

BRABOURNE PARISH COUNCIL
Minutes of a Meeting of the Parish Council
Held at 7.00pm on Monday 17th September 2018
At Brabourne Village Hall

1. Present

Cllr Hickmott (Chairman), Cllr Mrs Bewick, Cllr Mrs Young, Cllrs Joules, Mayland and Spokes, and Mrs Wood (Clerk). 14 members of the public attended.

2. Apologies

Apologies were received from Cllr Mrs Tanner (indisposed), Cllr Howard (ward member), Mr Clayton and PCSO Newell.

3. Declarations of Interest

Cllr Spokes: Planning application 18/01229/AS. DPI as the applicant.

Cllr Mayland: Planning application 18/01113/AS. Voluntary declaration.

4. Minutes**Resolved:**

That the Minutes of the Meeting of the Parish Council held on 16th July 2018 be approved and confirmed as a true record.

5. Matters Arising**5.1 Roads and Footways**

5.1.1 Smeeth crossroads: The vegetation obscuring the road signs has been cut back.

5.1.2 Fingerpost at East Brabourne: KCC Highways will fund a standard (metal) replacement. However, because the fingerpost is in a Conservation Area a heritage fingerpost is required, the PC will be asked to meet the difference in costs.

5.1.3 Tree sculptor: Mr Cowdroy has advised that employment commitments mean that the work will be undertaken in the winter months. New designs for the tree trunk and bench are awaited.

5.1.4 Refurbishment of the War Memorial has been completed, and it was rededicated at a service led by the Bishop of Dover on September 5th.

5.1.5 WWI commemorations: In hand with Cllr Mayland, see item 18.2.

5.1.6 Adoption of the phone kiosk in East Brabourne: See item 15.

5.1.7 Footpath diversion/extinguishment (AE248, 249, 256): A decision is awaited.

5.1.8 Planning application at Andrews Garage: The application has been withdrawn.

5.1.9 The Plough Inn: The land to the rear has been excavated and scraped; the developer is in discussions with ABC re a new planning application for six bungalows.

5.2 Local Needs Housing Nothing to report.

5.3 Village caretaker scheme The caretaker's appraisal was carried out in August; the scheme continues to operate well.

5.4 Community Led Plan Group The outdoor gym equipment is in store, pending a decision on the need for planning permission.

6. Borough councillor and PCSO's reports

Reports from Cllr Howard and PCSO Newell are attached to the Minutes.

7. Financial report**7.1 To agree payments in accordance with the Budget****Resolved:**

That the following payments be agreed in accordance with the Budget.

Details	£
ABC (printing – Gladman appeal)	12.35
Daisy Noble (Gladman appeal)	500.00
S Wood	525.64

S Wood	525.64
S Wood (expenses)	137.39
Katherine Barnes (VGA)	1200.00
Brabourne CEP School (John Moreton memorial prize)	50.00
BT Payphones	1.00
D Ansley (33 hrs @£7.83/hr)	258.39

Receipts

Details	£
Lloyds Bank interest	0.37
Allotment rental	22.50

Balance £ 21900.81 (cheque and deposit accounts)

8. Planning Committee

8.1 Planning applications

18/01113/AS Land at The Street and north of Court Lodge, The Street, Brabourne

Proposed new Viticulture Education Centre to provide teaching facilities for Hadlow College at the working vineyard on Jessel Farms with associated parking

The meeting was suspended to allow residents to comment on the application.

Concerns were raised with regards to the height of the building (5m) and the impact on the AONB – have Kent Downs AONB been consulted? There would be a significant increase in traffic. How could use of the building be constrained so that it is not used for events. It was noted that Hadlow College (the joint applicant) has submitted comments, but errors and omissions were reported in these. It was suggested that Penstock Farm would be a better location. The visibility splays were queried because one runs over private land. The application omits mention of the existing building on the site.

There was agreement re the comments on traffic and suitability of Penstock Farm. It was felt that the business would not be sustainable and would set a precedent.

Parking provision was queried: if students arrive by mini-bus the car park is unnecessary. If, however, they travel independently by car, the planned eight spaces would be inadequate. Controls are needed.

The Chairman advised that ABC could impose conditions re use.

It was stated that the centre will be 50/50 retail and education.

There were concerns that once built an application could be submitted for change of use, objection should be made to the application because there is no justification.

It was felt that the Business case does not support the application for the new development.

The design does not enhance the area and there would be an adverse impact on the listed buildings in The Street.

The development is sited where the AONB meets the Conservation Area and would cause visual harm to the AONB.

The Chairman stated that the PC's views will be taken into account by ABC, but if the application is permitted what conditions would be needed? He noted that the consensus is that the building would be better sited elsewhere on the site; he suggested that it be sunk into the ground to make it less intrusive. This was agreed, but it was noted that it would still be visible from the AONB and the North Downs Way. It was felt that Penstock Farm is the preferred location.

Concerns remain re traffic, it was thought that many users would park on The Street, particularly those using the shop, and light pollution – Brabourne currently benefits from dark skies.

The Chairman suggested that a sedum roof would be more acceptable than the proposed metal profile.

