

KINGSNORTH PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 13th November 2018

At the Kingsnorth Pavilion, Church Hill, Kingsnorth from 19.00

Present: Cllr Alison Breese (Chair), Cllr Patricia Moss, Cllr Stephen Dehnel, Cllr Shelley Barber, , Cllr Jim Wedgbury, Cllr John Holland, Cllr Joel Tozer

Also in attendance: Christine Drury - Assistant Clerk (Finance), Len Bunn – Parish Council Manager, Cllr Paul Bartlett, Dave Jenkins,- Caretaker, 20 members of the public (including Mike Ciccone and Sue Past)

1. **AB** welcomed the Parish and Borough Councillors to the Parish Council meeting

2. **Apologies**

Cllr Anne Luery (illness), PCSO, Community Warden, Cllr Aline Hicks (prior engagement)

3. **Declarations Of Interest**

PM is related to KRCT trustee (Chair). **JW** declared a personal situation with the landlord of properties to be discussed under Open Forum and left the room during following discussion.

4. **Open Forum**

A number of residents from Chestnut Lane, Park Farm attended the to discuss the problems that they are experiencing from a number of delivery drivers who rent 2 properties and who cause parking and ASB problems with up to 13 delivery vans being parked and manoeuvred at unsocial hours. **PCM** has tried to assist. **SD** emphasised that all instances should be reported via the ABC Report It facility on their website and app and assured the residents that he would be personally dealing with it and following up.

PCM left the meeting at 7.10pm

JW returned at 7.20pm.

5. **Community Wardens and PCSO Reports.**

AB read out **PCSO report** sent by e mail:-

I have dealt with some under aged youths drinking alcohol on the bench in Langney Drive. Their alcohol was seized and poured away in front of them. Strong words of advice were also given. A Section 59 has been issued for an off road bike riding in the play park in Haywain Close. The PCSOs were out in force on Halloween and also attended many Firework displays across the Ashford district. If you wish to report a crime ring 999 in an emergency and 101 in non-emergency.

Community Warden report:-

There has not been very much going on in the Parish, I have dealt with over grown trees and bushes at Primrose Drive and some parking problems at Furley Park School, I have also set up a weekly meeting in the Parish Office with Len and anyone else who would like to see me on a Wednesday at 11:00, this is so I still have a good link with the Parish Council, As the nights are getting darker earlier rural crime is becoming more prevalent in the Ashford area, so can I ask that you all take extra care with any outbuilding and farm machinery, I am still able to get shed alarms, so if there is anyone you know that would benefit from this please give me a call or email and I will arrange to go out to them.

6. **Borough & County Councillors Reports**

PB reported that a new boiler is required at the Village Hall; it is hoped to obtain a grant towards the cost. Several developments are to be decided at Planning Committee meeting on Wednesday 14th including Jarvis/Pentland scheme and the SE Bridgefield extension site. There is concern over traffic movements for both sites. **PB** offered to help progress the tendering process for the Bridleway extension.

SD reported that the ABC Remembrance Day celebrations had been successful and well attended.

JW reported that the Ashford Snowdog trail had been highly successful for the Borough.

AB reported deployable CCTV camera installed at Bridgefield Play Park by ABC has been removed following complaints of privacy invasion from residents. She had suggested that ABC submit a screenshot to show what was being viewed, ABC had indicated that the images are not of good quality and that the problems had stopped. CCTV installed by KPC would include a superior camera system.

Approve Minutes of 11th September 2018

AB proposed that minutes be approved with the following amendments

Pg 2439 - **NS** report, line 3, delete "Kestrel Park" insert "Knights Park (Westhawk)"

Pg 2439 - **AH** report, insert "and French"

PM seconded, all agreed.

