

**Brabourne Parish Council**  
**Minutes of the Parish Council Meeting**  
**Held on Monday 28<sup>th</sup> March 2022 at 7.30pm at the Village Hall**

To be actioned by

	The Chairman welcomed everyone to the meeting.	
<b>1.</b>	<b>To note those present</b>	
	Cllr Harbottle (Chairman), Cllr Atkins, Cllr Mrs Smith, Cllr Spokes and Mrs Block (Clerk). 10 members of the public were present.	
<b>2.</b>	<b>To receive any Apologies for absence</b>	
	Apologies were received from Cllr Mrs Tanner and were approved.	
<b>3.</b>	<b>To receive declarations of interest (Disclosable Pecuniary Interests and Other Significant Interests). The nature as well as the existence of any such interest must be declared.</b>	
	Cllr Spokes declared a personal interest in the payment of the Litter Picker.	
<b>4.</b>	<b>To approve the Minutes of the meeting held on 24<sup>th</sup> January 2022</b>	
	<b>Resolved: That the Minutes of the Meeting of the Parish Council held on 24<sup>th</sup> January 2022 be approved and confirmed as a true record.</b>  The minutes were duly signed.	
<b>5.</b>	<b>To discuss any Matters Arising</b>	
	<b>To receive an update regarding the Highways Improvement Plan</b> The Highways Improvement Plan sub-committee met and approved the Highways Improvement Plan, taking forward the main issues of traffic speed near the school and village entrance signage. This has been submitted to Kent Highways services who will review and organise a meeting with the Parish Council.	
<b>6.</b>	<b>To receive the Borough Councillor's report</b>	
	Cllr Howard reported that Ashford Borough Council (ABC) has been busy regarding Brompton Bikes. ABC have met with them and the competition for their location was high.  The Outlet continues to discuss its growth plans and the Studios at Newtown are due to go ahead.  Carbon Neutrality is becoming more practical. The flats near the Picture House are going to be provided with 200 parking spaces, 100 of these will have active chargers and the remaining will have passive chargers ready for upgrade in the future. The plans for these flats also contain an area for working from home and are designed around natural sunlight and good ventilation.  ABC is ready for Ukrainian refugees to arrive. ABC are looking at Pym House as a location for some of the refugees as it could be ready in time if required.	
<b>7.</b>	<b>Planning Report</b>	
	<b>a. To receive the report of the Planning Committee</b> A copy of the Planning Committee Report was circulated to Councillors, and a copy is available in Appendix 1 of these minutes.  <b>i. 21/01440/AS: Meadowside Farm, Scots Lane, Brabourne</b> The Chairman advised that this was the second of two applications for an agricultural worker's dwelling. The first application was for a permanent dwelling and this second	

