield Road play area with repairs to vehicle made ruts.
- **Yellow lines Fern Close**
NOTED that a request was submitted on 27 November 2019 to CCC that a proposal for double yellow lines at the entrance to Fern Close be included in the Annual Parking Review

103. **ADJOURNMENT OF THE MEETING**

As there were no residents present there was no adjournment. The meeting continued.

104. **KENT COUNTY COUNCILLOR REPORT**

KCC Cllr Robert Thomas advised that he has been elected as Chairman on the KCC Select Committee review on affordable housing in Kent. They have set their terms of reference including looking at a definition of what is affordable, KCC’s role (as opposed to CCC’s role) in terms of infrastructure on applications and they are to hold witness sessions with key stakeholders in February, with a review paper due to go to Cabinet in July.

Cllr Bailey commented that Chestfield Parish Council has been trying to allow a policy change for a local connection criteria to be introduced for the social housing (not open market) new homes being built. At the moment only Rural Exception Sites may consider the local connection requirement, but it would be better if the social housing were allocated to people with a local connection and need. He said that he was sure there was something said similar to this in the Queen’s speech and that it would be good to know why CCC has recently again refused to look at a policy change. The parish council tried before in 2015-2016 and more than half the district’s parish councils when contacted by the Clerk also wrote in support to CCC.

Cllr Thomas advised that CCC has recently reviewed its Self Build Register and this now requires a local connection.

Cllr Thomas also advised that a KCC Cabinet Member is going to look to improve KCC’s relationships with all parish councils.

KCC are to set their budget in February. An overall 5% increase is expected.

105. **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 an appendix to these minutes.

CCC review of the Canterbury District Local Plan.

CCC is reviewing the CDLP which will provide a vision for the District to 2040.

CCC has invited all the parish councils in the district to individual sessions to talk about the Local Plan review and aspirations for their Parish and the District over the next 20 years. The sessions will be informal workshops for Clerks and parish councillors only and the local Ward Councillor(s) will also be invited.

CCC would like to meet parish councils during January and February 2020. Date tbc.

Grasmere Pasture: CA/17/00469/OUT - Grasmere Gardens, Land South of The Ridgeway.
Outline application for a mixed use development of up to 300 residential dwellings and 3,500 sqm of employment floorspace

An Appeal was lodged by Kitewood Estates Ltd for the Grasmere Pasture refusal – refused in March 2019 and a Public Inquiry was heard in September 2019 with the Inspector subsequently granting permission.

Yellow line proposals on Reeves Way

The parish council was contacted by Kitewood's highways consultants for a PRE-CONSULTATION ahead of the Traffic Regulation Order for double yellow lines being applied for on Reeves Way:

A Formal Consultation from Kent County Council will follow in January 2020.

All the tenants of the John Wilson Business Park were consulted and provided with hard copies of the covering letter and the associated plan. These were delivered by hand on Wednesday the 20th November 2019.

In addition, as per the KCC requirements for Informal Consultation with respect to TROs, the following statutory consultees were notified: Kent Police; Kent Fire and Rescue Service; Ambulance Service; Road Haulage Association; Freight Transport Authority; Stagecoach Local Bus Operator and the Kent County Councillor and two Canterbury City Councillors for Chestfield.

The following initial pre-formal consultation response from the parish council was sent on 28 November 2019:

Thank you very much for giving Chestfield Parish Council the opportunity to give comments ahead of the formal TRO application and consultation.

Please find Chestfield Parish Council's response to the proposed double yellow line proposal, as presented in your email attachments on 25 November 2019, below:

1. Development on Grasmere Pasture is TRO dependent

Both Kitewood and the parish council is aware that the Appeal Inspector scheduled a condition (No. 20) that "No occupation or use of the development shall take place until a TRO that restricts parking on Reeves Way has been implemented...."

We are therefore aware of the importance of this process for Kitewood and that the effects on highway safety without the TRO being granted will compromise highways safety and the development will not be able to proceed.

Whilst we were opposed to the development, now that a permission has been given, we do now wish to work in a constructive manner going forward and we fully appreciate and support that the implementation of the double yellow line proposals will significantly improve the accessibility of Reeves Way and enhance user safety.

