

**BRABOURNE PARISH COUNCIL**  
**Minutes of a Meeting of the Parish Council**  
**Held at 7.00pm on Monday 21<sup>st</sup> January 2019**  
**At Brabourne Village Hall**

**1. Present**

Cllr Hickmott (Chairman), Cllr Mrs Young, Cllrs Joules and Mayland, and Mrs Wood (Clerk). Cllr Howard (ward member) attended and eight members of the public were present.

**2. Apologies**

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

**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 19<sup>th</sup> November 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** Footpath extinguishment (AE248): The applicant was informed by KCC that it would not likely agree to extinguishment but proposed a diversion. There having been no response from the applicant, no further action will be taken.

**5.1.3** Reduction in speed limit in The Street, East Brabourne [Viticulture Education Centre]: This was not supported by crash data and therefore refused by KCC. Cllr Howard suggested that Cllr Clair Bell be approached re funding for the proposal.

**5.2 Local Needs Housing (LNH)** The Local Plan was found 'sound' by the Inspectors, in light of which the Parish Councils can recommence the search for sites for LNH. The CLP identified that there is a need for 44 properties. The Local Plan will go to the full Council for adoption in February.

**5.3 Village caretaker scheme** The caretaker has installed Maureen Darvell's memorial bench on the green.

**5.4 Community Led Plan Group (CLP)** Mr Hinchliffe was invited to give a report. He stated that Gary Warwick has donated a large number of bulbs to the scheme; planting has been carried out by the WI (led by Lucie Edmed) near The Ridgeway/A20 junction, on the playing field near the rabbit-proof fencing, near the phone box on the green. It is hoped to plant more at the entrance to the playing field, but the area must first be cleared of brambles. The CLP next meets on 24<sup>th</sup> January. A Certificate of Lawful Development has been granted by Ashford Borough Council (ABC) for the outdoor gym on the green; it will be installed in March (weather permitting).

**5.5 Phone box door repairs** The replacement door-closing mechanism has been passed to the caretaker, the Clerk to follow-up.

**5.6 Tree sculptor** No response to the item in Parish News. A bench in Hastingleigh was carved by a local sculptor, the Clerk to ask for details from Hastingleigh Parish Council.

**16. Any Other Business**

Brought forward with the Chairman's permission

**16.1** The Chairman reported that the Parish Council has been notified of an application for a premises licence for off sales of alcohol at The Outhouse, Court Lodge, Brabourne. Hester Fenwick advised that 2 acres of vines had been planted at Court Lodge in 2014 and the first bottles will be ready for sale in 2019. Permission is needed to sell: sales will be on an ad hoc basis to casual callers, but it is also hoped to sell to local pubs and by mail order. The 2019 vintage will comprise approx 1000 bottles (cf the viticulture centre, which will produce more than 10,000 bottles per year), rising to 3000 bottles each year. A notice will be placed in Parish News and a public notice displayed outside Court Lodge for the required 28-day period.

## 6. Borough councillor's report

Cllr Howard noted that he had been notified of the application for a premises licence at Court Lodge, and asked that any comments be sent to him.

Cllr Howard stated that he had supported the application for 5 bungalows on the site behind the Plough Inn, and this has now been approved. The developer wants to work closely with both Parish Councils, particularly if any concerns are raised.

Plough Inn: Cllr Howard reported that he has called the application into the Planning Committee for determination, noting that a number of residents have submitted comments. These fall into 2 categories: 1) Object because of a wish to retain the building; 2) Acknowledge that the pub is not viable but the proposed dwellings are thought to be out of keeping, of poor design and too close to the road – the dwellings should be bungalows and in line with the pub's building line. Cllr Howard stated that he would rather preserve the building, but if this is not possible dwellings should be of a higher quality due to their central location in the village.

Church Road: Comments made to date accept that the site is in the Local Plan but there are concerns re traffic, in particular speed and capacity. Cllr Howard stated that if these issues are not addressed in the planning process help should be sought from the county councillor. He noted the need to ensure that the development is of a high design quality; the site is in the Local Plan but mitigation measures should be considered or a reduction in the number of dwellings proposed.