	<p>application was for a temporary dwelling. Cllr Howard referred both applications to the ABC Planning Committee for a decision, and in both cases officers recommended refusal with the Parish Council objecting. Cllr Howard advocated permit on each occasion, although lost the vote in the first application for the permanent dwelling.</p> <p>National and Local Planning Policy set out the criteria for an agricultural worker's dwelling, applicable to both permanent and temporary permissions:</p> <ol style="list-style-type: none"> <li>1. an essential need to live permanently at the site;</li> <li>2. a viable business plan.</li> </ol> <p>The Chairman advised that ABC's specialist rural planning consultant had been consulted four times over the course of both applications. On each occasion, the specialist consultant had concluded that the planning criteria were not met due to numerous problems associated with the business and financial information that had been submitted in support of each application. Cllr Howard stated that he disagreed with the specialist consultant's conclusions. The Chairman stated that there is a body of authority, including Planning Inspectors' decisions, that determines how the planning criteria are to be interpreted, and that if ABC's own specialist consultant says that the relevant planning criteria are not met, then that should be the end of the matter.</p> <p>The Chairman stated that the Parish Council will continue to assess all applications against Planning Policy.</p> <p><b>b. To receive any outstanding applications and agree a response</b></p> <p><b>i. 22/00136/AS: Liberty Barn, Canterbury Road, Brabourne</b></p> <p>The Chairman invited Mr Richards, applicant, to address the Council.</p> <p>Mr Richards explained that the application is for a dwelling of exceptional design in a countryside location. The proposed dwelling aims to be the first house in the UK to be powered and heated by hydrogen. This would be stored in a tank and have a thermal battery, with the only waste product being water.</p> <p>Mr Richards explained that he has been working with Natural England to rewild part of the site as a wildflower meadow. The aim is to enhance the sustainability of the land by rotating the grazing of livestock, making the site more harmonious.</p> <p>Mr Richards explained that the Ashford Design Panel requested that some aspects of the proposals be reappraised, and that some changes were subsequently made. Amongst other things, the balcony areas are now dug down which negates the need for fencing. To date, the proposals have been before the Design Panel once.</p> <p>The Chairman thanked Mr Richards for his presentation.</p> <p>The Chairman advised that, in his view, the main applicable planning policies in this case are Local Plan Policy HOU5 (NPPF paragraph 80) and NPPF paragraph 176. There are a series of support comments from residents on the ABC website, which have all been read and are noted, however there is also an objection from the Kent Downs AONB Unit. The Chairman outlined the main points in their objection.</p> <p>The Chairman proposed that the application be supported, but that in the comments it be explained that the Council would like to see as many of the AONB Unit's concerns addressed as possible. Cllr Atkins stated that he supported the application but also understood the concern regarding light spillage. Cllr Spokes and Cllr Mrs Smith also agreed that the application should be supported.</p> <p><b>Resolved: That the Parish Council supports the application.</b></p>	
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8.	Financial Matters		
	<b>a. To agree payments in accordance with the Budget</b>		
	David Ansley (Litter picker)	£258.39	TB
	Glasdon UK Ltd	£926.61	
	Clerk's expenses	£158.27	
	Smeeth PC	£209.73	
	HMRC	£3.20	
	Tracey Block (February salary)	£506.21	
	Tracey Block (March salary)	£506.21	
	Playing Field Association	£2100.00	
	Brabourne and Smeeth Village Hall	£2550.00	
	Brabourne and Smeeth Scouts and Guides	£300.00	
	Ashford Borough Council	£20,228.00	
	<b>b. To note the Financial Position of the Parish Council</b>		
	There is currently £57,439.83 in the bank.		
	<b>c. To agree annual donations to The Village Hall, Brabourne and Smeeth Scouts and Guides and Brabourne and Smeeth Playing Fields Association</b>		TB
	The payments were agreed.		
	The Community Led Plan had contacted the Parish Council regarding a donation towards a memorial bench in memory of Michael Hinchliffe. The Parish Council will request that this is a sustainable bench made from recycled plastic as this is likely to better withstand any damage.		
	<b>Resolved: That the Parish Council gives permission for a bench to be placed on The Warren in memory of Michael Hinchliffe; that the Parish Council approves a contribution of up to £500 towards the cost of the bench.</b>		
9.	<b>To ratify the response to the Land Mapping Commission Questionnaire</b>		
	The Chairman proposed that the response be approved.		
	<b>Resolved: That the response be approved and submitted to the Borough Council.</b>		
10.	<b>To discuss and agree the Parish Council's involvement with the Queen's Jubilee Celebrations 2022</b>		
	The Parish Council is able to consider funding requests for events.		
	There is to be an event in East Brabourne on 3 June. The Village Hall Committee are to be asked for permission to place a tree for the Jubilee Commemoration.		
11.	<b>To confirm the tribute to Cllr Hickmott</b>		
	The Chairman reported that the Village Hall Committee, following discussions with the Parish Council, has very kindly agreed to the renaming of the Main Hall at Brabourne and Smeeth Village Hall to "Hickmott Hall", in memory of Cllr Hickmott.		
	The Chairman proposed that a plaque be commissioned with suitable wording.		
	<b>Resolved: That the Parish Council budgets £150 for a plaque and that the plaque wording be:</b>		
	<b>Hickmott Hall</b>		
	<b>In memory of Mike Hickmott.</b>		
	<b>A lifetime dedicated to our villages.</b>		
	The Chairman advised that there will be a naming event in due course.		

<b>12.</b>	<b>To receive an update on the Caretaker Scheme</b>	
	<p>The Village Caretaker Scheme continues well. On request, vegetation and tree branches were cut back from the Brabourne School sign. The summer routine has now started and mowing is in full swing. An appraisal meeting is scheduled to be held in early April.</p> <p>If there are any matters that require the attention of the Caretaker, please let the Parish Clerk know.</p>	
<b>13.</b>	<b>To receive an update on the newsletter</b>	
	<p>Most popular links from the last newsletter:</p> <p>Brabourne Parish Council Agenda and Minutes – 32</p> <p>Smeeth Parish Council Agenda and Minutes – 15</p> <p>Walking in England – 13</p> <p>Planning Application Missingham Farm – 6</p> <p>Ashford Planning Portal – 5</p>	
<b>14.</b>	<b>Open Session</b>	
	The water leak outside the Five Bells has led to a bus damaging the triangle. The Clerk will contact Kent Highways or the Caretaker.	TB
<b>15.</b>	<b>Any Other Business</b>	
	<p>Cllr Atkins had reported that the signpost at the junction with Lees Road and Manor Pound Lane had blown over in the high winds. The Clerk has reported this.</p> <p>Cllr Mrs Smith reported that the sign at Weekes Lane is pointing in the wrong direction. The Clerk will report this.</p> <p>The litter picker had reported that he is finding a large amount of empty red wine bottles along Lees Road and into Manor Pound Lane. The Clerk is to report this to the PCSO and to ensure that the Newsletter has an article about this.</p>	<p>TB</p> <p>TB</p>
<b>16.</b>	<b>Determining the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council</b>	
	<p>Monday 23rd May 2022 at 7.30pm in Brabourne Village Hall.</p> <p>The Annual Parish Meeting was suggested to be on 11th May 2022, if possible as a joint Annual Parish Meeting with Smeeth.</p>	
<b>17.</b>	<b>Resolution to exclude the public</b>	
	<b>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 (Citizenship Award).</b>	
<b>18.</b>	<b>Citizenship Award</b>	
	It was agreed that the Citizenship Award should be presented to Lucie Edmed.	

