

KINGSNORTH PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 10th October 2017

At Kingsnorth Pavilion, Church Hill, Kingsnorth from 19.00

Present: Cllr Alison Breese (Chair) Cllr Anne Luery (Vice Chair), Cllr Shelley Barber, Cllr Stephen Dehnel, Cllr Aline Hicks, Cllr Patricia Moss, Cllr Jacqueline Male, Cllr John Holland, Cllr Jim Wedgbury

Also in attendance: Len Bunn – Parish Clerk, Christine Drury - Assistant Clerk (Finance), David Jenkins – Caretaker, Marie Russell- Assistant Clerk (Admin), Mike Angell, Neil Shorter, Paul Bartlett, 7 members of the public

19.00 The Chair welcomed the Parish and Borough Councillors to the full Parish Council meeting.

1. Apologies

Brad Bradford, Hilary Moorby (illness), PCSO

2. Declarations of Interest

JM is personally affected by item 15 on agenda, Accommodation Bridge. **AL** is related to temporary member of staff.

3. Open Forum

Mr Nick Chaplen spoke of his concerns regarding the effect of Chilmington Green development drainage design on drainage systems in surrounding area, particularly Brisley Farm. Patricia Moss agreed to meet and liaise with Mr Chaplen.

4. Community Wardens & PCSO Reports

Community Warden did not attend.

PCSO sent report by e mail:-

I would like to start by making you all aware that our PCSOs in Ashford have been assigned to new wards. This is very good news as for some time the wards of Ashford have not had a named PCSO and therefore have not seen the high level of Police presence that was once seen in our local communities. I have been given the ward of Park Farm, Knights Park and Washford Farm. I am very much looking forward to getting out into the community and working with you to make these wards feel a safer place for people to live and work. I will be spending as much time as possible on foot in the area meeting with members of the community on a daily basis and providing a high visible police presence that has been missed in recent months. I have already begun by visiting local schools and local businesses to introduce myself and I will continue to attend these areas on a regular basis when my other commitments allow.

In the last month our PCSO in Ashford have been working very hard targeting the areas of Ashford where we know there to be persistent crime and Anti-social behavior. I have been patrolling the Recreation Centre on a regular basis due to the building work being carried out. As you are all aware it's caused some crime in this particular area. I have also been attending Primrose Drive with youths fishing in this area. I have spoken to some youths already and strong words of advice have been given. Kingsnorth School car park is still causing issues and again I am patrolling day and night to try and engage with the people that are attending there. I am also maintaining regular contact with the local school to gain as much information on the matter as possible.

All that leaves me to say is that I look forward to meeting with you all in the near future and working closely with you to make these wards a good place to live and work. If anyone has any queries please feel free to email me on

anne.martin@kent.pnn.police.uk

PCSO Anne Martin 59654

5. Borough & County Councillors Reports

PB reported:-

Forge Lodge on Church Hill has put in an appeal against refusal of planning permission for new house 17/0445/AS.

ABC offers a discount of 25% on Council Tax if a resident is suffering from dementia.

Local Plan

Ashford Borough Council's planning policy team are analysing all of the representations on sites for development received during the consultation. The key issues raised and any changes to the Local Plan will be discussed at Council Meetings in December and then formally submitted for Examination by the Planning Inspectorate end of the year. The Public Examination will be set for next Spring.

Of particular interest is the Pound Lane / Tesco Roundabout link road which was retained in KCC's transport strategy and needs to be developed ahead of any houses. Other key issues may include promoting solar panels on new houses rather than retrofitting them and ensuring that electric points are available for cars particularly where on-street parking only is provided.

Barrey Road/J10A

The ABC/KCC Joint Transport Committee has been informed that the cost of traffic lights at the junction of Barrey Road/ A2070 will be reduced from £675,000 to £275,000 if the work is carried out as part of J10A. A decision will be

issued on J10A in December by the Transport Secretary, Chris Grayling and it is hope that the traffic lights will be included. Other issues important to look out for in the Secretary of State's decision is the type of surfaced used on the motorway (I have argued for the "low noise" surface).