But we have the following concerns that need to be addressed:

2. Insufficient alternative parking provision to match the displaced parking

Chestfield Parish Council categorically considers an overspill car park of just 35 spaces on the development site to be woefully inadequate. At the Appeal hearing we heard that Kitewood's traffic survey on Reeves Way had recorded 51 vehicles with 44 long stay.

Both the parish council representatives and an independent resident (and ex-employee of the John Wilson Industrial Estate) stated at the hearing that without doubt the owners of the vehicles parked on Reeves Way are all employees on the John Wilson Industrial Estate. None are commuters. Any drivers observed in the Kitewood survey heading away from the industrial estate are visiting either Sainsburys to buy their lunch or going to McDonalds for breakfast prior to starting work.

Chestfield Parish Council has undertaken site surveys to count cars along Reeves Way. Whilst there are some gaps in the lines of parking it is evident from the position of the start and end of these lines that a minimum of 58 cars can park along the current unrestricted sections (now being proposed for double yellow lines).

There must be an increase in parking provision within the development.

The displaced parking without a car park extension will result in cars parking in spaces within the development meant for visitors to the residents of the new homes and therefore the scheme and safety standards for parking will fail.

We heard at the Appeal hearing that the 35 car park could be extended to 40 without the loss of open space by the reconfiguring the white line markings. Whilst this goes some way and should most definitely be implemented, a further extension is also required.

We also heard at the Appeal hearing that a further four designated spaces could be provided (as layby parking) on Reeves Way, without losing the shared cycle/footpath.

The proposals as presented do not make this provision and Chestfield Parish Council considers that the scheme should incorporate these prior to the TRO application.

3. A second survey should be undertaken

The Inspector in his Appeal decision document states in Paragraph 16 that he shared the concerns that the conclusions of the appellant's traffic survey may not be robust. He suggests in Paragraph 17 that a second survey should be undertaken – this is something that Chestfield Parish Council also consider essential. And that Kitewood should review their figures once a further survey has been carried out (either in conjunction with the parish council or separately), so that ALL proven displaced vehicles are accommodated, without any introduction of fees or charges.

Could we also suggest that flyers be left on the parked cars there to ask for their views?

4. The speed of traffic approaching Sainsburys from the Grasmere Pasture direction

We have mentioned several times during the planning process that vehicles travel at speed from the business park direction towards Sainsburys and drivers exiting from Sainsbury have very poor sight lines as the road curves at this point. It is a busy junction and with the provision of 300 homes the exit from Sainsbury is going to get very much more dangerous. We would ask if traffic lights may be considered to both slow traffic down at this junction and also to maintain driver and pedestrian safety be considered at the exit to Sainsbury.

5. The junction of Reeves Way and Harvey Drive

Vehicles currently travel out of the business park by Brook House onto Reeves Way at speed, and we

have concerns about this. We feel that a STOP line marking should be implemented as a minimum, but ideally, we would push for the provision of traffic lights at this junction.

Meeting with Kitewood

The parish council resolved at their November 2019 meeting to request a meeting with the Kitewood CEO and this was held at CCC offices on 10 December 2019 with the CCC Head of Planning and the CCC Planning case officer also present. Cllr Steve Bailey as Chairman and the Clerk attended and asked questions.

Key notes from that 10 December 2019 meeting are:

- The aim of the meeting is to work together going forward, bring local knowledge and address residents' concerns, in order to get the best scheme possible for the village.
- For the maintenance of the verges, open spaces and communal areas there is a condition that a Management Company with resident contributions must be set up and maintained.
- Kitewood are now working on the planning conditions and minutia detail.
- Kitewood have highways and drainage consultants talking together.
- Concern about the sewage pipe not being big enough was raised. Kitewood confirmed they will find technical solutions to contain and manage foul and surface water drainage.
- Kitewood are talking to various housing associations to find the right partner. However, the parish council desire to have a local connection criteria for the social housing was not agreed – and Simon Thomas confirmed that CCC would not support it.
- Going forward information and regular updates will be given to the parish council to onwardly disseminate to residents via the quarterly magazine and noticeboards as most appropriate. CCC will also be included in the information circulation.