**The meeting closed at 9.25pm.**

## Appendix 1: Planning Committee Report for Parish Council meeting on 28 March 2022

### New Applications (received after the last meeting)

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**22/00299/AS: 34 Prospect Way, Brabourne**

Removal of existing conservatory and erection of single storey rear extension with rooflight.

**Parish Council: General comment**

**22/00288/AS: 1 Abbottsfield, Lees Road, Brabourne**

Replacement porch, replacement windows and doors, material alterations to facade and alterations to existing driveway.

**Parish Council: General comment**

**22/00282/AS: Abbottsfield, Lees Road, Brabourne**

Variation of condition 2 (approved plans) on planning permission 20/00639/AS (Erection of a pair of dwellings and associated garages and erection of a new garage to serve Abbottsfield, and alterations to the access onto Lees Road, following demolition of existing garage) to alter roofing materials to garage roofs, removal of proposed garage to Abbottsfield and alterations to driveway.

**Parish Council: General comment**

**22/00176/AS: Midstrey Barn Coomb Farm, Pilgrims Way, Brabourne**

Proposed timber framed garage.

**Parish Council: General comment**

**22/00158/AS: Manor Pound Bungalow, Canterbury Road, Brabourne**

Proposed replacement dwellinghouse and associated landscaping works.

**Parish Council: Object**

**22/00136/AS: Liberty Barn, Canterbury Road, Brabourne**

Proposed erection of an off-grid residential dwelling (under paragraph 80 of the NPPF) utilising existing access. Alterations to existing barn, removal of stables and landscape enhancement works to wider site.

**To be discussed.**

**22/00128/AS: 26 Prospect Way, Brabourne**

Two storey side extension with part single storey at rear.

**Parish Council: General comment | Decision: Permit**

**21/02231/AS: Park Farm, Pound Lane, Brabourne**

Change of use of land for the stationing of mobile camping pods in association with established yoga retreat business.

**Parish Council: General comment**

21/02032/AS: Conley Barn, Bulltown Lane, Brabourne  
Temporary siting of mobile home whilst converting existing barn.

**Parish Council: General comment | Decision: Permit**

### Decided Applications (except those received after the last meeting)

21/02223/AS: Penally, Mill Lane, Monks Horton  
Natural England wildlife pond for Great Crested Newts.

**Parish Council: Support | Decision: Permit**

21/01925/AS: Five Bells, The Street, Brabourne, TN25 5LP  
Retrospective planning application for landscaped work, seating and pergola.

**Parish Council: General comment | Decision: Permit**

21/01380/AS: Brewers Meadow, Weekes Lane, Brabourne, TN25 5LZ  
Installation of two solar panel arrays.

**Parish Council: General comment | Decision: Permit**

### Awaited Applications (except those received after the last meeting)

21/01916/AS: Bankside, Scots Lane, Brabourne  
Change of use of 2 stable blocks into 2 one bedroom holiday lets.

**Parish Council: General comment**

21/02023/AS: The Oast House, 4 The Malthouses, Canterbury Road, Brabourne  
Replacement of kitchen window.

**Parish Council: General comment**

21/01862/AS: Land at the Street and North of Court Lodge, Brabourne  
Conversion and change of use to distillery (Sui Generis).

**Parish Council: Object**

21/01736/AS: East View, Lees Road, Brabourne, TN25 6QA  
Demolition of existing double garage and erection of one bedroom annexe.

**Parish Council: General comment**

21/01440/AS: Meadowside Farm, Scots Lane, Brabourne, TN25 6LP  
Demolition of existing agricultural barn and erection of a log cabin to be used as a temporary residential accommodation.

**Parish Council: Object**

20/00955/AS: Missingham Farm, Pilgrims Way, Brabourne, TN25 5LU  
Erection of two new build detached houses together with reconfiguration of adjoining equestrian enterprise (alternative scheme to that approved under 19/00819/AS).

**Parish Council: Object | Reconsultation: Object | Reconsultation 2: General Comment**