The meeting was reconvened.

The Chairman advised that if the case officer is minded to Permit, Cllr Howard will be asked to call the application into the Planning Committee for decision, given its sensitivity. He noted that this will afford residents and the Parish Council an opportunity to speak at the Committee meeting.

The PC will comment on the application taking account of the concerns raised.

16/00303/AS Land between Lees Road and Canterbury Road. Gladman withdrew its appeal; an application for costs has been submitted by the PC.

Approved by ABC:

18/00884/AS 2 Bridge Cottage, Bridge Road

18/01170/AS Hill Side, Weekes Lane

No objection from ABC:

18/01085/AS Church Barn, East Brabourne (overhead line)

The Planning Committee had no objection to the following applications and a decision from ABC is awaited:

18/00287/AS Coombe House, East Brabourne

18/00985/AS Abbottsfield, Lees Road

18/01022/AS 42 Knatchbull Way

18/01169/AS Agricultural building, east of Oaktree Cottage, Manor Pound Lane

18/01012/AS Bankside, Scots Lane, East Brabourne

18/01229/AS 37 Prospect Way, Brabourne

Rear one storey extension and extension of raised patio area

It was noted that the extension would be higher than that allowed under permitted development rights, necessitating the need for the application. It was proposed that the application be supported.

Resolved:

That the application be supported.

9. KALC report

The Ashford Area Committee met on September 12th. District Commander Somerville and Chief Inspector Smith attended and answer questions submitted by Committee representatives. They will attend meetings on a regular basis, now that the Police Parish Forum is no longer meeting.

10. Allotments project

10.1 Request to fund additional dip tanks A drop in pressure with increasing length of water pipe was noted. The PC was asked to consider funding additional, larger dip tanks which would be 6' x 2' x 18" and will be used as a local reservoir to fill watering cans.

10.2 Request for permission to put in additional sheds but with restrictions as to style Under the terms of the PC's lease, the number of individual sheds was limited to 10, most of which are shared; the Society has requested that the number permitted be increased now that the PC owns the site. Colin MacPhee (Society Chairman) has recommended that the sheds be of similar size and style for uniformity. It was suggested that they be small, 3' x 2' x 5' high, but not sited on plots because of overshadowing. The Chairman advised that the PC may consider funding communal sheds, but individual sheds should be funded by ploholders. The PC should be consulted on the style of the individual sheds.

10.3 Request for permission to level car park bund The bund was a condition of the PC's lease, but it was noted that the car park is not used – any cars using the site drive to the plots. The PC was asked for permission to remove the bund to the south, to enable better access. A request for assistance with funding, eg the cost of hire of a JCB, was made. It was noted that most ploholders park on Lees Road. The Chairman stated that the PC has no objection to removal of the bund.

10.4 Additional standpipe No date has yet been set in response to the PCs request for a meeting to discuss putting in an addition standpipe. If Fortescues are unavailable, quotes will be sought from other companies.

The Chairman advised that the PC holds funds from plot rentals on behalf of the Society for expenditure on projects. It had been agreed with the Society that rentals be held at £30pa to build up a reserve for capital expenditure, rather than a reduction to, say £10 pa.

The request to fund the additional dip tanks was agreed.

Permission to remove the bund as described was given.

The Chairman asked for more information as to style, size and supplier of the additional sheds.

11. Standing Orders

The Chairman advised that he had discussed the new model Standing Orders at a meeting with David Herrick (Smeeth PC) and the Clerk. The new model differed from those in force by inclusion of a clause on the General Data Protection Requirement. It was proposed that the new model Standing Orders, as amended, be adopted.

Resolved:

That the new model Standing Orders, as amended, be adopted.

12. Brabourne and Smeeth Village Protection Policy

The Chairman advised that the Village Protection Policy (VPP) was prepared in 2016 with a view to its inclusion in the Local Plan; ABC has, however, only incorporated some aspects of the VPP. The PCs had not adopted the VPP given the expectation that it would be in the Local Plan. The Chairman tabled a summary of the VPP, the Brabourne Development Policy. It is hoped that developers will take account of the VPP; it was proposed that the VPP be adopted.

Resolved:

That the Village Protection Policy be adopted.

It was further proposed that the Brabourne Development Policy be adopted.

Resolved:

That the Brabourne Development Policy be adopted.

13. The Plough Inn

No new information has been forthcoming. It was noted that no demolition notice has yet been served, a requirement under Planning law; the owner is aware of the requirement. The equipment [beer-raising and dispensing] was left in situ at the request of the purchaser.

14. The Warren: Masterplan for management of projects

14.1 Masterplan for management of projects Drone mapping of The Warren has been carried out. Positioning of the outdoor gym, memorial bench and route of the footpath were discussed at a site meeting. Progression is in hand with Ian Ruck and the Community Led Plan Group.

14.2 Christmas event on The Warren Permission was sought by Cllr Mrs Tanner to hold an event on 14th December, to include a sketch from the Brabourne Players, donkeys, mince pies and carol singing. It will be a family event for local people. Permission was given subject to a risk assessment being undertaken, insurance being in place, and reinstatement of the green after the event. It was noted that Cllr Mrs Tanner is organising another Fireworks event, this was welcomed.