7. **Matters Arising from Previous Minutes not on the Agenda or Action Sheet**

AB reported on the Facility Upgrade and budget planning meeting which had taken place on 7th November. Parking, Village Greens, footpaths and defibrillators were discussed. The joint Handyman Scheme shared with GCWSPC will come to an end on 31.12. 18, KPC will then be responsible for 100% of costs associated with vehicle, equipment and storage. A final "divorce" settlement amount has been agreed. The legal agreement for taking responsibility for Kestrel Park has been received from ABC today. A 15% increase in the budget was agreed to cover additional expenses for maintenance

storage and equipment (£20k), defibrillators (£1k pa over 4 years), match fund money raised by residents towards upgrade of Moat area Park Farm (up to £10k), bridleway (£10k), HR support (£700). **CD** to take this into account when formulating budget for 2019/2020. **PM** proposed acceptance of 15% increase, **SD** seconded – all agreed. The possibility of using the vacant land next to The Coach House on Church Hill for storage was discussed.

8. Correspondence

AB reported:-

- (i) A new sewage pump is required at the Pavilion. A quote of £1952 + VAT Total £2342.40 has been received. **SD** proposed acceptance of quote, **PM** seconded – all agreed
- (ii) Kingsnorth Church has requested grant of £1k towards maintenance of church and cemetery grounds. Details unavailable at meeting, to go ahead subject to satisfactory report.
- (iii) Café Volunteers Christmas event to take place on 20th December.

9. Finance

CD had circulated the Finance Statement to all Parish Councillors prior to meeting. **CD** reported that the Budget Report section has now been re-ordered and colour coded to group together areas of responsibility for each sub-committee. This illustrative method will be followed through and also used for the upcoming budget.

Budget Report for 2018/2019

| Income to 13.11.18 | Budget 2018/19 | YTD | Variance |
|----------------------------------|----------------|--------|----------|
| Precept | 210570 | 210570 | 0 |
| Grants | 4580 | 4580 | 0 |
| Interest | 100 | 144 | -44 |
| Pavilion | 2000 | 452 | 1548 |
| MUGA | 2500 | 2139 | 361 |
| Functions | 150 | 0 | 150 |
| Handyman | 0 | 1785 | -1785 |
| Other (incl. Kestrel Park Grant) | 9100 | 1535 | 7565 |
| Sub Total | 229000 | 221205 | 7795 |
| VAT reclaim | 0 | 1472 | -1472 |
| Total | 229000 | 222677 | 6323 |

| Expenditure to 13.11.18 | Budget 2018/19 | YTD | Variance |
|------------------------------|----------------|--------|----------|
| Salaries | 112000 | 64609 | 47391 |
| Section 137 | 1000 | 190 | 810 |
| Communications | 4000 | 561 | 3439 |
| General Admin | 17000 | 10728 | 6272 |
| Subscriptions | 1350 | 1330 | 20 |
| Travel | 50 | 0 | 50 |
| Capital/Asset | 30000 | 20462 | 9538 |
| Parish Office | 4000 | 2000 | 2000 |
| Maint & Repair - Other | 6000 | 844 | 5156 |
| Maint & Repair - Pl/Field | 5500 | 2750 | 2750 |
| Playing Field Improvements | 2000 | 0 | 2000 |
| Pavilion | 10000 | 6499 | 3501 |
| MUGA | 500 | 0 | 500 |
| Maintenance Team | 5500 | 6041 | -541 |
| Kingsnorth Conservation Area | 5000 | 0 | 5000 |
| Kingsnorth Facility Upgrade | 15000 | 24409 | -9409 |
| KRCT - Rec Centre | 10000 | 9019 | 981 |
| Other | 100 | 0 | 100 |
| Sub Total | 229000 | 149442 | 79558 |
| Reclaimable VAT | 0 | 8080 | -8080 |
| Total | 229000 | 157522 | 71478 |

SD suggested that the MUGA should be unlocked and available FOC to the public from Friday after school hours until Sunday evening, this operation to be reviewed. All agreed.

