

PLUCKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 3rd September 2024 at 7.30 pm in Pluckley Village Hall

Present : Cllrs Washer (in the Chair), Dilley, Robinson & Pearson

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

Action by:

It was noted with regret that Cllrs Albon & Cahill had both resigned from the Council. Thanks were given to them for their hard work and efforts whilst serving on the Parish Council

1 Apologies for absence

There were no apologies for absence

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 Meetings & Matters arising

The Minutes of the Meetings held on 28th June 2nd July & 28th July 2024 were approved and signed

4 Public discussion and Parishioners questions

The member of the public was invited to participate in the discussion on item 10 Recreation Sport and Leisure

5 ABC Cllr Bell's report & Neighbourhood Watch report

ABC Cllr. Bell was pleased to report that she had given a grant from her ward member fund to Pluckley Hedgehog Rescue. She still has money available from this year's fund, and other community groups are welcome to apply

ABC Councillors will be receiving updates shortly on the takeover of Ashford Cinema and the move to International House

6 Planning & Enforcement

2024/1281 – change of use of land from agricultural to residential and the erection of a single storey detached garage following the demolition of the stable block

Saracens Cottage, Surrenden Road, TN28 0SA

Although the Parish Council does not object to this planning application and feels the pre-application advice makes good sense, we would ask that ABC looks to place restrictions on what this building might be used for moving forward. While we understand the conversion of a stable block into a single storey garage for the storage of classic cars, we would appreciate any protection that can be given which prevents the future conversion of this building into residential accommodation. This is a very sensitive and important area for the village in terms of rural conservation and we are concerned that if restrictions are not put in place the garage could easily be converted for residential purposes. Furthermore, the change of use of land from agricultural to residential could set a precedent for wider development in the area. Anything that ABC can do that limits this eventuality would be much appreciated

2024/0654 – extension of residential curtilage and erection of proposed annexe in association with the existing dwelling

Dering Farm, Green Hill Lane, Egerton, TN27 9EY

There were no objections to this application

2024/1579 – proposed front and side extension to existing dwelling, proposed garage/workshop with associated landscaping, and change of use of land establishing new curtilage

Elvey Farm, Elvey Lane, TN27 0SU

There were no objections to this application

7 Finance Matters

The following accounts were approved for payment:

	£
J Johns, recreation ground tidying (2 months)	108.00
D Heasman, street cleaning (2 months)	216.00
G Eaton, reimburse EDF Energy bills paid	202.22
EDF Energy, electricity at pavilion	67.08
Playsafety, annual RoSPA play park inspection	117.60
RSPD, drawings for Transport Plan	756.00
L Robbins, internal audit fee	175.00
Pluckley Village Hall, room hire for Community Kitchen	1038.00

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

To consider and approve ear marking of reserves

There was a general discussion regarding the reserves and the following ear marking agreed –

	£	
Nature Reserve	20000	
Play equipment	30000	
Transport Plan	30000	
Repairs, maintenance and renewals	20000	(=Sinking fund)
General (unallocated)	<u>10780</u>	
Total	110780	

It was agreed that the Sinking fund would be increased by £20000 pa to offset expensive ongoing repairs and replacement of equipment

To consider budget / precept setting process for 2025/2026

There was a general discussion regarding the process – budget to be set and precept requirement calculated and both figures to be noted in the Minutes

Clerk

8 Communications and correspondence

Emails from Annie Albon (nee Sargent) & Katy Cahill resigning from the PC – noted with regret

Email from ABC re vacancy for a Cllr due to the resignation of Annie Sargent – posted on website. Clerk to advise ABC of Katy's resignation

Clerk

Email re cars and dogs at 2 Shipland Houses – noted

Email from parishioner expressing concerns about the shared entrance between the Butchers and Post Office, used by residents and businesses, which is often blocked by parked cars. It was agreed that Cllr Pearson would take this up with the relevant officers at ABC

Cllr Pearson

Email from ABC re precept timetable - noted

Email from ABC – will make the NHP Review part of ABC's Development Plan – posted on website

Email from parishioner re Frith Court Farm planning concerns - noted

Email from FSG Agri re rounders social event – Cllr Washer has resolved

Letters re lorry traffic on Chambers Green Road – discussed and noted, actions in hand

Letter from St Nicholas' Pluckley offering to host the Carols around the Tree event in the Church – discussed, Cllrs Robinson & Pearson to liaise with Church and School

Cllrs Robinson & Pearson

Notes of the Pluckley Village Hall Management Committee – read and noted

9 Traffic & Highways

Cllr Robinson updated on the progress of the Transport Plan. The Plan was unanimously approved

It was agreed that Cllr Robinson would write the foreword for the Plan and Cllr Washer would write the summary. A meeting would be arranged with KCC Highways and ABC Cllr Bell to discuss the recommendations of the Plan which, when completed, would be incorporated into the Neighbourhood Plan

Cllrs Robinson & Washer

10 Recreation Sport & Leisure

Anna Dunn, representing Friends of Recreation Sport & Leisure, presented the latest designs and budget for new play equipment at the Rec. The drawings and proposed plans were unanimously approved by the Council. Several concerns were discussed -

Will these drawings be adequate for a planning permission application or do they have to be more detailed?

Given the Recreation Ground is in a conservation area, is artificial grass likely to be acceptable or is some other material (wood bark or whatever) more likely to get permission and may even be more cost effective?

The drawings don't show the track/drive that goes from the gate to the pavilion. Should this be incorporated into the drawings and is the cost of this still being covered by FGS once we have permission?

Does the old pavilion need to be removed, and do we need to incorporate it into the drawings for planning permission?

Do we also need to include the shipping container for the Football Club in the application?

It was agreed that Anna would check these matters with Price Whitehead to see what they suggest in terms of format of drawings and materials to maximise the likelihood of approval

It was agreed to press ahead with finalising and submitting the planning application ASAP

Anna agreed to try and obtain an estimate of the ongoing maintenance costs from the supplier

It was also noted that the Council would arrange for the pruning of trees along the edge of the Rec. to make the installation of the drive easier

11 AOB and Diary items

There was no other business to discuss

12 Date of next Meeting

It was agreed that the next Meeting would be held on Tuesday 1st October 2024 at 7.30 pm at Pluckley Village Hall

There being no other business the Meeting closed at 9.00 pm