

PLUCKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 5th July 2022 at 7.30 pm in Pluckley Village Hall

Present : Cllrs Taylor (in the Chair), Marchbank, Breach & Cahill

In attendance : Mr. G Eaton, Clerk to the Council, ABC Cllr Bell, and 5 members of the public

Action by:

1 Apologies for absence

Apologies were received from Cllrs Washer & Ratray

2 Declarations of Cllrs interests in items on the Agenda

There were no declarations of Cllrs interests in items on the Agenda

3 Co-option onto the Council

After a brief discussion it was unanimously agreed to co-opt Katy Cahill onto the Parish Council. Cllr Cahill thanked the Cllrs and joined the Meeting

4 Minutes of the last Meeting & Matters arising

The Minutes of the Meeting held on 20th June 2022 were approved

5 Public discussion and Parishioners questions

There was a general discussion regarding planning application **22/00998** (4, Fir Toll, Station Road, TN27 0QZ – single storey rear extension) and concerns expressed that neighbours had not been consulted

There was a general discussion with the applicants and their representative regarding planning application **22/00839** (1 Grove House, The Grove, TN27 0RR - proposed detached dwelling and associated garaging on existing residential classified land)

6 ABC Cllr Bell's report

ABC Cllr Bell updated on the new computer system used by the Planning Dept. and spoke about various issues arising from the recently published Census data

7 Planning & EnforcementNew Planning applications

22/00839 – proposed detached dwelling and associated garaging on existing residential classified land

1 Grove House, The Grove, TN27 0RR

The revised application locates the proposed dwelling slightly to the south bringing more of the structure into the built confines of the Pluckley Station/Chambers Green settlement area. The applicant picks up rag stone to acknowledge the stone buildings adjacent. Concerns about fire risk have been addressed. It should also be noted that, perhaps because of problems with the Borough Council Planning website, the Parish Council has not had an opportunity to see comments uploaded by residents. The planning department should take note of any comments from the immediately adjacent addresses, viz: Stone Lodge, The Flats 2-6, Lantern Hall, and Number 1, The Grove, as these neighbours are the ones primarily impacted by the proposal. In the 2021 Neighbourhood Plan review this site was considered and scored according to the system used in the previous version of the Plan. The Parish consultation permitted the development of 3 smaller new dwellings in the village. That allocation was satisfied in a single development. The proposal here, 22/00839, was the second highest scoring site, and was rejected on the grounds that the housing increase until 2030 had already been satisfied. Therefore, the Council is unable to support this proposal in that it lies outside the NP

22/00835 – proposed two storey side extension

Weston, Station Road, TN27 0QZ

This proposal for an extension is unsympathetic to the original semi-detached Dering cottage. The proposed roof line is especially unsympathetic to the original. The neighbouring paired cottage has a L-shaped ground plan. Providing the desired increased internal space could be achieved successfully at Weston by replicating the L-shaped mirror image ground plan of the neighbour, while maintaining the palette, character and features of the Edwardian building. The ensemble of the paired cottages would be maintained or enhanced. The proposal negates this and detracts badly from the heritage appearance from the road. It runs counter to the Village Design statement

22/00864 – proposed two storey side and rear extension

29 Thorne Estate, TN27 0RD

Pluckley PC was concerned that the 2-storey extension might impact on the natural light to the neighbouring property. In the absence of consultations being available on the website the Council can only draw this risk to the attention of the Planning Officers

22/00987 – single storey rear extension following demolition of existing single storey rear extension

Merristone, Station Road, TN27 0QU

The Parish Council supports to the revision of the rear extension. It should be noted that lantern roof lights fail the Dark Sky initiative unless they can be blocked by a blind. Being able to prevent up lighting should be a condition of the approval

22/00986 – proposed outbuilding
1 The Gatehouse, Otium Lake, Station Road, TN27 0DG

The Parish Council has previously commented on the need to have adequate green space between Station Road and the new dwellings on the former East Field of the Brickworks, Pluckley. The developer agreed with this and the present location of The Gatehouse conforms to that view. The proposal for a structure adjacent and east of the house negates the design. It would be visible from the frontage of these properties, and too prominent in the street scene

22/00997 – proposed single storey rear extension
4 Fir Toll, Station Road, TN27 0QZ

The Parish Council expresses concern that neighbours appear not to have been notified of this development. The proposal is very large, doubling the floor plan of the semi-detached Dering style cottage. These properties have long narrow gardens. The effect of this proposed extension is to take natural light from a considerable amount of the rear garden of the neighbour

8 Finance Matters

The following accounts were approved for payment:

	£
Cheque No 501797 J Johns, recreation ground tidying	45.00
Cheque No 501798 D Heasman, street cleaning	90.00
Cheque No 501799 A Davies, wine for APM	65.29
Cheque No 501780 Pluckley FC, grant	300.00

The Clerk's salary/expenses of £514.41, paid by monthly Standing Order, was noted and approved

General and earmarked reserves

After a brief discussion the following ear marked reserves were agreed –

Nature Reserve	£20000
Village Hall	£20000
Pavilion	£20000

the balance of funds would be held in the General Reserve, which could include a sum (yet to be agreed) for traffic calming

Other Finance matters

The email received from Pluckley FC updating on the development of the Club and requesting financial assistance was discussed. It was agreed to make a grant of £300

9 Traffic and Highways

There was nil of note to report

10 Recreation Sport & Leisure

It was noted that the newly established Friends Group will be holding their inaugural Meeting on 6th Sept prior to the Parish Council Meeting

11 To adopt the amended Vexation Policy

It was unanimously agreed to adopt the amended Vexation Policy

12 Pluckley Communications Plan

It was agreed to defer this item to the Sept Meeting

13 AOB and items for future consideration

There was no other business to discuss

14 Date of next Meeting

It was agreed that the next Meetings would be held on **Tuesday 6th Sept 2022 at 7.30 pm** at Pluckley Village Hall

There being no other business the Meeting closed at 9.25 pm