- The TRO informal consultation has finished. Kitewood confirmed that none of the businesses on the John Wilson Industrial Estate responded. The parish council and all parties/businesses will be consulted formally by KCC next. Kitewood do not intend to make any changes to the TRO proposal from that presented at the informal stage.
ACTION: Parish Council to make formal representation again at formal stage.

- Questions were raised at the meeting in respect of the detail of the improvement works to The Ridgeway bridleway CW40. £44,000 was secured through S.106 and this will be given to KCC (Public Right of a Way), who will be responsible for carrying out works. It is not clear if the improvement would be just along the development site boundary or also the section of The Ridgeway to Chestfield Road – as this will be the route to the nearest bus stops. To answer this query there is a need to speak to the KCC case officer who requested this amount and ask for their thinking and finer detail on what and where this upgrade will include.
ACTION: Clerk will speak to KCC for more detail and give parish council thoughts.

- The planning officers thought that the planning approval for the expansion at Chestfield Medical Centre may be about to be implemented. They will ask the CCG about the funding allocation. There may not be the need for the parish council to speak or meet with Dr Ribchester. Chestfield Medical Centre suggested they will refuse to accept contributions paid by the developer towards an extension to the Clinic. These contributions were secured through s.106 and funds will be directed to CCG. The developer would not liaise directly with the Clinic and the money would be provided to the Clinic from CCG.

- Kitewood have other schemes in the Canterbury district currently – 40 units at Puffin Road, Herne Bay and 180 homes at Hilborough.
- Kitewood are not going to 'sell on' with planning permission, but intend to build the three sites themselves.
- The timescale for build starting is difficult to forecast but anticipated as the end of 2020 with highways works being undertaken first.

- Once build starts, the site manager will interface with the parish council, the store managers and the business park owner, etc.
- For a Construction Logistics Plan – Kitewood will have highlighted instruction on how to get to site and what kind of lorry/vehicle is suitable. Signage for construction traffic not to use the Ridgeway may be provided. Operating hours will be adhered to.

Also discussed at the meeting above was an option for the parish council to take over the maintenance of the public open space including the MUGA and the locally equipped area for play – a play area with nine items already with detailed proposals. The case officer has sent the Clerk the detailed plan showing equipment proposed within the play area and this has been circulated to councillors.

Councillors discussed this option. The maintenance of the public open space/play equipment will fall to the new homeowners through their required payments to their Management Company, or the parish council could take on responsibility. If the parish council take it on there would be costs for an annual inspection, an increase in the parish council's insurance and the ongoing maintenance/repairs costs.

When the houses are built the parish council's tax base will increase and a larger precept might not necessarily mean overall increases for residents with more properties contributing.

Councillors resolved not to take over the long term maintenance at this time but keep a watching brief instead. There remains the option of the parish council awarding a grant to the new Management Company, for example, for a new/replacement piece of equipment in the future.

106. **ARCHIVES PROJECT**

Cllr Ellis confirmed that he had undertaken another session at the Maidstone Archives centre and gathered some more information. 600 children were evacuated to Chestfield in the war. He was interested too to see that the vote on whether to set up a new Chestfield Parish Council in 1988 was very close with a majority of only 60 people.

107. **FINANCIAL MATTERS**

RECEIVED the bank statement and bank reconciliation for November and December 2019, and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED a payment taken by direct debit on 3 January 2020 for the quarterly telephone bill.

NOTED that on 19 November 2019 the Clerk completed the online grant application form for a £250 grant from Cllr Ben Fitter-Harding as a contribution for a new artificial Christmas tree. Online form reference is 234277. This has been paid by BACS.

NOTED that the Christmas Carols event on 18 December 2019 raised £85 from a collection.

NOTED that the Actuary for the KCC Local Government Pension Scheme has completed his tri-annual report and that the employer contribution rate from 1 April 2020 for the next three years to 31 March 2023 remains the same at 21.9%.

