

PLUCKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 9th May 2023 at 7.30 pm in Pluckley Village Hall

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

In attendance : Mr. G Eaton, Clerk to the Council, and two members of the public

Action by:

1 Apologies for absence

Apologies were received from Cllrs Marchbank, Washer & Sargent and Peter New, Neighbourhood Watch

2 Declarations of Cllrs interests in items on the Agenda

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

3 Election of Chairman and Vice Chairman

Cllr Taylor was unanimously elected as Chairman but stated that his last Meeting as Chairman would be April 2024

It was agreed to defer the election of Vice Chairman to a future Meeting

4 Minutes of the last Meetings & Matters arising

The Minutes of the Meetings held on 4th April and 2nd May 2023 were approved

5 Public discussion and Parishioners questions

There was a full discussion with Parishioners regarding planning application 2023/0229 and it was agreed that the Parish Council would object to the application

6 ABC Cllr Bell's report

There was no report from ABC Cllr Bell

7 Planning & EnforcementNew Planning applications**21/00100 – erection of 2 dwellings with associated parking, bin store and bike store
Pinnock Yard, The Pinnock**

This whole site was originally to be used for four affordable terraced houses, a development that was supported by both ABC and Pluckley in its first Neighbourhood Plan. Subsequently, the developer changed the application and was allowed to build 4 much larger semi-detached houses on just part of the site which, at close to £600k each, completely failed to fulfil the village's need for affordable housing. This most recent application is for a very small part of the original site that wasn't developed so we are now looking at 6 much larger, less affordable houses rather than the terrace of 4 we anticipated and supported. This fails to meet the needs of the village and is a significant overdevelopment of the site. This application is very hard to follow and we have serious reservations about the documentation that has been submitted, the claims that have been made and the processes that have been followed. It's taken at least 2 years for this application to be considered yet we understand from the residents of the new houses at Pinnock Yard that the searches undertaken by their solicitors failed to identify the building application. The block plans on ABC's portal either fail to show any development on the part of the site that has been developed or show it with a terrace of four houses – both are incorrect. We don't understand how inaccuracies of this nature are permitted and are very concerned about how errors of this nature affect the decision that's been made. This is not a Brownfield site, it has never been developed or built on and the only buildings on it are dilapidated sheds, without foundations and a disused caravan. There is very real concern over the access to the site, the access is in a 60mph zone with very limited site lines and no pavement, but the applicant argues this is not an issue as the development will lead to less traffic onto the site. This is completely untrue as the site has been unused for years. No consideration has been given to the long views that will be severely affected by this development. The site is clearly visible from Munday Bois road and this is one of the most important and valued views up to the Greensand Ridge and one the Neighbourhood Plan specifically seeks to preserve under R2. The 4 houses already built are already very prominent and adding a further 2 houses will make the development becomes even more dominant. The proposed houses would severely impact on the residential amenity and privacy of the existing residents blocking their current aspect onto open countryside. Critically the development is completely contrary to the Neighbourhood Plan review as all of the site is outside of the Pluckley Thorne settlement area - something that ABC was happy to accept. The village has spent significant time and resources developing the Neighbourhood Plan and subsequent review to reflect the needs and wishes of the village and it's incredibly disappointing when it is ignored. We understand the pressure Ashford is under to meet its 5-year target for land and our Neighbourhood plan, which ABC adopted, supported the building of 33 houses in the village between 2016 and 2031. To date if approvals and houses built are considered the village has already exceeded this figure by 36%. There is a limit to the development the village can sustain without changing its rural nature and irrevocably damaging the views and character it is renowned for

2023/0229 – single storey rear extension
4 Fir Toll, Station Road, TN27 0QZ

The Parish Council objects to this application. This is the third iteration of a proposal to extend the property to the rear. The detail of the ridge now running east-west is inadequately described. While reduced in overall scale from previous designs, the main issue of reducing natural light into the neighbouring property to the north remains. The proposal appears to include full-width patio doors to the east. No attempt has been made to consider noise intrusion into the neighbour's garden

2023/0087 – restoration of casements and remedial works to two existing dormers
Pinnock Farm House, The Pinnock, TN27 0SS

The Parish Council is happy to support this application and is extremely impressed with the amount of time, effort and investment that the applicant has put into the restoration/replacement of the windows in question

2023/0622 – rebuild external chimney stack
1 Yew Tree Cottages, The Street, TN27 0QS

The Parish Council is happy to support this application as the proposed chimney stack is in keeping with the building and is seeking to restore a feature that previously existed on the premises

8 Finance Matters & Accounts for payment

The following accounts were approved for payment:

	£
J Johns, recreation ground tidying	45.00
D Heasman, street cleaning	90.00
KALC, annual subs	504.88
Red Alert, CCTV	1 197.60
DM Payroll Services, payroll admin	120.00
Black Forge, Village Sign	2655.00
Miss Hawkins, Kitchen sundries	125.00
Judith O'Leary, Kitchen sundries	25.98
Annie Sargent, Bash sundries	175.84
Zurich, annual insurance	1 528.90
Mark Taylor, Road signs and Coronation Party sundries	210.64

The Clerk's salary/expenses of £548.54, paid by monthly Standing Order, was approved

9 Communications

It was noted that there was to be a separate meeting on 10th May to discuss the Pluckley Bash, to include producing flyers to advertise the event

10 Traffic & Highways

Cllr Taylor updated on the work being undertake with Elliot Veasy on the Parish transport plan

Cllr Taylor reported that there was no update on the negotiations with Network Rail over the provision of car parking. A meeting with ABC planning officers would be sought to discuss this issue

It was noted there was no update on the train time table

11 Recreation Sport & Leisure

It was reported that the pavilion interior was being painted and thanks given to Paul Dilley for all his hard work. Plans were in progress to improve storage facilities. The old cricket pavilion at the south of the recreation ground is in a poor state of repair and consideration is needed as to its future.

12 Events: Bash and Annual Parish Assembly

Cllr Sargent's written report, circulated by email, was noted and thanks given for her continuing efforts organising the Pluckley Bash

Cllr Cahill

Cllr Taylor offered to chase progress with the new Village Sign

Cllr Taylor

13 AOB and items for future consideration

Ivan Rattray did not stand as a Cllr in the May elections and offered his resignation due to increasing family and work commitments. Thanks were given to Ivan for his hard work whilst serving on the Council especially his work on communications, the website and new Village Sign

Cllr Taylor reported that Cllr Washer and his wife had kindly offered to take on the role of webmaster

Cllr Cahill tabled a draft letter to ABC regarding complaint management. It was agreed to forward this to absent Cllrs.

Cllr Taylor reported that the Noticeboard was a work in progress and that new costings were being sought from Orlestone Oak.

14 Date of next Meeting

It was agreed that the next Meeting would be held on Tuesday 6th June 2023 at 7.30 pm at Pluckley Village Hall

There being no other business the Meeting closed at 8.50 pm