HGV Lorry Parking

ABC now has the power to clamp first time lorry parking offenders in Orbital Park and Ashford Business Park in Sevington. This is an important change in the law which applies only in Ashford. Previously the law only permitted the Council to clamp persistent offenders. It is hoped that puts an end, once and for all, to illegal parking by lorries in these areas. Please report any lorry parking in these areas to parkingcustomer@ashford.gov.uk

Bridgefield Park

There seems to be a lot of mud on the road on the exit of the construction site and Rutledge Ave. I have reported this but otherwise work seems to progressing well.

Finberry

A footpath is being built between the end of the bus link road and the primary school. It is expected to be finished around the end of November. Work on the road will be started in 2018.

JW reported that central government wishes to increase housing number allocations South of a line running roughly from The Wash to Bristol Channel. The franchise for SE Railway is up for renewal. Ashford International Station is the 7th biggest in the country and improvements are required, including signalling under the Ashford Spur Project.

MA reported KCC will be considering their budget and confirming in February 2018. Folkestone is celebrating anniversary of war memorial and is keen for Ghurka/Nepali community to be involved. **JW** commented that Ashford roadworks are causing tailbacks and often appeared unmanned. **MA** requested problems to be reported to him personally.

NS reported ABC is working on Ashford Heritage Strategy. Some works at Brisley Farm extension have commenced prior to consent. ABC/KCC have not issued a stop notice but remedial action could be required at a later date. To alleviate risk of flooding ditches and culverts require clearing.

AH reported upgrading of signalling at station will allow extra Eurostar trains to stop at Ashford. She wishes to be involved in proposed SUDS (Sustainable Urban Drainage System) system for Chilmington Green. She has attended a workshop given by Bridgefield developers. The footpath connecting Bridgefield with Finberry has been brought forward.

6. Approve Minutes of 12th September 2017

AB proposed that minutes be approved after amendments (addition of **JH** and **SD** omitted from attendees list); **SB** seconded. All agreed.

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

PC reported a number of complaints are being received concerning unauthorised vehicles using the accommodation bridge. **JW** to refer to Chairman of JTB regarding enforcement issues.

8. Correspondence

AB reported that KALC are holding their annual conference on 18th November at Ditton

9. Finance

Financial statement to 10.10.17

| <u>September Income from last report</u> | £ | p |
|---|-----------------|----------|
| Kingsnorth Pilgrims-pav | 250.00 | |
| K/N Pilgrims refnd NW1686 | -250.00 | |
| Oasis Church-pavilion | 77.00 | |
| ABC - precept + grant | 75072.00 | |
| NatWest SIBA int | 0.38 | |
| NatWest int 4779368 | 0.34 | |
| Metro Bank int | 5.54 | |
| <u>Total to 30.9.17</u> | 75155.26 | |
| <u>Balances as at 30.9.17</u> | | |
| Balance at Metro current account | 12004.80 | |
| Balance at Metro reserve account | 65221.12 | |
| Balance at NatWest Direct Reserve a/c | 18310.82 | |
| Balance at NatWest SIBA Account | 116184.31 | |
| NatWest current account | 100.00 | |
| Petty Cash | 181.24 | |

KPC Cash Balance**212002.29****Bank Reconciliation as at 30.9.17**

| | |
|-----------------------------------|------------------|
| Opening Balance from 30.8.17 | 206540.15 |
| Plus income during September | 75155.26 |
| Less expenditure during September | 100778.77 |
| Subtotal | 180916.64 |

| | |
|--|----------|
| Plus cheques not presented as at 30.9.17 | 31085.65 |
|--|----------|

| | |
|----------|------------------|
| Subtotal | 212002.29 |
|----------|------------------|

| | |
|--------------------------------------|----------|
| Less October payments NW1696 onwards | 33568.92 |
|--------------------------------------|----------|

| | |
|---|------------------|
| Balance at meeting date 10.10.17 | 178433.37 |
|---|------------------|