NOTED that CCC Cllr Fitter-Harding kindly offered the parish council a grant from his Members allowance of £750 towards the new website hosting fee. The Clerk will complete the application form when the decision on the new provider is made.

RECEIVED for information, an End of Quarter 3 report of expenditure against budget headings for 2019-2020.

NOTED that on 09 January 2020 the Clerk completed an on-line VAT refund claim for the period 01 February 2019 to 31 December 2019 totalling £3,217.57.

NOTED that the next quarterly internal audit is scheduled for 16 January 2020.

Magazine advertisers' renewals

The magazine advertisers' renewals exercise is now complete. Income paid is £2,650.

Two advertisers' payments of £100 and £70 are promised but are yet to be confirmed – waiting on the next bank statement.

Seven advertisers chose not to renew this time.

One was cancelled for non-payment and no communication with the Clerk.

There is one new advertiser pending, with a £50 payment due.

A resident's request for a one-off clearance of overhanging vegetation on the public footpath between Plantation Road and Share and Coulter Road

Last summer a resident asked if the parish council will consider a one-off clearance of overgrown shrubs and some tree works on this stretch of the public right of way. The trees are not in private ownership as they are planted within the PROW side. The Clerk asked the parish council's contractor for a quotation – which is now costed at £175.

But the parish council asked the Clerk to report the problem to KCC PROW team as strictly Cllrs felt that it should be KCC who pays for the work. The Fault Report to the PROW team was made on 24 July 2019 and status at 02 January 2020 still remains "Awaiting Allocation to an officer".

The councillors discussed this and felt that to wait any longer will mean that bird nesting restrictions will defer the work further, so Cllr Gibson proposed and Cllr Chapman seconded, and all councillors agreed, that the parish council's contractor should be asked to do the work. Cllr Bailey commented that he felt that the parish council had been forced into this decision, but it is a case of double taxation for Chestfield residents and that it would be good if KCC would reimburse the costs. KCC Cllr Thomas agreed to investigate.

Website hosting

As explained at the previous meeting KCC EiS will no longer host parish councils websites free of charge and are also non-compliant for the new accessibility requirements due by 1 September 2020. KALC have suggested alternative providers for parish councils. Cllr Gibson proposed and Cllr Todd seconded and all councillors agreed with a show of hands TO RESOLVE to appoint KCC Cantium as the new parish council's website host at £995 for the first year and £675 for the subsequent years (based on a 3-year contract).

The Clerk advised that she is booked to attend a KALC workshop on the new regulations on 20 January 2020.

"Mary, Joseph and baby Jesus" Christmas lights

Cllr Bailey explained that these lights had come to the end of their life and needed replacing. Cllr Bailey proposed, Cllr Loder seconded and all councillors indicated with a show of hands that Cllr Bailey orders new "Mary, Joseph and baby Jesus" Christmas lights for 2020.

New replacement herbs for the community herb garden

There will be an ongoing small requirement to keep the herb boxes topped up and functional. Cllr Todd proposed and Cllr Chapman seconded and all councillors RESOLVED that purchases of new replacement herbs for the community herb garden be authorised as and when necessary going forward, up to a maximum spend of £50 per quarter. Plus one-off expenditure now for new containers for below each herb box to hold mint.

108. AUTHORISATION OF ACCOUNTS

The Clerk presented finance sheets detailing the cheque payments totalling £8,610.10 and an additional sheet totalling £4,762.45 for January payments. These were signed by the Chairman.

109. A Traffic Regulation Order to try and reduce the speed limit along the old Thanet Way

In light of the permission to build 300 homes at Grasmere Pasture and the resulting accumulative traffic increase in the area, the parish council resolved at the November 2019 parish council meeting that the parish council uses its "highways ear marked reserve" of £3,467 to try to progress with Kent Highways a Traffic Regulation Order to reduce the speed limit along the stretch of the old Thanet Way by the Oyster Bed from 60mph to 40mph.

The Clerk advised that the Highways Manager has confirmed that she has passed the request to colleagues in Scheme Planning and Delivery and also the KCC Development Planning Team to respond.

