

BRABOURNE PARISH COUNCIL
Minutes of a Meeting of the Parish Council
Held at 7.00pm on Monday 19th November 2018
At Brabourne Village Hall

1. Present

Cllr Hickmott (Chairman), Cllr Mrs Bewick, Cllr Mrs Tanner, Cllr Spokes and Mrs Wood (Clerk).
 13 members of the public attended.

2. Apologies

Apologies were received from Cllr Mrs Young, Cllrs Joules and Mayland (prior commitments) and Mr Clayton.

3. Declarations of Interest

Cllr Spokes: Agenda item 7.1 Donation to Smeeth and Brabourne Football Club (Voluntary Declaration as Committee member of the Club)

4. Minutes**Resolved:**

That the Minutes of the Meeting of the Parish Council held on 17th September 2018 be approved and confirmed as a true record.

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

5.1.1 Fingerpost at East Brabourne: To be repaired by the village caretaker.

5.1.2 Tree sculptor: No response from Mr Cowdroy; a request for a sculptor will go into Parish News. It was noted that an operative would have to have undergone safety training and hold chainsaw certificates.

5.1.3 Adoption of the phone kiosk in East Brabourne: Is now owned by the PC and will be added to the Assets Register and insurance policy. Uses were put forward: to house a noticeboard, library, an AED. The latter was not thought justified given the population size. The Caretaker to be asked to put in shelves.

5.1.4 Footpath diversion/extinguishment (AE248, 249, 256): AE249 and 256 have been diverted; a decision is awaited on AE248. KCC to be asked for an update on the footpath near Coombe Cottage (aka Coombe House).

5.1.5 Pothole near 9/11 Prospect Way: To be reported to Highways.

5.2 Local Needs Housing Nothing to report.

5.3 Village caretaker scheme The replacement trees for planting in Prospect Way and Mountbatten Way have been ordered. The beech tree on the green is being monitored; it may have died.

5.4 Community Led Plan Group Mr Hinchliffe's report is attached to the Minutes.

6. Borough councillor's report

No report in Cllr Howard's absence.

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 | £ |
|---|--------|
| S Wood | 525.64 |
| S Wood | 525.64 |
| S Wood (Fordred) | 180.00 |
| M Hickmott (expenses) | 207.91 |
| PKF Littlejohn (audit fee) | 360.00 |
| South East Water (allotments) | 312.83 |
| ABC (loan repayment – 1 st instalment) | 192.55 |

| | |
|---|---------|
| Smeeth & Brabourne Football Club - donation | 300.00 |
| St Mary Brabourne PCC - donation | 250.00 |
| D Ansley (20.50 hrs @£7.83/hr) | 160.52 |
| Smeeth Parish Council (caretaker scheme) | 2923.86 |
| S Wood (expenses) | 313.17 |

Receipts

| Details | £ |
|----------------------------|----------|
| Lloyds Bank interest | 0.35 |
| Precept | 17500.00 |
| Concurrent Functions Grant | 265.00 |
| Council Tax Support Grant | 195.00 |
| Fordreds Charity | 180.00 |

Balance £ 30601.50 (cheque and deposit accounts)

7.2 Draft Budget for 2019-2020

The draft Budget was tabled. The precept will be set at the January meeting, when information will be available re the Concurrent Functions Grant and Council Tax Support Grant monies to be paid by ABC; the PC's application for costs arising from the Gladman appeal will be followed-up with the Planning Inspectorate.

7.3 Purchase of a poppy wreath for Brabourne Parish Council

The Chairman reported that the Parish Councils' poppy wreath had been lost, and proposed that the PC buys a poppy wreath with ribbon from the Royal British Legion for a donation of £20, for use by BPC.

Resolved:

That the Parish Council buys a poppy wreath with ribbon from the Royal British Legion for a donation of £20, for use by Brabourne Parish Council.

8. Planning Committee

8.1 Planning applications

18/01433/AS Crow Corner, Manor Pound Lane, Brabourne

Demolish derelict barn and replace with new barn for domestic storage use

It was proposed that the application be supported.