10. Planning

AB and **CD** presented the current planning applications and proposed comments distributed prior to the meeting:-

APPLICATION NUMBER: **18/01462/AS**

ADDRESS: **26 SAW LODGE FIELD, KINGSNORTH, ASHFORD, KENT, TN23 3PB**

PROPOSAL: THE CONVERSION OF AN EXISTING SINGLE GARAGE INTO A DOWNSTAIRS BEDROOM WITH EN-SUITE. THE EXISTING GARAGE DOOR WILL BE BRICKED UP WITH MATCHING YELLOW BRICKS AND A WINDOW INSTALLED.

COMMENTS: **NOTED THAT THIS CONVERSION IS FOR A DISABLED PERSON. NO OBJECTION TO THIS APPLICATION AS THERE APPEARS TO BE NO LOSS OF PARKING. HOWEVER THE LOCATION PLAN SUPPLIED BY STREETWISE MAPS DOES NOT SHOW ANY ACCESS ONTO SAW LODGE FIELD.**

APPLICATION NUMBER: **18/01519/AS**

ADDRESS: **2 SOUTH MOTTO, KINGSNORTH, ASHFORD, KENT, TN23 3NJ**

PROPOSAL: FIRST FLOOR REAR EXTENSION

COMMENTS: **NO OBJECTION IN PRINCIPLE TO REAR EXTENSION BUT AS IT IS TWO STOREYS CARE SHOULD BE TAKEN TO ENSURE THERE IS NO LOSS OF LIGHT OR INTRUSION INTO THE "PRIVATE" AREA OF NEIGHBOURS GARDENS.**

APPLICATION NUMBER: **18/01564/AS (REVISION TO PERMISSION 18/00792/AS – PERMITTED WAS FOR CONSERVATORY ONLY)**

ADDRESS: **7 PENN HILL, KINGSNORTH, ASHFORD, KENT, TN23 5UG**

PROPOSAL: PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION (REVISION TO PERMISSION 18/00792)

COMMENTS: **THIS IS FOR A LARGER BRICK BUILT EXTENSION WRAPPING ROUND THE SIDE.**

SUGGEST PERMIT. Reservations that this could be over development of site

APPLICATION NUMBER: **18/01488/AS**

ADDRESS: **20 DOVE CLOSE, KINGSNORTH, ASHFORD, KENT, TN23 3NU**

PROPOSAL: CONSTRUCTION OF FREE STANDING TIMBER FRAMED DOUBLE GARAGE

COMMENTS: **PRESUMABLY THE DRIVEWAY TO ROAD WILL BE PERMEABLE SO NO EXTRA RUN OFF IS CREATED.**

Reservations that this could be pre-cursor to application for another property.

APPLICATION NUMBER: **18/01562/AS**

ADDRESS: **STICKETTS FARM, JSTEEDS LANE, KINGSNORTH, ASHFORD, TN26 1NH**

PROPOSAL: **CHANGE OF USE AND EXTENSION OF EXISTING OUTBUILDING TO SELF CONTAINED HOLIDAY LET**

COMMENTS: **THE BOROUGH COUNCIL IS KEEN TO SUPPORT AND ENCOURAGE SUSTAINABLE GROWTH OF TOURISM THROUGH THE PROVISION OF A WIDE VARIETY OF NEW FACILITIES IN APPROPRIATE LOCATIONS ACROSS THE BOROUGH. (POLICY EMP11 TOURISM) USES AN EXISTING ACCESS. STEEDS LANE COULD BE CLASSIFIED AS AN ACCESS ROAD AND BEING IN A RURAL AREA THIS APPLICATION WOULD NOT BE BEYOND THE TRAFFIC MOVEMENTS THAT RURAL ROADS COULD REASONABLY EXPECT. SUGGEST holiday let RESTRICTION PLACED ON DEVELOPMENT THAT IT IS NOT TO BE CONVERTED TO A MAIN RESIDENCE.**