Invoices Received & Payments due in September from last meeting date

| | Ref | Net £ p | VAT £ p | Total £ p |
|--|--------|-----------------|---------------|-----------------|
| Alliance Building stage #5 | NW1680 | 35201.70 | 0.00 | 35201.70 |
| Surrey Hills Solicitor lease SOL | NW1681 | 1495.00 | 299.00 | 1794.00 |
| British Gas Service - pavilion | DD | 29.00 | 0.00 | 29.00 |
| Employee #1 - salary | NW1682 | 517.30 | 0.00 | 517.30 |
| Employee #2 - salary | NW1683 | 128.80 | 0.00 | 128.80 |
| Employee #3 - salary | NW1684 | 1103.88 | 0.00 | 1103.88 |
| Employee #4 - salary + exp | NW1685 | 1874.50 | 26.18 | 1900.68 |
| K/N Pilgrims (refund£250) see income | NW1686 | 0.00 | 0.00 | 0.00 |
| HMRC - IT & NI | NW1687 | 5435.18 | 0.00 | 5435.18 |
| Kingsnorth Electrical-fan & light pavilion | NW1688 | 151.61 | 0.00 | 151.61 |
| Biffa -pavilion refuse | MDC | 94.98 | 0.00 | 94.98 |
| M.Russell - gift for AL birthday | NW1689 | 18.50 | 0.00 | 18.50 |
| Employee #5 - salary + exp | NW1690 | 730.92 | 0.00 | 730.92 |
| P.Moss - councillor allowance | NW1691 | 150.00 | 0.00 | 150.00 |
| Crown Gas - pavilion | MDD | 1.97 | 0.00 | 1.97 |
| ABC-CCTV monitor | NW1692 | 750.00 | 150.00 | 900.00 |
| PKF Littlejohn-external audit | NW1693 | 430.00 | 86.00 | 516.00 |
| Gift for employee on sick leave | PC | 54.76 | 0.00 | 54.76 |
| Aquasoft-salt pavilion water softener | MDC | 82.80 | 0.00 | 82.80 |
| ICO - Data Protection Registration | MDD | 35.00 | 0.00 | 35.00 |
| LCN website domain renewal 5 yrs | MDC | 21.95 | 4.39 | 26.34 |
| Alliance Building stage #6 | NW1694 | 22121.94 | 0.00 | 22121.94 |
| C A Traffic Ltd - Speedwatch sign | NW1695 | 900.00 | 180.00 | 1080.00 |
| NatWest Bank - charges | DD | 10.00 | 0.00 | 10.00 |
| | | 71339.79 | 745.57 | 72085.36 |

October Expenditure

| | | | | |
|--------------------------------|--------|-----------------|--------------|-----------------|
| Gibbs - playing field | NW1696 | 250.00 | 50.00 | 300.00 |
| NuCadd-project fee #3 | NW1697 | 1700.00 | 0.00 | 1700.00 |
| OCS-sanitary disposal pavilion | NW1698 | 59.42 | 0.00 | 59.42 |
| Cancelled | NW1699 | 0.00 | 0.00 | 0.00 |
| McMillan event volunteer gift | PC | 13.50 | 0.00 | 13.50 |
| James Lungley-website | NW1700 | 60.00 | 0.00 | 60.00 |
| Employee #1-salary | NW1701 | 1771.23 | 0.00 | 1771.23 |
| Alliance Building Stage #7 | NW1702 | 27690.12 | 0.00 | 27690.12 |
| HMRC 06/09-05/10 | NW1703 | 1715.43 | 0.00 | 1715.43 |
| British Telecom | MDC | 216.02 | 43.20 | 259.22 |
| | | 33475.72 | 93.20 | 33568.92 |

1. Funds in SIBA account & direct Reserve account being held in reserve for funding for impact of Village Green, capital cost of Kestrel Park & Bridgefield leisure and recreation areas. This will include cost of staffing and maintenance equipment. Exact figures required will not be known until details of S106 funding are finalised.
2. Alliance Building #5 + #6 + #7 - all re-invoiced to ABC
3. Surrey Hills Solicitors - lease for Slice of Life
4. Kingsnorth Electrical - pavilion replacement of light and fan
5. PKF Littlejohn - fee for final external audit
6. ICO - registration fee for Data Protection Register
7. LCN - website domain name renewal for 5 years
8. C A Traffic - Speedwatch Indicator Display (SID) sign. £900 grant received from KCC.
9. Gibbs -playing field 3 x cuts, strim fence line
10. NuCadd - KRC project fee re-invoiced to ABC

