

PLUCKLEY PARISH COUNCIL

MINUTES OF THE MEETING HELD ON JANUARY 19TH 2015

PRESENT

Cllr Chris Housman – Chairman
Cllr Martin Newman - Vice Chairman
Cllr Carol Washer
Cllr Sue Beattie
4 parishioners were also present

Graham Smith (Parish Clerk)
Cllr Clair Bell, Ashford BC
Giles Holloway – Ashford BC Housing

1. Apologies for absence

Received from Cllrs Tim O'Connor, Paul Ellard and Paul Smith.

2. Minutes of the Last Meeting

The minutes of the meeting held on December 15th, having been agreed via email, were approved and signed by the Chairman.

3. There were no alterations to members Register of Interests or Declarations of Pecuniary Interests. The Clerk passed the necessary Statutory forms to the new Councillor (Sue Beattie) for completion.

4. Public Session

Giles Holloway (from Ashford BC's Housing Department) outlined ABC's suggestion that four semi-detached 3-bedroom homes could be built at the Thorne Estate in place of the blocks of garages. These would be Council houses rather than 'local needs' homes, although local applicants would be favoured for the first two years. Councillors (supported by the residents present) questioned the need for such houses, expressed concerns about access and parking, and emphasised that the open space on the Estate should be maintained. Mr Holloway undertook to feed this back to ABC for further consideration, and made it clear that residents of the Thorne Estate will be given a chance to express their views if this suggestion proceeds to actual plans.

5. Chairman's report

This would now be a regular agenda item. The Chairman welcomed Sue Beattie to her first meeting as Councillor.

He outlined two regular meetings of local Parish Councils that a PC representative should attend – The Ashford Area KALC Group Meeting and the 'Ashford Parish Forum' (which is chaired by Cllr Bell). Martin agreed to attend the latter meeting on 28th January.

Chris also reported that Pluckley tenants had now been found for the remaining 'Local Needs' apartment on Westfields, and that these should all now be occupied from mid-February.

6. Planning

The various applications were discussed and the agreements reached are shown on the attached sheet. The Chairman agreed to respond to the Stanford Bridge Farm applications expressing the PC's objections to the 'retrospective' applications and asking ABC to remind the site owner of his legal obligations to follow the proper planning process.

7. Ashford BC report

Clair Bell reminded the PC that her 2104 Ward Member's Grant of a possible £900 was still available. The PC agreed to submit an application for the purchase of a defibrillator (at about £400) and the construction of the new Storage shed for Pluckley Panto for £500.

8. Neighbourhood Plan

Martin reported that consultation on whether Pluckley should be permitted to prepare a Plan opened today (19th January) and runs until March 2nd. All being well, ABC would then give the PC authorisation to proceed. The process is time-consuming and labour-intensive and Martin stated that a 'Steering Group' will be essential to run the Project. Cllrs Paul Smith, Martin Newman, Tim O'Connor, Paul Warricker, and Sue Beattie all agreed to take part.

9. Traffic and Highways

It was noted that the second drain on Forge Hill had yet to be installed.

Martin reported that the residents of 'Jennings' in Charing Road had requested the PC's support to ask Kent Highways to install verge posts on the bend outside their property, as there had been several accidents. It was agreed that Martin would pursue this with KCC.

10. Village Hall

Martin stated that the architects have reconsidered the extent of the works for the south side extension. A new set of plans have now been received (at a cost of £500) reducing the overall size by removing one WC from the 'Ladies', and removing a skylight and an internal partition wall. They are now confident that the project should now cost under £70k. Martin would now continue to seek quotations from potential builders.

11. Recreation Ground, Sports Pavilion and Tennis Courts

The Clerk reported that £525 had now been received from Zurich Insurance in respect of the damage caused by the attempted break-in in March 2014.

Chris Warricker reported that the new swing was now installed and in operation.

12. Safety and Security

In the absence of Tim O'Connor there was no report. However, the Chairman noted that Neighbourhood Watch was now in full operation.

Martin confirmed that the Parish Council is eligible to apply for a defibrillator via the British Heart Foundation's scheme (costing around £400). It was agreed to go ahead with this subject to a suitable location being identified. *[Chairman's note: the School have stated that their porch would not be suitable as they are shortly going to fully-enclose it]*

13. Environment

Carol Washer reported that Emily Hocking would be delighted to repaint the Pluckley village sign, and the PC agreed that the sum of £250 be set aside for this.

14. Village Activities

In the absence of Paul Ellard there was no report.

15. Website & Communications

Carol reported that the website was up to date. The Chairman asked to set up a 'pluckley.net' email address for Judy Pool as Chair of the Village Hall Committee, and also to ensure that old addresses were removed.

The Chairman reported that the 'Winter' edition of 'Communicate' would now go to press, as he was awaiting agreement to the Precept first. This edition would also invite parishioners to consider standing as Parish Councillors in the May election.

16. Finance

The 2015-6 budget, prepared by the Chairman and Vice-Chairman, was discussed and approved. Martin stated that an increase in the Parish Precept was potentially required to offset the reduction in grants from KCC/ABC and to provide funding for the village hall extension. After extensive discussion on amounts and percentages an increase of just under 35% from £25,300 to **£34,000** was proposed by the Chairman and seconded by the Vice Chairman. This was agreed unanimously, and the Clerk was asked to submit the required claim to ABC.

The various payments (see attached) were approved and the cheques were signed.

17. Clerk's Report

The Clerk reported that this computer had now been repaired, and access to 'Scribe' (the Council's accounts system) had been restored.

18. Correspondence

The box containing general correspondence was available for Councillors' perusal.

The Chairman reported that he had received an email from a resident concerned that BT OpenReach's implementation of high-speed broadband was not encompassing the entire village. Sue Beattie agreed to contact KCC and/or BT to establish the situation and understand the implementation timescale.

19. Next Meetings

February 9th 2015, 7:30pm in the Village Hall.

To allow Tim O'Connor to attend, it was agreed that the March PC meeting would be moved one week earlier in the month – to **9th March**.

Graham Smith, Parish Clerk 01622 890596

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**PLUCKLEY PARISH COUNCIL CONSIDERED THE FOLLOWING PLANNING MATTERS AT
ITS MEETING ON JANUARY 19TH 2015**

14/01608 Stanford Bridge Farm. Provision of additional hard standing(retrospective)

The PC objected to this on the grounds of its proximity to adjacent residential properties where the large stacks of hay/straw being stored are both an eyesore and a potential hazard. There would appear to be ample scope to site this away from neighbours.

The PC also objected to this application being 'retrospective' when no effort had been made to submit an application before commencing the works. We have requested that ABC issues an enforcement notice to remove it.

14/00269TC Stone Lodge, The Grove, Remove three birch stems and fell one turkey oak

The PC supported this.

14/01623 Stanford Bridge Farm. Erection of silage clamp building (retrospective)

The PC objected in principle to this retrospective application, as there would seem to be no reason why the application could have been made before construction.

However, the PC would have raised no objection to this building had the application been made prior to its construction.

15/00003 Jennings Farm, Charing Road. Change of use of land to residential garden.
Application for lawful development certificate.

The PC supported this.