Local Plan: This will go to the full Council in February. Cllr Howard stated that the lack of a 5-year housing land supply (5YHLS) previously had led to the speculative Gladman planning application for Hospital Field. ABC was determined that this would not be repeated: the update to the Local Plan and re-assessment of the 5YHLS (including a search for sites) will begin after the elections.

Local Needs Housing (LNH): Central government is urging local councils to be actively involved.

Local elections: These will be held in May. Cllr Howard noted that a number of projects are nearing completion, eg the Local Plan, new cinema, Designer Outlet expansion phase 1, Microbrewery. Likely future projects: A multi-use venue/theatre. The Mecca Bingo will be used as a performance venue but will not be economically viable as a theatre because it is too small. ABC aims to improve the culture and quality of life in the borough.

Boundary change: Brabourne will be in Bircholt ward after the boundary change in May, and will be represented by 1 ward member.

Recycling: Ashford has been declared the Best in Kent for recycling.

Marks & Spencer closure: Cllr Howard reported an increase in footfall in the town centre, but the closure of Marks & Spencer is regretted. The Cabinet member for the Town Centre is in discussion with County Square management and the Love Ashford group (formerly the Town Centre Partnership). The closure is disappointing given that there had been recent talks re expansion.

Debenhams: Cllr Howard stated that the store has no plans to leave, and should benefit from the new Picture House, hotel and apartments nearby.

War Memorial: Cllr Howard agreed to give a grant for metal railings, needed for safety reasons.

Viticulture centre: Cllr Howard was asked why the application had not gone to the Planning Committee. He replied that he had called it in to the Committee, but a number of concerns arising from the application were then addressed; he therefore regarded the issues as having been resolved and there were no planning grounds for refusal - it would likely have been approved by the Committee. Cllr Howard advised that he had, therefore, withdrawn the call in order not to delay the decision further. He felt that the centre will be of benefit and assurances re traffic have been given by the college: students will be prohibited from using private vehicles and will have to take the college bus. Cllr Howard stated that this is the only time over an 8-year period that he has not conceded to the Parish Council's request.

## 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	£
Indica Environmental Ltd (tree surgery – allotments)	150.00
S Wood	525.64
S Wood	525.64

S Wood (expenses ) [OS map extract] [VGA Proofs of Evidence costs]	105.14
D Ansley [39.5 hrs @ £7.83/hr]	309.29
Lushland Ltd [inspection of trees on PC-owned land]	575.00
Hallett & Co [legal fees re transfer of allotments to PC]	240.00
Katherine Barnes [VGA]	1128.00
Society of Local Council Clerks [subscription]	54.40
GeoXphere Ltd [Getmapping subscription]	42.00
Smeeth Parish Council [reimbursement – stakes for trees in Prospect Way]	27.72

#### Receipts

Details	£
Lloyds Bank interest	0.36
Allotment renewal payments [cheques]	450.00
Allotment renewal payments [BACS]	120.00
UKPN (wayleave)	40.54

Balance £ 27529.57 (cheque and deposit accounts)

#### 7.2 Draft Budget for 2019-2020

The draft Budget was tabled. Expenditure of approx £44,000 is projected for 2019-2020, including £20,000 in partial repayment of the loan from ABC for costs incurred in the Hospital Field planning appeal and village green inquiry. It was proposed that the Precept be increased to £40,000, noting that this could be reduced when the loan has been repaid. The increase will raise the average charge per household by approx £8 pa. It was further proposed that the Council Tax Support Grant and Concurrent Functions Grant be claimed, in addition (totaling approx £900).

#### Resolved:

**That the Precept be increased to £40,000 and that the Council Tax Support Grant and Concurrent Functions Grant be claimed, in addition.**

#### 8. Planning Committee

A decision is awaited from the Planning Inspectorate on the PC's claim for costs incurred in the Hospital Field planning appeal.

##### 8.1 Planning applications

###### 18/01463/AS Pemsey Farm, Lees Road, Brabourne

Erection of replacement storage building for horse tack and equipment and storage of animal feeds. It was proposed that no objection be raised to the application.

