

BRABOURNE PARISH COUNCIL
Minutes of a Meeting of the Parish Council
Held at 7.00pm on Monday 21st November 2016
At Brabourne Village Hall

1. Present

Cllr Hickmott (Chairman) Cllr Mrs Tanner, Cllr Mayland and Mrs Wood (Clerk). Mr Graham Kingston (Community Warden) and PCSO Hobbs were present and eighteen members of the public attended.

2. Apologies

Apologies were received from Cllr Mrs Bewick (indisposed), Cllr Mrs Young and Cllr Spokes (prior commitments).

3. Declarations of Interest

There were no Declarations of Interest.

4. Minutes**Resolved:**

That the Minutes of the Meeting of the Parish Council held on 19th September 2016 be approved and confirmed as a true record.

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

5.1.1 Smeeth crossroads. Recent flooding was reported. Lack of illumination of bollards has been raised with KCC because it is thought to be a safety hazard. It is unknown if the Police were consulted beforehand; the PCSO will follow-up.

5.1.2 The signpost at the New Barn Hill/Pilgrims Way junction has been removed.

5.2 Local Needs Housing (LNH) On hold pending the publication of the Local Plan and site allocation.

5.3 Emergency Plan The Emergency Plan has been finalised but a coordinator is needed.

5.4 Village caretaker scheme Good feedback continues to be received. Extra hours worked during the summer will be taken as time off in lieu. The caretaker's weekly time sheets are circulated to the Caretaker Management Committee. A risk assessment is being carried out by the caretaker and Clerk.

5.5 Village Protection Policy Core elements of the Policy are being included in the Local Plan, matters relating solely to Brabourne and Smeeth will be in an appendix.

6. Reports from Community Warden and PCSO

Mr Kingston reported another accident at Smeeth crossroads. A vehicle abandoned in Lees Road has been removed. Halloween and Bonfire night were uneventful and no problems reported. Mr Kingston asked to be notified of residents likely to be vulnerable during the winter. UKPN has a new service in the event of a power cut – residents should call 105, this alerts UKPN to the cut. It is also possible to register a mobile phone number, text messages are sent to the registered number when there is a power cut confirming that UKPN is aware and also the extent of the area affected.

PCSO Hobbs reported that he now covers 13 parishes. There have been no incidents of antisocial behaviour but 2 reported crimes in Brabourne - a burglary and theft of farm machinery. Residents were asked to call 101 if they see anything suspicious. The PCS is to be joined by PCSO Julia Ghost, but their area will be extended. Residents were urged to be security aware, eg security lighting, valuables left in cars should be locked away out of sight. Enquiries are continuing into the theft at Orpins Stores.

7. Open Session

Brought forward with the Chairman's permission.

The meeting was suspended to allow residents to raise matters of concern with the Council.

The Parish Council was asked for its comments on the playing field proposals by residents present. The Chairman replied that the Parish Council had been invited by Smeeth Parish Council to attend a meeting with the agents for the landowner and a representative of the Playing Field Association (PFA), the meeting was closed to the public. The Chairman stressed that the proposal was not a planning application but a late site submission to the Local Plan review process, the other being the Gladman proposal for Hospital Field. Of those sites submitted earlier in the process during the call for sites, the

only one included in the draft Local Plan was that in Church Road. He stated that the Parish Councils had been asked for their thoughts on the 2 options in the playing field proposals; both Parish Councils felt that of the 2 any development should be part of the village and therefore expressed a preference for The Ridgeway option.

Residents expressed dissatisfaction that the Parish Council had supported the proposals and felt that it had been misled by not being given all of the facts, viz not all of the PFA had been involved in the negotiations. The logic of the expenditure of £80,000 on the playing field was queried and it was felt that the dedication of fundraisers had been overlooked. The need for housing was acknowledged but it was thought that 2 sites on Church Road were unsustainable and that properties nearby were blighted.

It was thought that the Parish Council's opposition to the Hospital Field application was inconsistent with its position on the playing field, because the same grounds for objection applied to both sites.

The Chairman stated that Smeeth Parish Council had indicated that it would hold a public meeting to discuss the proposals further, and that Brabourne Parish Council would be invited.

The Parish Council was advised that any alterations to use of the playing field, under the terms of the Deed of Gift would have to be decided by representatives from local organisations (including the Parish Councils) at a public meeting of residents. This meeting would have to be advertised in a newspaper available to those in the area.

The need for the additional football pitches was queried. The Chairman stated that the plans provided by the agents for the Brabourne Estate was merely an idea of what could possibly be provided if such a scheme was to go ahead. It was not a proposal, only a suggestion.

The Parish Council was asked to concede that it had handled the situation incorrectly and should have been aware because of its representation on the Development Committee. The Chairman replied that the Council had been unaware of the Committee and no information had been fed back.

It was noted that a previous approach had been made to Brabourne Estates by the PFA to acquire an additional small piece of land on which to place changing facilities, without success, and that Brabourne Estates had other development sites, eg in Mersham.

The Parish Council was asked to reconsider its decision to support the proposals for the playing field and notify the Borough Council accordingly, as had Smeeth Parish Council. The Parish Council agreed that it would.

The Parish Council was advised that the Community Led Plan (CLP) group had not been made aware of the proposals, notwithstanding that it had been raising funds for improving facilities on the playing field. The CLP asked to be notified of the meeting. The Chairman replied that the meeting would be advertised via social media, email, Kentish Express and Roundabout. It was suggested that a leaflet publicising the meeting be delivered to all homes in the parishes by those who deliver Parish News, but given that not all homes subscribe to the magazine this was not thought to be practical.