APPLICATION NUMBER: **18/01578/AS**

ADDRESS: **2 RICHBOROUGH WAY, KINGSNORTH, ASHFORD, KENT, TN23 3RP**

PROPOSAL: **CONSERVATORY TO REAR & PORCH TO FRONT**

COMMENTS: **CAN SEE NO REASON TO OBJECT. PORCH IS TIDYING UP OF AN EXISTING COVER OVER FRONT. THERE IS ALREADY A CONSERVATORY ATTACHED TO DOOR OF THE DINING ROOM. THE NEW CONSERVATORY IS A CONTINUATION OF THE GARAGE AND PROVIDES A LOWERED ACCESS TO KITCHEN DOOR.**

APPLICATION NUMBER: **18/01572/AS**

ADDRESS: **BRAESIDE BUSINESS PARK, ASHFORD ROAD, KINGSNORTH, ASHFORD, KENT, TN26 1NJ**

PROPOSAL: **PROPOSED FIRST FLOOR EXTENSION OVER EXISTING OFFICE SPACE**

COMMENTS: **THIS SITE HAS CAUSED NO PROMBLEMS KNOWN TO THE PARISH COUNCIL IN THE PAST. THE FRONT OF THE LAND TO THE ASHFORD ROAD IS PLANTED WITH TALL MATURE TREES. IT IS NOTED THAT THERE WILL NE NO INCREASE IN EMPLOYEE NUMBERS. SUPPORT.**

APPLICATION NUMBER: **18/01550/AS**

ADDRESS: **THE GABLES, MOCK LANE, GREAT CHART, ASHFORD, KENT, TN23 3DS**

PROPOSAL: CONSTRUCTION OF 39 NEW APARTMENTS, COMPRISING OF 25 ONE BEDROOM, AND 14 TWO-BEDROOM DWELLINGS, WITH ASSOCIATED PROVISION OF NEW ROADS, FOOTPATHS, CAR PARKING SPACES, LANDSCAPING AND PRIVATE AMENITY SPACE, WITHIN LAND KNOWN AS THE GABLES, MOCK LANE, CHILMINGTON GREEN, ASHFORD, KENT

COMMENTS: This IS WITHIN THE AREA ACTION PLAN FOR CHILMINGTON. PLEASED THAT 30% AFFORDABLE IS PROPOSED AS PER ABC POLICIES. LIKELY TO AGREE WITH GREAT CHART AND SINGLETON PC VIEWS. WOULD PREFER TO SEE 2 PARKING SPACES PER UNIT.

APPLICATION NUMBER: 15/00856/AS

ADDRESS: LAND AT POUND LANE, MAGPIE HALL ROAD, BOND LANE AND ASHFORD ROAD, KINGSNORTH

PROPOSAL: Outline application for a development comprising of up to 550 dwellings in a mix of size, type and tenure. Provision of local recycling facilities. Provision of areas of formal and informal open space. Installation of utilities, infrastructure to serve the development including flood attenuation, surface water attenuation, water supply, waste water facilities, gas supply, electricity supply (including sub-station, telecommunications infrastructure and renewable energy). Transport infrastructure including highway improvements in the vicinity of Ashford Road/Magpie Hall Road/Steeds Lane, Pound Lane and Bond Lane, plus an internal network of roads and junctions, footpaths and cycle routes. New planting and landscaping both within the proposed development and on its boundaries as well as ecological enhancement works. Associated groundworks.

COMMENTS: Kingsnorth Parish council is aware that this site is included in the submitted Local Plan, is needed to meet ABC's required five year land supply and that the application is recommended for approval subject to conditions as set out in the report.

Our comments are intended to be constructive and to make this development the best it can be for both the people moving into it and the existing community.

KPC has grave concerns over the implications this development and the other large development sites in the parish will have on the existing roads many of which have no footpath and would like to see a contribution from developers towards widening where possible and the provision of footpaths at least on one side of the road or an alternative safe pedestrian route with an all-weather surface , possibly lit, included in the conditions attached to the application. Clarity over the proposed route across Pound Lane is requested as a matter of urgency as again this links several developments .

KPC requests that traffic lights are installed at the crossroads Church Hill, Ashford Road prior to any construction taking place and that no construction traffic uses Church Hill.

