

PLUCKLEY PARISH COUNCIL

Minutes of the Ordinary Meeting of the Parish Council held on Tuesday 3rd February 2026 at 7.30 pm in Pluckley Village Hall

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

In attendance : Mr. G Eaton Clerk to the Council, KCC Cllr Eustace, Peter New Neighbourhood Watch, PC Hobday and colleague, and Chris Houseman Village Hall Committee

Action by:

1 Apologies for absence

Apologies were received from Cllr Robinson & ABC Cllr Bell

2 Declarations of Cllrs interests in items on the Agenda

Cllr Washer declared an interest in that he was in discussion with Southeaster Railways about purchasing the green triangle on the approach to the Station as a protected green space

There were no other 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 January 2026 were approved and signed

4 Public discussion and Parishioners questions

There was a full discussion with PC Hobday regarding policing and several local issues and concerns, including speeding and the proposed yellow lines in Station Road, were discussed. It was hoped that the Police would work more closely with the Parish Council and Peter New Neighbourhood Watch in the future

Chris Houseman Pluckley Village Hall Committee spoke about proposed improvements to the VH and repairing the large pot holes in the car park for which quotes had been received. It was agreed that the Parish Council would initially pay for the pot hole works to be carried out but to reclaim the amount paid from the S106 monies when these were paid over

5 Outside reports

There was a discussion with KCC Cllr Eustace regarding a number of issues, principally the proposed yellow lines along Station Road, which Jeremy agreed to take up with senior officers at ABC to ensure that due process had been correctly followed

ABC Cllr Bell's emailed report below, previously circulated, was noted with thanks

Chilmington Green appeal decision

A planning inquiry was held in spring last year to consider requests by Hodson Developments to discharge or modify 22 planning obligations in relation to Chilmington Green. The Planning Inspectorate has issued the decision notice which dismisses most of the developer's requests, with the Inspector concluding that the existing Section 106 obligations remain necessary and proportionate to the development's impact. These include the need for the A28 dualling scheme (and associated bond) to mitigate the impact of the Chilmington Green development, new primary schools and other community related facilities.

Local Plan 2042 timetable

Ashford Borough Council's timetable for producing a draft Local Plan (known as Regulation 19) in early 2026 is no longer achievable. Delays to the Government's rollout of the new planning system, ongoing uncertainty around new regulations, the impacts of the Levelling Up and Regeneration Act (2023), and continued Stodmarsh constraints mean the existing Local Development Scheme timetable cannot be met. Work on the new Local Plan will continue, with informal engagement planned over the summer with Town, Parish and Community Councils, followed by a wider public consultation expected in autumn 2026.

Gerry Clarkson RIP

Along with colleagues at Ashford Borough Council, I was very sorry to hear that Gerry Clarkson CBE, former Leader of the Council, has passed away. Gerry was the ward Councillor for Charing from 2006 to 2023 and Leader of the Council from 2013 to 2023. Gerry's funeral will be held on Thursday 12th February at 11:30 am at St. Peter & St. Paul, Charing. Everyone is welcome to attend.

Peter New spoke to his latest report, previously circulated by email, and several issues of concern discussed. Peter outlined his work on his key priorities and spoke about how he wished to continue working with the Parish Council and the local beat officers to better serve the parishioners of Pluckley

6 Planning & Enforcement

There were no new planning applications to consider

7 Finance Matters and accounts for payment

The following accounts were approved for payment –

£

South-east rentals, sound equipment for the Music Festival	610.00
ABC, grounds maintenance 2025	2790.00

The Clerk's salary/expenses of £565.80, paid by monthly Standing Order, was noted and approved

8 Communications and correspondence

There was nil of note to report

9 Traffic & Highways, including proposed yellow lines on Station Road

There was a discussion regarding the parking problems in the Village which were particularly difficult at School drop off / pick up times. Cllr Pearson updated on her discussions with ABC about measures that could be put in place to help address these issues. It was agreed to ask ABC to install a hatched area on outside the Village shop to help ensure vehicles don't park there, to introduce other parking restrictions, although these may not be enforceable, and to install five unrestricted marked parking bays outside the Black Horse PH. Cllr Pearson would continue discussions with ABC regarding these matters

Cllr Pearson

10 Recreation Sport & Leisure

Cllr Dilley updated on several issues at the Rec. particularly the parking problems and he kindly offered to investigate how the car park might be managed as a private car park to restrict the duration cars could be parked there

Cllr Dilley

Cllr Dilley also reported that the old pavilion including the base had been removed to be replaced with top soil and then re-seeded

There was a discussion about the poor state of the fencing which needed repair

11 AOB and Diary items

A provisional date for the Litter Pick was set for 21st March 2026

There was no other business to discuss

12 Date of next Meeting

It was agreed that the next Meeting would be held on Tuesday 10th March 2026 at 7.30 pm at Pluckley Village Hall

There being no other business the Meeting closed at 9. 20 pm