110. CLERK'S REPORT – This was circulated prior to the meeting; items are incorporated elsewhere in these Minutes.

111. CHANGE OF ANNUAL ELECTORS MEETING DATE

NOTED that the date of this meeting will now be Monday 20th April 2020 after the residents' surgery from 6.30pm beforehand.

112. **RESIDENTS' "SCHOOL PROJECT"**

A resident and retired teacher is wanting to do a study regarding the educational experiences of local older people versus current Year 6 pupils' experiences of life and experiences in schools 50 years ago versus today. Cllr Ellis is also supporting him, and advised that he will give a further report in due course. The resident has agreed that he may be willing to be considered as a possible guest speaker at the Annual Electors meeting if his research is sufficiently completed at that stage.

113. **HIGHWAYS**

The sign for the turning bay at Fern Close has not yet been ordered. Cllr Todd and the Clerk will do a site visit to work out the best size sign to order and what suitable fixings are required.

Highways Improvement Template

The parish council has now got a comprehensive document and hopes to have a site meeting/drive around with officers very soon. Cllr Bob Todd and KCC Cllr Robert Thomas have expressed interest in attending this.

KCC Highways, Transportation & Waste 2019 Parish Seminar

This year's Highways Seminar was held on 13 November at Canterbury Cricket Ground. The Clerk and Cllr Todd attended. The Clerk write up of the day has been circulated to all councillors.

Double Yellow lines proposal for the junction of The Ridings with Longacre

CCC has contacted the Clerk asking for any parish council comments on a proposal for double yellow lines at the junction of The Ridings with Longacre and details were circulated by email to all councillors. The parish council has no objection and no comments.

114. **ENVIRONMENT**

Graffiti on bus shelter

Since the last meeting the bus shelter on Chestfield Road near Maydowns Road has been very heavily graffitied. The Chairman reported this to CCC and Serco will clean it.

The Clerk met a CCC Environmental officer on 13 January 2020 and CCTV signage is now installed on it.

The officer suggested that the parish council may like to consider sticking on vinyl film panels with bright designs to both protect the shelter, make any further graffiti easier to clean off the film, and also hectic designs tends to deter graffiti taggers altogether. The councillors felt this was a very good idea and asked the Clerk to research options and prices for consideration at the next meeting.

Resident volunteers to clear off graffiti

Two residents at the Thank You buffet on 10 January 2020 offered to be volunteers to clean off graffiti from the village bins and BT cabinets etc. The Clerk has thanked them for this. The parish council agreed that the Clerk should purchase sundry cleaning materials, particularly aimed at graffiti cleaning, for them.

Primrose Way Noticeboard damage

Cllr Bailey advised that the Primrose Way noticeboard glass panel has been badly damaged again. His house is adjacent and he commented that he would be happy to have CCTV installed on his house to monitor the noticeboard.

Cllr Todd commented that the data collected must also be appropriately collected to be used and that he believed that if there is CCTV on your house covering a public right of way/public area that you have to register your CCTV with the relevant authority and the Information Commissioners Office and display signs. Cllr Fitzpatrick offered to make enquiries.

Cllr Gibson proposed and Cllr Chapman seconded and all councillors indicated with a show of hands that legalities be investigated and if possible, a purchase of a CCTV device should be undertaken. The Clerk will speak to the CCC Community Safety Unit on best practice for CCTV and ask their advice for the best devices, and also ask if they would provide another CCTV sign. The Clerk was also asked to order a repair for the noticeboard in thicker Perspex rather than the toughened glass.

Next community litter pick

It was resolved that the next Litter Pick would be on Sunday 08 March 2020 from 10.30-12.30. The Clerk will book in with CCC for two packs (50 people), advise the parish council's insurance company and do attendance sheets and posters etc.

There is a lot of litter on Molehill Road but roads with a speed limit of above 30mph are not covered on the insurance.

The Clerk offered to take photographs and contact CCC and ask that CCC organise a safe litter pick in these circumstances.

Flytipping at Radfall Road

A resident has reported fly tipping at the bottom of Radfall Road, which the Clerk will report.