We need to make it the best it can be. We do not like the name, Kingsnorth Green , we already have one so they should change it and possibly engage the community in that process. This is farmland and some nod to that former usage should be included in the design and landscaping. The siting of the open spaces is not always clear and needs to be firmed up and once done given protected status so no further development can take place. Connectivity with the existing village needs to be built in and all weather surface paths provided and funded by the developer on key routes that we would like to be consulted on. There are lots of highway related concerns and the references to linking with other new developments like Court Lodge and Chilmington Green. We strongly suggest we should insist on key stakeholders having a presentation on how these highways, water management systems and green spaces all link together and if we could think more creatively about how we protect and manage our green spaces and fund key pieces of infrastructure. There is a presumption that Kent Wildlife Trust will manage the informal open spaces in Court Lodge and or a management company and I assume something similar for this application. We want to make a statement now that the Parish Council would want to be involved in how and who manages the open spaces in these developments. Sports England suggests that the development should provide either directly or indirectly sports facilities, we could argue we want a contribution for our proposed sports facility in the Entrance Park.

APPLICATION NUMBER: 18/01268/AS

ADDRESS: BRIARS, CHURCH HILL, KINGSNORTH

PROPOSAL: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 44 ONE AND TWO BEDROOM SHELTERED RETIREMENT APARTMENTS WITH ASSOCIATED PARKING AND AMENITY SPACE (ALL MATTERS RESERVED)

COMMENTS: The amended plans now produced give the appearance of a large building squashed into the site. The perceived design makes one feel this is over development of the site. This is still an outline application and the pc does not support the principle of this development on this particular site. The narrow access entrance road would produce traffic unacceptable to the residents of the adjoining properties i.e. Oak Lodge and High Hopes. The lack of nearby facilities means this site would be unsuitable for elderly residents who did not drive. Our original comments still stand.

APPLICATION NUMBER: 18/01614/AS

ADDRESS: 29 CHAFFINCH DRIVE, KINGNSORTH, ASHFORD, TN23 3QD

PROPOSAL: SINGLE-STOREY REAR AND PART SIDE EXTENSION, TOGETHER WITH CONVERSION OF GARAGE TO HABITABLE ROOM (REVISION TO PLANNING PERMISSION 18/00936/AS)

COMMENTS: The description of this application is very similar to that previously submitted under ref 18/0939 and was given permission, so it would be difficult I think to contest this new application. No objections

APPLICATION NUMBER: 18/00911/AS

ADDRESS: PARCEL A, E AND F (PART), LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART

PROPOSAL: RESERVED MATTERS APPLICATION FOR THE CONSTRUCTION OF 153 DWELLINGS ON PARCELS A, E AND F (IN PART), MAIN AAP PHASE 1, TOGETHER WITH ASSOCIATED ROADS, PARKING, LANDSCAPING PUBLIC OPEN SPACE AND INFRASTRUCTURE

COMMENTS: It is noted that these parcels are all very close to the A28 and unlikely to have a major impact on Kingsnorth. However it is noted that Singleton are very concerned about the lack of parking and especially arrangements for visitor parking. KPC has always been keen that sufficient parking is provided on all new estates All planning comments agreed.

Advertisement at Stubbs Cross for Jarvis Homes

Parish Council is concerned about this mobile advertisement currently located in field at junction of Long Length at Stubbs Cross.

11. Minutes & Actions Arising from Committees / Groups

- Local Plan Joint Committee

No report

- Pavilion, Open Spaces and Playing Field Committee

Bridleway re-tendering in hand. Second quote for Primrose/Bridleway footpath in hand.

- Security Update

See Item 6.

- Handyman Scheme

"Divorce" from GCWSPC to take effect from 1.1.19. See Item 8. Financial settlement has been agreed.

- Staffing Committee

Supervision dates and draft job descriptions in hand. Next meeting November 27th.

12. Kingsnorth Recreation Centre and Café Update

No report

13. Items for Next Agenda

None.

Next Parish Council Meeting will be Tuesday 11th December 2018 at 19.00 in the Kingsnorth Pavilion

Signature: _____

Date: _____