

## KENARDINGTON PARISH COUNCIL

### Minutes of the meeting held on Tuesday 6<sup>th</sup> September 2022 at 7.00pm in the Village Hall

**Present:**

**Parish Cllrs:** Cllrs. S McIntyre, T. Coombes, R. Stone

**Borough Cllrs:** Cllr M Burgess

**Members of Public:** 6

**PCSO:** 0

**Clerk:** A Beach

Minute No		ACTION
772	<b>Planning Application 22/01104/AS - Land west of Greenways</b> See attached Appendix 2209-1	
773	<b>Apologies &amp; Reasons for Absence</b> Cllr Hedley - annual holiday	
774	<b>Declaration of Councillor' Interests</b> <ul style="list-style-type: none"> <li>a. To approve or reject any application put to the meeting by the Chairman in respect of Members seeking a dispensation under the Localism Act 2011, section 33.</li> <li>b. Request that Councillors' or any other persons' present declare if they intend to record any of the proceedings using any video or audio recording device or camera</li> </ul>	
775	<b>To Approve or Reject any Application</b> <ul style="list-style-type: none"> <li>i. To approve or reject any application put to the meeting by the Chairman in respect of Members' seeking a dispensation under the Localism Act 2011, s.33.</li> <li>ii. Request that Councillors' or any other persons' present declare if they intend to record any of the proceedings using any video or audio recording device or camera.</li> </ul> None Declared	
776	<b>Approve the Minutes of the Meeting held on 5<sup>th</sup> July 2022</b> The minutes were approved by Councillors' and were signed by Cllr McIntyre.	

777	<p><b>Public Session</b>          At this point the Meeting will be adjourned. This session is for the public to express a view or ask a question on relevant matters on the agenda.          No items raised.</p>	
778	<p><b>Borough Councillors Report</b>          Cllr Burgess had nothing new to report to Councillors.</p>	
779	<p><b>Finance</b></p> <ol style="list-style-type: none"> <li>a. <u>Authorisation of Payments</u>              Chq No 413 A Beach - Salary Jul-Sept 22 £313.95</li> <li>b. <u>Balance &amp; Financial Report</u>              Following this payment above and receipt of the £2,000 KCC Reconnect Grant the current account has a balance of £18,094.93 of which £7,833 is allocated to the proposed QE2 play area.</li> <li>c. <u>2023/24 Budget - suggested 'Wish List'</u>              Cllr Coombes asked if the parish council had or could one be included into the budget, for a Community Fund to assist any resident who needs assistance.              Councillors discussed this and agreed to implement one immediately for £2,000, the Clerk confirmed funds of £1,500 are allocated in the councils reserves for this.              A number of Councillors highlighted the difficulties that some families may experience this winter due to the 'energy' crisis and suggested that KPC initially hold a weekly coffee morning in the Village, for all ages, providing free refreshments and heating. Cllr Stone suggested w/b 22<sup>nd</sup> October 2022 which coincides with the school half term, this was approved by Councillors and a list of volunteers willing to assist would be compiled.</li> </ol>	

780	<p><b>Matters Arising</b>  <u>Meeting in December</u></p> <ul style="list-style-type: none"> <li>- Following the decision not to hold a meeting in August, in line with most other PC's, Councillors agreed that December meetings would continue.</li> </ul> <p><u>Quiz Night - Cllr Coombes</u></p> <ul style="list-style-type: none"> <li>- Cllr Coombes confirmed he had been unable to arrange this due to personal commitments, but would update Councillors at the next meeting.</li> </ul> <p><u>Overgrown Hedge - Appledore Road, adjacent to The Wish</u></p> <ul style="list-style-type: none"> <li>- Following the previous meeting Cllr Hedley obtained quotations to reduce the height and width of the hedge.</li> </ul> <p><u>Cut by Hand</u>  Four Oaks Tree Care and Gardening Services quoted £850 to cut and dispose of debris.  Marc Harrington quoted £800 to cut and dispose of debris</p> <p><u>Tractor with Hedge Cutter</u>  No quotations have been received, but it should be noted that KPC would have to clear and remove the debris.  Cllr Hedley highlighted a problem regarding the section at near the top of the Wish which adjoins a private garden, therefore access would be required onto their property.  Due to the delay the Clerk contacted the Village Caretaker and he trimmed it back to allow residents to safely walk along the pavement.</p> <p><u>Tree in The Wish</u></p> <ul style="list-style-type: none"> <li>- UK Power Networks were contacted again regarding trimming the tree back from the power lines.</li> </ul>	Clerk
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781	<p><b>Planning</b></p> <p><b><u>KPC Comments</u></b></p> <p>22/01054/AS - The Grange, Appledore Road Change of use to Barn 1, then erect 3 small and 2 large properties <b>KPC Decision - Agreed, No Comment</b></p> <p>22/01055/AS - Horsemarsh Farm, Appledore Road Change of use to Barn 2, then erect 3 small and 2 large properties <b>KPC Decision - Agreed, No Comment</b></p> <p>22/01102/AS - Legge Farm, Appledore Road 2-storey rear extension, previously applied on 19/00172/AS, which was agreed by KPC <b>KPC Decision - Agreed, No Comment</b></p> <p>22/01061/AS - Gusbourne Estate Vineyard, Appledore Road Proposed wine tasting and hospitality space. <b>KPC Decision - Agreed, No Comment</b></p> <p><b><u>ABC Comments</u></b></p> <p>None received</p>	
782	<p><b>Village Matters</b></p> <p><b><u>QE2 Play Area</u></b></p> <ul style="list-style-type: none"> <li>- The Clerk has requested another update from Kerena Hopkin, Neighbourhood Housing Officer, Ashford BC; confirming that approval to go ahead had not been received to allow a lease to be drawn up for the Parish Council. Unfortunately, the project completion date for the KCC Reconnect Grant was 31<sup>st</sup> August 2022 although currently they are allowing us to keep until ABC reply we may have to be repay the grant to KCC if we are unable to provide a date when the work will be completed.</li> </ul> <p><b><u>Community Speedwatch</u></b></p> <ul style="list-style-type: none"> <li>- Nothing to report</li> </ul>	