The meeting closed at 9.30pm.

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

Dates of future meetings: The parish council holds bi-monthly formal meetings but has informal residents' surgeries for those same dates and for the months in between. Dates of full parish council meetings therefore: 9 March, 11 May, Monday 23 March 2020 for the Annual Elector's meeting, 13 July, No meeting in August (summer recess), 14 September, 9 November 2020.

Dates of surgeries for residents: from 6.30pm - 7.30pm - 10 February, 9 March, 20 April (one week later than usual because of Easter bank holiday), 11 May, 8 June, 13 July, No meeting in August (summer recess), 14 September, 12 October, 9 November and 14 December 2020.

CHESTFIELD PARISH COUNCIL PLANNING REPORT, 11 November 2019

APPENDIX 2

New Applications

38	19/02172 - Scottish Lodge, Radfall Ride, Chestfield, CT5 3EW Proposed first-floor extension to front over existing garage and link including oriel bay window.	The parish council has no comments
39	CA/19/10096 – 84 Maydowns Road, CT5 3LW Application for lawful development certificate for proposed single-storey outbuilding in the rear garden. <i>The following comments were given to CCC on this application:</i> This application is retrospective as the outbuilding has been built. It stretches across nearly the entire rear boundary and is 8m x 8m in size. The proposal says it is for use as a gymnasium with integral shower room and storage cupboard. Materials to match refurbishment and side and rear extensions of existing house (being undertaken now) and with a flat roof. Chestfield Parish Council have concerns about the size of the building and, given its insulation and high standards of building construction, its potential for use as a separate residential dwelling. Should CCC be minded to grant permission there should be a planning condition that the outbuilding should be used only for the purpose stated in the application and be ancillary to the main house and never be given permission as an incidental dwelling house, nor be used as residential accommodation or for rental. Furthermore, should there be any future change of use, for example, for use as a business (whether as a gym or any type of business) another planning application for a Change of Use will be needed, and the parish council will keep a watching brief on this.	

*On 14 January 2020 the planning case officer advised the following:
The application is not a full planning application and is for a lawful development certificate. Therefore, the application is decided based on whether the application complies with the General Permitted Development Order. The application despite the number of objections will not go to Planning Committee.*

However, if the outbuilding is used as a separate dwelling or does not comply with the submitted drawings then enforcement action can be taken.

Notifications

CA/19/01992 - Woodside, Molehill Road, Chestfield, CT5 3PD T.P.O No 16 1975, T3, fell Hawthorn tree located on the front boundary edge of driveway.	GRANTED by CCC
CA/19/02089 - 58D Chestfield Road, Chestfield, CT5 3JH Proposed single-storey side and rear extension.	GRANTED by CCC
CA/19/02141 - 11 Willow Way, Chestfield, CT5 3JJ Proposed single-storey side and rear extensions together with new vehicular access.	GRANTED by CCC

Land opposite Radfall Gate, Radfall Road, Chestfield, CT5 3EN

Outline application for 9 no. residential dwellings, including two custom build plots, with all matters reserved.

Application ref: 19/00918. Appellants name: Mr J Clarke

Appeal ref: W/19/3235764. Appeal start date: 01 October 2019

An appeal has been lodged with the Planning Inspectorate. The appeal is to be decided following the consideration of written statements from the parties and a site visit by an Inspector.

Land rear of 27 Plantation Road, Chestfield, CT5 3LG

Description: Proposed detached single-storey dwelling.

Appellants name: Mr C O'Shea. Appeal ref: W/19/3239346. Appeal start date: 9 December 2019

An appeal has been lodged with the Planning Inspectorate. The appeal is to be decided following the consideration of written statements from the parties and a site visit by an Inspector.

Land rear of 19 and 23 Plantation Road, Chestfield, CT5 3LG

Description: Proposed detached single-storey dwelling.

Appellants name: Mr C O'Shea. Appeal ref: W/19/3230075. Appeal start date: 10 December 2019

An appeal has been lodged with the Planning Inspectorate. The appeal is to be decided following the consideration of written statements from the parties and a site visit by an Inspector.