Resolved:

That the application be supported.

18/01628/AS Fords Water Farm, Manor Pound Lane, Brabourne

Agricultural building to include charity office and shop

The Chairman advised that the charity was Abbie's Army, set up by the applicants in memory of their 9-year old daughter. The development was thought to be in keeping. The shop would be open only 4-5 times each year and there would, therefore, be little impact on traffic.

It was proposed that the Parish Council has no comment to make on the application.

Resolved:

That the Parish Council has no comment to make on the application.

18/01568/AS Plough Inn, Lees Road, Brabourne

Erection of 5 detached bungalows (3 bed), new vehicular access, hard and soft landscaping and associated works.

The Chairman noted that the design was slightly different from the permission given in the previous application [17/01610/AS]. The properties would be high-end design and cost. There would be no significant increase in traffic from the previous application which was for 4 properties. It was proposed that there be no objection to the application.

Resolved:

That the Parish Council has no objection to the application.

18/01454/AS Andrews Garage, Plain Road, Smeeth

Demolition of Andrews Garage and the construction of 5 houses and the demolition of redundant buildings and replacement with light industrial units B1 use

The Chairman noted that the development was in Smeeth but would affect Brabourne residents because of traffic movements, they may also be affected by noise if the industrial units were given the go-ahead.

The Chairman suspended the meeting to allow comments from residents present.

The applicant advised that the BI use would be office units and run on similar lines to those in Pound Lane, there had been no complaints regarding this site.

Concerns were expressed that the efforts to develop the sandpit as a nature reserve may be compromised by noise and light pollution from the industrial units.

The drawings do not accurately reflect the slope of the land behind the piggery: this is 60° and not the 25° shown; the drop to the bottom of the quarry is 53 ft and the slope is backfill.

The quarry face was formerly occupied by sand martins before the backfill, there would therefore be tunnels in the quarry face. Safety concerns were raised regarding HGVs using the new road, which would be close to the cliff edge. It was noted that Highways had not objected. The Chairman suggested that the road be moved away from the edge and relocated in front of the buildings.

Pictures of the sandpit after closure of the quarry were shown; the slope had been made safer by backfill at the insistence of KCC.

Views on the proposed dwellings were put forward: bungalows were preferred to maintain the visual amenity.

It was felt that the application does not comply with the Village Protection Policy (VPP), being unsuitable for the location. It is not required because ABC could demonstrate a 5-year housing land supply (5YHLS), as noted in the Planning Inspectors' initial report on the Local Plan; the Design and Access Statement wrongly asserted that ABC does not have a 5YHLS.

The VPP has been adopted by both PCs: an application should be in keeping with the form and style, respect the biodiversity, have no impact on rural activities or generate an inappropriate volume of traffic. The application wrongly stated that existing dwellings were predominantly 2-storey. Existing development was ribbon development with no backland development, it was thought that the latter had previously been refused by the planners. Existing properties are of differing style, the proposed are not. The description has changed, the proposed properties would be 1.5 and not 2 storeys; however there would still be overlooking because the window height remains unchanged.

The habitat survey was that used in the previous application, which was inaccurate. The proposed fencing would not prevent, eg badgers, leaving the sandpit and crossing the development.

The transport assessment data was 10-years old and therefore out of date and inaccurate; it was noted that traffic has increased significantly since 2008.

There is no need for the industrial units given that other units in the area are empty, eg Woodturners.

The description is inaccurate: the agricultural buildings are being upgraded to B1; Andrews Garage (B2) is being developed as housing.

Roads near the development have no footway and are used by pedestrians and horse riders; they would be adversely affected by traffic from the development.

Improvement of the Andrews' site would be welcomed, but it should be in keeping with the existing.

Land to the rear would be opened up by the new road, leading to security concerns.

The Chairman reconvened the meeting. He stated that the PC would take note of residents' views and those of Smeeth PC to inform its comments.