The Chairman advised that the joint meeting would likely be held in December, which would be before publication of the revised draft of the Local Plan. The Chairman stated that the Local Plan review timetable had slipped by at least 6 months; publication of the revised draft was expected in Spring 2017, a 6-week consultation would follow after which the final version of the Plan would be submitted to the Secretary of State prior to adoption.

[Post-meeting note: comments cited during the Open Session from the Community website were taken from a PFA statement and were not those of the Parish Council.]

The meeting was reconvened.

8. Financial report

8.1 To agree payments in accordance with the Budget

Resolved:

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

Details	£
Ian Bull Consultancy Ltd (JO proceedings – fees)	1125.00
South East Water - allotments	122.47
Ian Bull Consultancy Ltd (JR pre-action protocol letter – fees)	1125.00
S Wood (October salary)	505.28
S Wood (November salary)	505.28
D Ansley (21 hours @ £7.20)	151.20
Donation Smeeth and Brabourne Football Club	300.00

Donation St Mary PCC		250.00
S Wood (expenses: 35 miles @ 45p/mile – delivery of pre-action protocol letter to KCC)		22.50
S Wood (Fordred charity)		175.00
Smeeth Parish Council (contribution to RBL poppy wreath)	10.00	1673.14
Smeeth Parish Council (contribution to caretaker pension scheme)	1123.30	
Smeeth Parish Council (contribution to caretaker replacement van)	440.84	
Smeeth Parish Council (contribution to dog waste bags)	99.00	
Shepherd Neame Ltd (allotment rental)		500.00
Harmer & Sons Ground Maintenance Ltd		603.60
Getmapping Plc		33.60

Receipts

Details	£
Lloyds Bank interest	1.38
Precept	9000.00
Concurrent Functions Grant	265.00
Council Tax Support Grant	265.00
Allotment rental	6.67
Fordreds Charity	175.00

Balance £ 21317.32 (cheque and deposit account)
£ 334.00 (No. 2 account for CLP and EP group)

8.2 To consider a request from Marie Curie Nurses for a donation**Resolved:**

That the request for a donation be refused.

8.3 To consider the draft Budget for 2017-18

The draft Budget was circulated; it will be discussed further at the January meeting and the Precept set. This will increase to repay the loan from the Borough Council, taken out to meet the costs of the Parish Council's representation at the Hospital Field planning appeal and associated proposals. The likely increase per household is £35 pa, as stated at the public meeting held to discuss the Parish Council's response to the Hospital Field planning application.

It was noted that the budget for the village caretaker scheme would have to increase, because the costs of employer's NI contributions and pension scheme had not been included in costings. KCC and ABC funding for the scheme are guaranteed for 3 years, after which the scheme will be reviewed; the Chairman noted that the caretaker's value should not be judged in monetary terms only. [Post-meeting note, ABC has confirmed that it will pay into the scheme for 5 years.]

8.4 To sign the loan agreement with Ashford Borough Council**Resolved:**

That the agreement be signed by the Chairman and Cllr Spokes.

9. Planning Committee report**Planning applications received**

The Planning Committee Chairman reported on the following applications:

16/00303/AS Land between Lees Road and Canterbury Road (Hospital Field): appeal lodged

Approved by ABC:

16/00567/AS & 16/00568/AS Five Bells

16/01216/AS 1 Mountbatten Way

16/01237/AS 1 Manse Field

16/01399/AS The Haven, Canterbury Road

16/01409/AS Coomb House, Pilgrims Way

16/01419/AS 19 The Warren

Decision from ABC awaited:

16/00633/AS & 16/00634/AS Church Farmhouse, The Street
 16/01001/AS Church Barn, The Street
 16/01346/AS Mill House, Mill Lane
 16/01374/AS & 16/01375/AS The Hall, Weekes Lane
 16/01492/AS 45 Prospect Way
 16/01610/AS 12 The Warren
 Withdrawn:
 16/01228/AS Stowting Paddock, Scots Lane

The appeal hearing for Hospital Field (16/00303/AS) has been set by the Planning Inspectorate (PINS) for 27th June 2017, but ABC has asked that the date be changed because counsel is not available on that date. The Parish Council and CPRE have supported ABC's request for a change of date, and a response is waited from PINS.

The Parish Council was advised that the application for Stowting Paddock is likely to be resubmitted. It was noted that there is no access to the plot from Pilgrims Way and that an access would have to be put in. The design of the building was not thought to be appropriate for a stables; the keeping of 3 horses on the ½ acre site would not comply with the Horse Society's recommendation of 1 horse/acre.

The Chairman asked that the comments of Stowting Parish Council be forwarded to the Parish Council.

10. KALC report

The Ashford Area Committee met on 16th November, the Minutes will be circulated when available.

11. Allotments project

Plot renewals are due at the end of the year; the rental paid to Shepherd Neame by the Parish Council is £500. The project should be revenue neutral, therefore any surplus has been offered to the Allotment Society for capital expenditure. It was proposed that the annual rental per plot be reduced to £30.

Resolved:

That the annual rental per plot be reduced to £30.

12. Rural speed limits

No report in Cllr Miss Martin's absence.

13. Correspondence

All correspondence had been circulated.

14. Any other business

- 14.1** Speedwatch: the coordinator has indicated that the Speed Indicator device currently used is outdated and has asked that it be replaced. This will be discussed at the next meeting.

15. Resolution to exclude the public

Resolved:

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 16, namely Distribution of Fordred's Charity payments.

16. Fordreds Charity

Resolved:

That Cllr Mrs Bewick distributes the payments as agreed.

17. Date and time of next meeting: Monday 16th January 2017 at 7.00pm in Brabourne Village Hall.

The meeting closed at 9.00pm.