14.3 To consider a request to plant a tree on the green in memory of Maureen Darvell It was felt that there is sufficient tree cover at present, however the beech tree planted early in 2018 is struggling to establish and may need to be replaced. The offer was declined with thanks, but would be taken up if the need arose for another tree.

14.4 Dog fouling on The Warren The dog bin on The Warren has been removed because this waste can now be deposited in the black litter bins, following a borough-wide review of all bins. An increase in fouling has been reported since its removal; the black bins and dog waste bins are full and overflowing. The Clerk to contact ABC re the need for increased frequency of emptying, and stickers to place on the bins advising that dog waste can be deposited in the black bins. This information has been put on the village facebook page and will be included in Parish News. Cllr Spokes asked how the bin had been removed, given that it had been funded by the PC. The Chairman advised that full bins can be reported via the ABC website by clicking on the 'Report' tab on the Home Page.

15. Contract for purchase of the telephone kiosk in The Street, East Brabourne

It was proposed that the contract be signed by the Chairman, Cllr Mrs Bewick and Cllr Mayland, 3 signatures being required to comply with the PC's mandate. Payment of £1 to BT Payphones must accompany the signed contract.

Resolved:

That the contract with BT Payphones for purchase of the telephone kiosk in The Street, East Brabourne be signed by the Chairman, Cllr Mrs Bewick and Cllr Mayland.

The kiosk will be added to the PC's Assets Register.

It was suggested that the PC considers taking over the green at the village hall, part of which is owned by ABC and the remainder by the hall. The Clerk to seek legal advice.

16. Correspondence

Request from Rag Solutions Int Ltd to site a textile recycling back on PC-owned land. The request was refused given that there are existing banks in the village.

17. Open Session

The Parish Council was asked who at ABC has responsibility for hedges; the Clerk advised that this is the Tree Officer, Phil Cook.

18. Any other business

18.1 A high speed fibre broadband box has been installed at Brabourne School; this was welcomed.

18.2 WWI commemorations: Cllr Mayland met George Jessel at the trig point. A beacon will be put up comprised of a metal basket on an 8' pole; the basket is ready and a pole is being sought. It is thought that a few cars may be at the trig point but most will view from a distance.

18.3 The caretaker will be asked to look again at the fingerpost near The Five Bells, it is thought that one of the direction pointers only is in need of repair, replacement of the entire post is unnecessary.

18.4 Potholes in Canterbury Road: some have been marked but no repairs carried out. Highways will be asked when these will be done.

18.5 The upcoming closure of the M20 between J9 and J11 for removal of a bridge between J10 and J11 was queried. The Clerk advised that this is to allow for diversion of HGVs on to the A251 at J9 and then to the M2. Diversions to the M2 will also be signposted at Dover. It was acknowledged that local traffic will use the A20, but the impact of the closure will be mitigated by diversion of the HGVs and non-local traffic.

19. Date and time of next meeting

Monday 19th November at 7.00pm in Brabourne Village Hall.

The meeting closed at 8.35pm.

Agenda item 6:**Borough Councillor's report**

Junction 10A has been a hot topic and I have been working closely with surrounding councillors to ensure activities are as smooth as possible. Currently work is on time and activities over the next three months include the division of the A20 onto the temporary road being built, the raising of the new Kingsford Street footbridge and the building of the junction to the new link road from near Sevington Business Park. Questions have been asked about diversions and the solution being offered does keep traffic away from our area the most.

Developments in the town are still on schedule, the new cinema and restaurant are to open just before Christmas. Currently in the town centre there is the Snowdog art trail. It is fantastic (especially for the kids). You can download the app and tick off the ones you have found. The whole trail is about 4 miles long.

PCSO's report

I have looked at our records since the 1st August 2018 and things have been very quiet in Smeeth and Brabourne. Crime remains very low in both areas. Crime statistics can be found at: www.police.uk.

I have not had any complaints of antisocial behaviour or any ongoing issues. There was a report made in relation to an event at the Woolpack Pub on the 11th August in relation to vehicles at the event parking inconsiderately. This was dealt with by the pub.

I have been keeping an eye on the playing field when in the area and have had no further complaints regarding that. Also I have recently met Graham Snazelle, the head of community speed watch in Smeeth and Brabourne. I will be meeting him again in the coming weeks to arrange to come out and support the community speed watch in the area.

Before the school holidays I attended the summer fair at Smeeth primary school and took a police vehicle for the children to have a look at and sit in. This went down very well and was an enjoyable event.

In relation to the school, now they have returned I will continue to monitor the school parking and on occasions will be attending at dropping off and picking up time to show a presence.

According to our records there are no active Neighbourhood Watch schemes in Smeeth or Brabourne. If any residents would like any information about how to start a Neighbourhood Watch scheme I am happy to help with this.

I have given the Parish Clerk an updated local PCSO details poster with my email address on to be displayed in the parish. I am happy to be contacted on this email but would advise people to call '101' if an immediate response is required. Kent Police can also be contacted via the Kent Police website.