Budget Report for 2017/2018

| <u>Income to 10.10.17</u> | Budget 2017/18 | YTD | Variance |
|---|---------------------------|---------------|-----------------|
| Precept | 145484 | 145484 | 0 |
| Grants | 4660 | 4660 | 0 |
| Interest | 200 | 42 | 158 |
| Pavilion | 5500 | 883 | 4617 |
| MUGA | 5580 | 1189 | 4391 |
| Functions | 50 | 75 | -25 |
| Shared Handyman | 2250 | 41 | 2209 |
| Other (ALT refund) | 0 | 4469 | -4469 |
| Sub Total | 163724 | 156843 | 6881 |
| VAT reclaim | 0 | 1264 | -1264 |
| Total | 163724 | 158107 | 5617 |
| <u>Expenditure to 10.10.17</u> | Budget 2017/18 | YTD | Variance |
| Salaries | 70000 | 44204 | 25796 |
| Section 137 | 0 | 0 | 0 |
| Communications | 2500 | 442 | 2058 |
| General Admin | 15000 | 8384 | 6616 |
| Subscriptions | 1350 | 1316 | 34 |
| KRCT - Rec Centre Build | 0 | 166111 | -166111 |
| KRCT - Rec Centre | 1000 | 23670 | -22670 |
| Main & repair - Other | 9000 | 3394 | 5606 |
| Maint & Repair - Pl/Field | 5800 | 2967 | 2833 |
| Playing Field Improvements | 2000 | 0 | 2000 |
| Other Kestrel Park re-inv to ABC | 0 | 3950 | -3950 |
| Travel | 150 | 23 | 127 |
| Pavilion | 15000 | 2893 | 12107 |
| MUGA | 4000 | 0 | 4000 |
| Capital/Asset | 36000 | 20233 | 15767 |
| Handyman Scheme | 4000 | 3654 | 346 |
| Parish Office | 3000 | 750 | 2250 |
| Sub Total | 168800 | 281991 | -113191 |
| Reclaimable VAT | 0 | 7735 | -7735 |
| Total | 168800 | 289726 | -120926 |

PC reported that S106 agreement for building work at Recreation Centre should be ready for signature this week. External auditor has approved all figures for costs and expenditure in Annual Accounts 2016-2017. Preparations for budget and precept will be commencing shortly. AB thanked PC and CD and proposed formal adoption. All agreed. Chairs of sub-committees asked to submit "wish lists". A date to be set for meeting regarding the Masterplan budget.

10. Planning:

HM was unable to attend due to illness

APPLICATION NUMBER: 17/01334/AS

NAME / ADDRESS: MR PETER REED, LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, KENT
PROPOSAL: PHASE 1 STRATEGIC SUSTAINABLE URBAN DRAINAGE SYSTEM, WHICH INCLUDES, PIPED DRAINAGE AND MANHOLES, TEMPORARY PONDS, FORMATION OF SWALES AND RE-PROFILING OF EXISTING DITCHES AND ATTENUATION BASINS (3, 4a AND 4b) WITHIN LAND AT CHILMINGTON GREEN.

COMMENTS: -

APPLICATION NUMBER: 12/00400/AM01/AS

NAME / ADDRESS: MR IAN BULL, LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, KENT
PROPOSAL: REPLACEMENT OF RESIDENTIAL DENSITY PARAMETER PLAN OPA03R1 WITH OPA3A04 IN LIST OF MAIN APPROVED DOCUMENTS AND CONSEQUENTIAL ADDENDUM TO DEVELOPMENT SPECIFICATION

COMMENTS: -

APPLICATION NUMBER: 17/01349/AS

NAME / ADDRESS: MR PETER REED, LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, KENT
PROPOSAL: PHASE 1 (BRISLEY FARM EXTENSION) STRATEGIC SUSTAINABLE URBAN DRAINAGE SYSTEM WHICH INCLUDES, PIPED SURFACE WATER DRAINAGE AND MANHOLES, FORMATION OF SWALES AND RE-PROFILING OF EXISTING DITCHES, FORMATION OF AN ATTENUATION POND, CONSTRUCTION OF HEADWALLS, STRATEGIC FOUL WATER DRAINAGE AND ASSOCIATED WORKS WITHIN LAND AT CHILMINGTON GREEN.