Approved by ABC:

18/00287/AS Coombe House, East Brabourne

18/01022/AS 42 Knatchbull Way

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

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

18/01229/AS 37 Prospect Way

Prior approval not required:

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

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

18/00985/AS Abbotsfield, Lees Road

18/01404/AS Applegarth, The Street, East Brabourne

A decision on the Lawful Development Certificate for the outdoor gym on The Warren is awaited.

9. KALC report

The Ashford Area Committee met on November 14th. A presentation was given on the village confines exercise: 'settlements' listed in policies HOU3a and HOU5 of the Local Plan are to have a line drawn around their built confines, to guide where development could be accommodated. Settlements which have defined their confines or produced a Neighbourhood Plan will not be included. The lines have been drawn by ABC and sent to PCs for consultation. Guidance on the process and consultation will be sent out by ABC. PCs were asked to comment by 14th January; this was thought to be too short a timescale, an extension is being sought by KALC.

10. Allotments project

It was agreed that there would be no change to the annual plot rental. Colin MacPhee to be contacted re the need for an additional standpipe given the provision of diptanks.

11. The Plough Inn

The Chairman advised that he and Pat Thornby had researched The Plough's history in the Kent archives. No direct link was found with the barracks or Hospital Field. The pub was built in either 1720 or 1750, and Rigdens were the brewers at the time. Shepherd Neame stated that it was used as an officers' mess during the Napoleonic Wars (anecdotal evidence only). The pub was in private ownership by 1841 and it was thought that the owner rented Hospital Field from the Knatchbull family – it was common land prior to the 1822 Enclosures Act. The Chairman recommended that the PC should proceed with the application for listing.

12. The Warren: Masterplan for management of projects

Nothing to report.

13. Liability for trees on Parish-Council owned land

The Clerk advised that the PC should have a risk-based, planned and managed approach to trees on its land, in light of a recent Court of Appeal decision. This found that a three-yearly inspection was inadequate because it failed to take into account trees in higher-risk locations. It was proposed that Blean Tree Care be asked to inspect and report on the trees on the PC's land on a yearly basis.

Resolved:

That Blean Tree Care be asked to inspect and report on the trees on the PC's land on a yearly basis.

14. Correspondence

Land Registry Title Plan and Extract for the allotments' site.

15. Open Session

No issues were raised.

16. Any other business

16.1 Christmas event on The Warren: 14th December, 6-8pm. The necessary insurances and licences have been obtained.

16.2 Viticulture Education Centre (18/01113/AS): Does the planning permission include a reduction in the speed limit? The Clerk to follow-up and ask KCC for the criteria for a reduction.

16.3 Remembrance Sunday service: The Chairman laid the wreath on behalf of the PCs.

16.4 WWI commemorations: The Beacon of Light was well received. A letter of thanks will be sent to George Jessel; he had arranged for the beacon brazier to be manufactured in Sheffield, provided the post, which was erected by his men who also filled the brazier. Requests have been received that this be an annual event or lit during other celebrations.

16.5 Dog fouling: An increase has been reported.

17. Resolution to exclude the public

Resolved:

That under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, because of the confidential nature of the business to be dealt with, the Public and Press leave the meeting during discussion of item 18, namely Distribution of Fordred's Charity payments.

18. Distribution of Fordred's Charity payments

That the payments be distributed as agreed.

19. Date and time of next meeting

Monday 21st January 2019 at 7.00pm in Brabourne Village Hall.

The meeting closed at 9.05pm.

Agenda item 5.5: Community Led Plan

Following the successful conclusion of the basketball hoop project it was decided to take a break from CLP activities over the summer months. Our next task was to tidy up the village pond which has become very overgrown. This took place on the 17th of this month with five volunteers turning up to undertake the task. At the moment there is a large pile of cuttings to remove, this will be undertaken shortly. The next significant project is the installation of a community outdoor gym. The equipment has been purchased and is currently in storage. We have been in touch with ABC regarding this matter and have submitted a lawful development certificate application to them. Once this has been processed we will be in a position to continue with the project.