#### Resolved:

**That the Parish Council has no objection to the application.**

###### 18/01676/AS Plough Inn, Lees Road, Brabourne

Demolition of existing pub and erection of 4 semi-detached dwellings with associated parking and landscaping

The Chairman advised that he has submitted an application for Listing to Historic England and to ABC for registration as an Asset of Community Value. It is unknown what criteria are used to assess the applications, or when a decision will be made. The Chairman noted that he had been unaware of a previous application for listing, which was unsuccessful; it was felt that views change over time. [Post-meeting note: Peter Clayton had made a brief reference to the previous application at the November Parish Council meeting, but this had not been Minuted, being outside the meeting.] The applications for Listing and ACV will be referred to in the PC's comments. It was thought that the proposed 2-storey dwellings are out of keeping with existing properties and too close to the road; if, however, they are pushed back this would lead to a significant reduction in the size of the rear gardens. 2 parking spaces are provided, but users would either have to reverse in or out of the space. The application proposes the removal of 2 trees protected by TPOs. It was noted that an application by Shepherd Neame many years ago for a caravan park to the rear had been refused and gone to appeal, when dismissing the appeal the Planning Inspector stressed the importance of retaining the open aspect to both sides of the pub – this would be lost under the current application.

It was proposed that the PC objects to the application because the proposed houses are out of keeping with the surrounding properties and are of poor design, not resembling the use of local materials or vernacular; the erection of 2-storey houses would be too prominent in this relatively

open location; and the vehicular access for a total of 8 parking spaces with direct access onto the highway and no turning areas is detrimental to the use of the highway.

**Resolved:**

**That the PC objects to the application because there are outstanding applications for Listing the property as a building of Historic or Architectural Interest and for listing as an Asset of Community Value; the proposed houses are out of keeping with the surrounding properties and are of poor design, not resembling the use of local materials or vernacular; the erection of 2-storey houses would be too prominent in this relatively open location; and the vehicular access for a total of 8 parking spaces with direct access onto the highway and no turning areas is detrimental to the use of the highway.**

Cllr Hickmott to draft the objection and circulate to all councillors for comment.

**18/01852/AS The Downs, Scots Lane, East Brabourne**

Demolition of existing rear extension and rebuild with a pitched roof and vaulted ceiling. Proposed side extension to the existing garage. Proposed front and side extension with pitched roof to allow for increased size of kitchen and dining space, increased size utility room, proposed shower and WC, and a small study off the living space

It was felt that the application will result in an over-development of the site. It was proposed that the Parish Council objects to the application because the proposals constitute overdevelopment of the site, massing and the resulting building will be overbearing in a prominent rural location, visible from all directions and is in the AONB. It was agreed that Cllr Mrs Young and Cllr Mayland will view the site, after which the Parish Council's comments will be submitted.

**19/00037/AS East View, Lees Road, Brabourne**

Conversion of existing double Garage to one bedroom annexe including changes to fenestration Future use of the annexe was queried. It was proposed that the Parish Council comments that a condition be attached to any permission, such that its use should be restricted as ancillary to the existing dwelling, and not sublet.

**Resolved:**

**That the Parish Council comments that a condition be attached to any permission, such that the use of the annexe be restricted as ancillary to the existing dwelling only and not sublet.**

**18/01801/AS Land between Peelers and Oakleigh, Church Road, Smeeth**

Outline application for residential development for the erection of up to 35 units, to include access from Church Road only, with all other matters reserved

The Chairman noted that the application is in Smeeth but traffic arising from the development will impact on Brabourne residents. Although outside the draft village confines, the site is in the Local Plan. Concerns were raised at Smeeth Parish Council on the traffic impact on other residents, particularly in The Ridgeway by road users seeking to avoid Church Road. It was suggested that Church Road be widened and chicanes put in. It was proposed that the Parish Council objects to the application on traffic grounds. Traffic-calming measures should be put in as a condition of any development and the 30mph restricted zone extended. It was noted that for compliance with the Local Plan 40% of the dwellings should be affordable. It was proposed that the Parish Council supports the application with the condition that traffic-calming measures are put in.