783	<p><b>Village Hall</b>  <u>Purchase of Monitor</u></p> <ul style="list-style-type: none"> <li>- Cllr McIntyre confirmed he will purchase this once we have a confirmed start date for the redecoration.</li> </ul> <p><u>Redecoration</u></p> <ul style="list-style-type: none"> <li>- Following the discussion at the July meeting regarding a start date the Clerk asked Cllr Hedley to contact the contractor to obtain an agreed date when the work will commence. Although not a confirmed date she believes it will be September/October</li> <li>-</li> </ul>	<p><b>SMc</b></p> <p><b>BH</b></p>
784	<p><b>Green Energy</b>  <u>Street Car Charger</u></p> <ul style="list-style-type: none"> <li>- The Clerk had a Teams Meeting with Ben Bolton, Transport Planner at KCC.  He suggested contacting ABC as they have recently received funding from the Government to increase the number in the Borough and ask if they will include one or two units into the scheme for Kenardington, although we could have to match funding.  An approximate cost would be £7-8k, would depend on whether we could link into the VH power supply or have a new supply installed specifically for the units.  There would be an ongoing annual maintenance cost of approximately £350.  The nearest village to us with a charger is Aldington, they have one unit and in May 2022, 60 sessions of 2 hours each took place, and as Kenardington is in a 'charger blackspot' for the number of units he believes either directly or via ABC we should achieve funding.  The Clerk has contacted ABC as suggested and Aldington Village Hall committee to ask advice.  Aldington confirmed the chargers there were funded by KCC and the 2-3 electric cars in the village regularly use them. They had two slow charge units installed in 2021 and currently they have not received any charge or income for them.</li> </ul>	

<p>785</p>	<p><b>Correspondence</b>  <u>Previously emailed</u>  <b>KALC</b></p> <ul style="list-style-type: none"> <li>- KALC News July 2022</li> <li>- NALC CEO Report</li> <li>- KALC CEO Report</li> <li>- Kent Bee’s newsletter</li> <li>- Great Big Green Week - 24<sup>th</sup> September to 2<sup>nd</sup> October.</li> </ul> <p><b>Ashford BC</b></p> <ul style="list-style-type: none"> <li>- Update on new planning portal which becomes operational in July</li> </ul> <p><b>Action for Communities in Rural Kent</b></p> <ul style="list-style-type: none"> <li>- 2022 Annual Village Hall Convention, Saturday 15<sup>th</sup> October 9am-3.30pm at Lenham Community Centre, cost £12.50 per person including lunch. Brenda, Rachael and Clerk would like to attend</li> </ul> <p><b>Previous Owner of Smith’s Farm</b></p> <ul style="list-style-type: none"> <li>- The Clerk was contacted by the previous owner regarding some documents she has on the history of the church. After conversations it has been decided that these will be kept in the church and once sorted, she will contact the Clerk again to arrange collection. In the meantime, the PCC Treasurer is going to invite her to the blessing of the new organ and the first SSMEK concerts.</li> </ul>	
<p>786</p>	<p><b>Future Agenda Items/Items for Information</b></p> <p>Date of next meeting 4<sup>th</sup> October 2022</p>	

Cllr McIntyre closed the meeting at 8pm

**Dates of Future Meetings**

1<sup>st</sup> November, 6<sup>th</sup> December. 2023 3<sup>rd</sup> January, 7<sup>th</sup> February & 7<sup>th</sup> March

**Meetings start at 7.00pm**

## Appendix 2209-1

### Planning Application 22/01104/AS - Land west of Greenways

Prior to the start of this meeting a site visit was attended by Cllrs McIntyre, Stone, Coombes and Burgess, together with the developer and neighbours adjoining the plot. Councillors, neighbours and the developer then returned to the Village Hall to discuss further,

Anthony Ralph from T G Designer Homes outlined the main changes to the proposed plans to address the concerns of the owner of the neighbouring property; the building has reduced in size to increase the space to Greenways and a designated turning point included.

Cllr McIntyre raised items on behalf of Cllr Hedley

- Light shining from the property compromising potential bat habitats within the canopy of trees. The Ecology report suggests there is potential for bat roosting areas with the surrounding trees.
- Section 4.4 on the ecology report recommends actions to cause least damage to reptiles on the site, and section 4.10 recommends actions for ecological enhancements. Will the developer adhere to these actions
- How will the Contractors manage their vehicles using the site and avoid obstructing the road in any way to avoid dangers to all road users.

Providing all safety issues and ecological issues are fully addressed, and the owners of neighbouring properties are in agreement with the revised plans, Cllr Hedley supports this development.

Following the discussions Cllr McIntyre highlighted what appeared to be the main concerns: -

- Access
- The loss of light to Greenways
- Height of the roof apex.

Councillors agreed to make the following comments to Ashford BC regarding the application: -

- There are still concerns regarding the access from the property onto the B2067, although the developer has made changes to improve this, the Parish Council request that KCC Highways attend the site and confirm that the required safety sight lines will be met at all times of the year.
- The roof height has been reduced on the amended plans, the Parish Council question whether this could be reduced further to match the height of the neighbouring property to improve the light available.
- If permission is granted the Parish Council request a condition is placed to avoid the Contractors vehicles obstructing the road to avoid dangers to all road users
- Conditions are placed to ensure the recommendations in the Ecology Report to protect bat and reptile habitats are followed.