

PLUCKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 19th March 2024 at 8.00 pm in Pluckley Village Hall

Present : Cllrs Taylor (in the Chair), Breach, Albon, Dilley & Robinson

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

Action by:

1 Apologies for absence

Apologies were received from Cllrs Cahill & Washer and ABC Cllr Bell

2 Declarations of Cllrs interests in items on the Agenda

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

3 Minutes of the last Meeting & Matters arising

The Minutes of the Meeting held on 6th February 2024 were approved

4 Public discussion and Parishioners questions

Most members of the public wished to speak about plans for the recreation ground (item 5)

One member of the public wished to observe the Meeting

5 Recreation Sport & Leisure

There was a full and informative discussion with members of Friends of Pluckley Recreation regarding the proposed path. The route of the path was agreed and the position of a 'kissing gate' approved

A local resident (Trevor Heathcote) kindly offered to fund the installation of the path

New play equipment for the recreation ground was also considered and the opinion of RoSPA to be sought regarding the position of equipment adjacent to football pitches **Clerk**

There was a discussion regarding access to the recreation ground from the Black Horse PH and Cllr Albon kindly offered to take this up with the PROW officer **Cllr Albon**

The Friends reported on various applications for funding they had made and noted that they had recently secured a grant from ABC

6 ABC Cllr Bell's report

There was no report from Cllr Bell

7 Neighbourhood Plan Review

Cllr Taylor reported that the Referendum for the revised Neighbourhood Plan will take place on 2nd May 2024

8 Planning & Enforcement

2024/0421 – proposed detached garage/workshop following removal of existing woodshed
Sheerland House, Swan Lane, TN27 0PL

The Parish Council had no objections to this application

2024/0234 – construction of 1 no five-bedroomed dwelling with associated parking and access
Plot 26 Otium Lakes, Station Road, TN27 0DQ

This additional application would see the total of executive style houses on the site increase to 32 dwellings with no affordable housing being provided on the development. This application for an additional detached house is completely at odds with both the Pluckley Neighbourhood Plan and Review (just approved by ABC) which both identify the need for more affordable housing. We also feel the make-up of the development is at odds with Planning Guidelines for affordable housing on a development and our understanding is that any development of 10 or more houses should contain affordable housing. While developers might seek to avoid this, through financial viability assessments and other means, it is hard to understand how this can be the case now when 31 executive houses have already been built which have presumably covered all costs. If planning permission is to be approved we would ask that it is for affordable housing which would be in line with planning policy and the requirements of the village. It is also worth noting that the developer is apparently keen to help ABC meet its land supply targets so presumably it would be equally happy to help meet housing targets and affordable houses would help address this aim more effectively. We also note that the proposed site has a history of Japanese Knotweed and while we are not sufficiently expert to comment on the treatment proposed it is worth noting that the report by the Knotweed Company states "However no planning permission has currently been sought for this area, therefore it is proposed to install porous root barrier over the whole area, after which the site levels will be restored with clean soils from elsewhere on site." As planning permission is now being sought, we would ask that ABC evaluates whether what is being proposed is adequate and what the dangers of contamination are to the surrounding area. We have also been advised, although we haven't had an opportunity to verify this, that the site has suffered from flooding over the winter. While we understand it has been an exceptionally wet winter, we would again ask that ABC does whatever it can to understand from residents the detailed nature of the challenges faced. While we are objecting to this application we would ask, if it is approved, that consideration is given to section 106 compensation that could be used to help mitigate the transport issues the development has contributed to.

2024/0310 – one and a half storey garage/workshop with office/storage above
Honey Farm, Elvey Lane, TN27 0SU

The Parish Council had no objections to this application

2024/0253 – proposed dropped kerb and hard standing
2 Thorn Estates, TN27 0RD

It was noted that this application was being considered by ABC Planning Committee this evening

2024/0141 – single storey rear extension
Rose Farm, Rose Farm Road, TN27 0RG

The Parish Council had no objections to this application

2024/0312 – ground floor side extension and new entrance porch to front elevation. Move two first floor windows following demolition of the conservatory
Honey Farm, Elvey Lane, TN27 0SU

The Council is concerned that the important historical nature of the property might not have been made clear. While the property is not listed our understanding is that it dates back to the 16th century and we are concerned that the proposed development will substantially alter both the structure and appearance of the building. Honey Farm is an important historical building in the village, it is surrounded by some of the most important open spaces in the village and is clearly visible from the footpaths that surround it. In our opinion Honey Farm is an important historical building in the village and while we understand we might not be regarded as competent to comment on the proposed development we would ask that ABC refers this to its heritage experts for comments and recommendations.

9 Finance Matters

The following accounts were approved for payment:

	£
J Johns, recreation ground tidying	45.00
D Heasman, street cleaning	90.00
ABC, grounds maintenance 2023	3304.21
D Breach, distribute Pluckley Post	140.00
Print Junction, print Pluckley Post	379.68
I Rattray, OneDrive expenses	72.96
Whitstable Designs, website hosting	180.00
KCC, works at Nature Reserve	1080.00

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

10 Communications

After a brief discussion regarding the noticeboard, it was agreed to submit a new planning application incorporating some minor amendments

Cllr Taylor

11 Traffic & Highways

There was nil of note to report

12 AOB and Diary items

There was no other business to discuss

13 Date of next Meeting

It was agreed that the next Meeting would be held on Tuesday 2nd April 2024 at 7.30 pm

There being no other business the Meeting closed at 9.45 pm