COMMENTS: **Kingsnorth Parish Council endorses the comments made by the Chilmington Green Planning Working group and would like particular attention given to resident engagement including residents adjacent to the development site that will be directly affected by the plans, e.g. Brisley Farm area.**

APPLICATION NUMBER: 17/01335/AS

NAME / ADDRESS: MR N MIAOULIS, COURT LODGE MANOR, POUND LANE, KINGSNORTH, ASHFORD, TN23 3JE
PROPOSAL: CONSTRUCTION OF A NEW VEHICLE AND PEDESTRIAN ACCESS (RESUBMISSION OF EXPIRED PERMISSION 12/00724/AS)

COMMENTS: **Support**

APPLICATION NUMBER: 17/01386/AS

NAME / ADDRESS: THE ROSARY, ASHFORD ROAD, KINGSNORTH, ASHFORD, KENT, TN23 3EP
PROPOSAL: PROPOSED NEW DWELLING TO LAND AT REAR OF 'THE ROSARY,' MILL HILL, ASHFORD ROAD, KINGSNORTH

COMMENTS: **Object - Inappropriate use of the site**

APPLICATION NUMBER: 17/01170/AS

NAME / ADDRESS: MR PETER REED, LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, KENT
PROPOSAL: 12/00100/AS A COMPREHENSIVE MIXED USE DEVELOPMENT THAT COMPRISES OF UP TO 5,750 RESIDENTIAL UNITS, 19,000m² OF MIX USE, EDUCATION, COMMUNITY USES, LEISURE USES, PROVISION OF FORMAL AND INFORMAL OPEN SPACE AND THE INSTALLATION OF STRATEGIC INFRASTRUCTURE. "LAYOUT, ACCESS, SCALE, LANDSCAPING AND APPEARANCE OF DEVELOPMENT AT CHILMINGTON GREEN FOR THE 346 RESIDENTIAL DWELLINGS, WHICH COMPRISES OF A MIX OF TWO BEDROOM APARTMENTS, TWO, THREE, FOUR AND FIVE BEDROOM HOUSES WITHIN LAND PARCELS B,C,J & K WITHIN MAIN AAP PHASE 1"

COMMENTS:

APPLICATION NUMBER: 12/00400/CONI/AS

NAME / ADDRESS: LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, KENT
PROPOSAL: DISCHARGE CONDITIONS 11, 12, 13, 18, 19, 39, 40, 51, 53, 54, 63, 69

COMMENTS: -

APPLICATION NUMBER: 17/01464/AS

NAME / ADDRESS: 4 CHARTWELL ROAD, KINGSNORTH, ASHFORD, KENT, TN25 7BF
PROPOSAL: LOFT CONVERSION WITH FRONT DORMER. REAR SINGLE STOREY EXTENSION

COMMENTS: **Support**

11. Minutes & Actions Arising from Committees / Groups:

• Access & Open Spaces Sub Committee

AB reported that at recent committee meeting members did not agree with the proposal for Kent Wildlife Trust to administer management of 2 fields in buffer zone which would then become a nature reserve with limited public

access. The committee wishes the whole Buffer Zone to be re-named Kingsnorth Country Park and for all areas to be open for public access under the management of the Parish Council with advice of required from KWT. These areas would form part of the connectivity of the area and the Bridgefield site would provide an informal play area. Consideration should be given to preventing illegal access. All agreed with this proposal.

- **Pavilion and Playing Field Sub Committee**

SD reported Park Farm Rangers wish to initiate a survey of pitches by FA with a view to grant funded improvements. No exclusivity of use for PFR. All agreed.

- **Staffing Committee**

JH reported that the new Assistant Clerk – Marie - has settled in well. Assistant Caretaker is still unwell and a temporary employee has been appointed. Birthday wishes to **PC** for his birthday on the 12th of this month.

- **Masterplan**

AB suggested a meeting before setting budget.

12. Kingsnorth Community Café Update

PC reported that there was no financial report available. Volunteers are to meet next week. **PC** suggested **MR** be more involved with operation of café to provide support, guidance and help with clear leadership. All agreed.

13. Kingsnorth Recreation Centre Update

Dealt with under closed session.

14. Speedwatch Update

PC reported that SID has been received and demonstrated the display. So far there no volunteers have come forward. **PM** reported that some potential volunteers were worried about repercussions from drivers. **AB** suggested KPC produce a newsletter, paid to print and deliver, to include all the latest news and updates including requests for volunteers.

15. Accommodation Bridge

See item 7, Matters Arising.

16. Items for Next Agenda

None

Meeting was closed to the public at 20.34

There being no further business the meeting was closed at 21.20

Next Parish Council Meeting will be Tuesday 14th November 2017 at 19.00.

Signature: _____ Date _____