**Resolved:**

**That the Parish Council supports the application, with the conditions that the road is widened at the pinch-point near Oakleigh; the 30 mph limit is extended to Smeeth crossroads (A20 junction); and traffic calming measures are installed to reduce the speed of traffic between the junction of Church Road with The Ridgeway and the Rectory in Church Road.**

Refused by ABC:

18/00985/AS Abbottsfield, Lees Road

Approved by ABC:

18/01568/AS Land at the rear of the Plough Inn

Lawful Development Certificates:

18/01560/AS Granted for the outdoor gym on The Warren

18/01632/AS The Parish Council will not be submitting comments on The Cowshed, Fairview Farm

Decisions awaited:

18/01404/AS Applegarth, The Street, East Brabourne Supported by the Planning Committee

18/01433/AS Crow Corner, Pound Lane No objection from the Planning Committee

18/01677/AS Land at rear of Plough Inn (variation of condition regarding access) No objection from the Planning Committee

18/01454/AS Andrews Garage, Plain Road The Parish Council objected to the application

#### **9. KALC report**

The Ashford Area Committee met on November 14<sup>th</sup> at which a presentation was given on the village confines exercise. The next meeting is on 23<sup>rd</sup> January.

#### **10. Allotments project**

Payments for renewal of plot rentals are being received. Colin MacPhee met Richard Harvey to discuss laying in a new water pipe; his report and costings are awaited. Trees on the site have been inspected by an arboricultural consultant, and all found to be sound.

#### **11. The Plough Inn**

See planning application 18/01676/AS.

#### **12. The Warren: Masterplan for management of projects**

See 5.4. Trees on the green have been inspected by an arboricultural consultant; 2 horse chestnut trees have been found to be diseased and must be felled without delay. The Clerk will contact the Parish Council's tree surgeon. Replanting by hornbeam or another suitable replacement will be carried out in the Autumn.

#### **13. Registration of land at the village hall as a village green**

The Clerk to contact the Hall Management Committee as lessee of part of the land. If the Committee agrees to registration, those who have used the land for recreation will be asked to fill out evidence questionnaires for submission to KCC (the registration authority). [Post-meeting note: The proposal will be raised with Brabourne Estates, owners of the land.]

#### **14. Correspondence**

**14.1** Email re parking on the pavement in Knatchbull Way; this will be reported to the PCSO.

**14.2** Invitation to the Lord Lieutenant's Civic Service, 12<sup>th</sup> March.

#### **15. Open Session**

Flytipping was reported in East Brabourne and nearby areas.

#### **16. Any other business (contd)**

**16.2** Christmas tree on the Warren: Cllr Mrs Tanner has asked that a Christmas tree be planted on the green, it was agreed that a variety of yew be planted, which will be slow-growing and can be trimmed to shape.

**16.3** Village confines: A draft map has been circulated by ABC. The Chairman, Chairman of Smeeth Parish Council and Clerk will meet to discuss the draft, after which councillors' comments will be sought. The revised map will be taken to a joint meeting of the Parish Councils before submission to ABC.

**16.4** Facebook pages: Cllr Miss Martin is merging all of her community Facebook pages into 1. The Chairman noted that after the May elections Cllr Miss Martin will be the ward member for Saxon Shore. Brabourne will then be in Bircholt ward and not Saxon Shore.

**16.5** Public footpaths: Cllr Mayland reported that public footpaths near Missingham Farm are obstructed by electric fencing; Cllr Joules confirmed that there should either be a gate or provision made to step over.

#### **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 the Citizenship Award.**

**18. Citizenship Award**

**Resolved:**

**That the Award be presented at the Annual Parish Meeting.**

**19. Date and time of next meeting**

Monday 18<sup>th</sup> March 2019 at 7.00pm in Brabourne Village Hall.

Annual Parish Meeting with Smeeth Parish Council: Wednesday 20<sup>th</sup> March at 7.00pm in Brabourne Baptist Church.

The meeting closed at 9.10pm.