



KINGSNORTH PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 8th April 2014
At Kingsnorth Pavilion, Church Hill, Kingsnorth from 19.00

Present: Cllr Moorby (Chairman), Cllr Shorter, Cllr Davis, Cllr Breese, Cllr Stevens, Cllr Luery, Cllr Davis, Cllr Holland

Eleven members of the public

In Attendance: Cllr Hicks, Cllr Angell, Cllr Davidson,

The Chair opened the meeting at 7pm

Noting the absence of the Parish Clerk- Len Bunn - Cllr Holland proposed that Trevor Measday be appointed minute taker for this meeting, Cllr Shorter seconded the proposal.

1. Apologies:

Cllr Wedgbury, Cllr Ciccone

2. Declarations of Interest:

Cllr Holland – Allowance payment

Cllr Shorter - Item 14(a) - Tenant Farmer of adjacent field

Cllr Breese

1. Development of The Limes, Board member of Golding Homes who are developing the site.

2. Allotments non pecuniary interest as husband is on Allotment Working Group

3. Approve Minutes of 11th March 2014 – Subject to following amendments:

Cllr Ciccone clarification of wording in presentation by Daniel Carter, Principal Policy Planner, Ashford Borough Council

Minutes as amended proposed by Cllr Holland and seconded by Cllr Shorter. All agreed.

Minutes were amended as follows:-

Cllr Ciccone understood that 2 out of 3 sites would not be considered due to the Chessman's Green and Chilmington developments and asked if ABC will take sites even if they had not been considered previously despite these latest developments. Daniel explained that from the Core Strategy ABC had been given targets to achieve and that these targets are for between 730 & 800 properties pa.

4. Matters arising from previous Minutes

Stubbs Cross Ward councillor vacancy has been advertised

The Local Plan exhibitions were attended by 60 members of the public and 34 comment forms received.

5. Community Warden, PC and PCSO Reports:

PCSO Smith reported:

Bench thefts at Little Acorns Nursery and Kingsnorth Pavilion.

Stolen fencing from field off Britannia lane BOTDs in Tally Ho road, Stubbs Cross.

Moat and Bridgefield nuisance reported from MiniMoto/Off Road Bikes

A programme of speed checks will be carried out across the parish for the next month, results will be reported at the next meeting on 13th May 2014

Four reports of theft of milk bottles from doorsteps between 10th and 24th March.

Three reports of damage to windows, believed to be from catapults, between 28/3 and 5/4 in Newlands and Westmoors. Several reports of thefts from garden sheds had been received.

Surgery dates.

The Moat Bluebell Rd PCSO Smith
13/4, 12 – 1

Kingsnorth School PCSO Huckstepp and Community Warden Pete Beasley
30/4, 08.30 – 09.30

Ray Allen Centre, Stanhope Rd
24/4, 14.00 – 15.50
01/5, 10.00 – 11.00
08/5, 14.00 – 15.00

Other items raised for the attention of the PCSO's:

Brittania Lane Bollard damage

Excessive parking on road outside 'Imagine' play centre

Speed monitoring required at bend at end of Long Length to Brittania Rd

Ramming of bollards in Charminster area.

In the area adjacent to the Charminster bollards there are bags of dog faeces hanging from the tree branches, suggestion that a dog faeces bin be provided. (PCSO Smith & LB)

6. Open Forum & Planning Applications for Consideration, Combined agenda items.

& 11 This item was combined with the Planning Applications for consideration as the only item for the Open Forum related to one of the Planning Applications.

Mr Steve Bell presented the views of local residents in relation to Planning Application, Nbr 14/01420, for the erection of a four bedroom detached house with a garden store to the East of The Coach House, Church Hill, Kingsnorth.

A similar application had been submitted in 2003 and rejected.

Reasons given were:-

Within a conservation area and adjacent to listed buildings covered by a 500 metre buffer zone.

Design was obtrusive and overbearing

Outside the confines of the village

The local residents maintain that these reasons for objection are still applicable.

The chairman noted the contents of the presentation and agreed to reference them when the planning application was considered.

7. Questions to Councillor or Borough Councillor's relevant to Parish

KCC

Cllr Mike Angell

Nothing new to report

Borough Council

Cllr Aline Hicks

Attended presentation on the requirement for Economic Areas Duty to Co-operate.

It is a requirement for areas to demonstrate with which areas, and how, they have attempted to co-operate.

Ashford BC has received requests from as far away as Hastings and Tonbridge.

Cllr Neil Shorter.

With reference to the Economic Areas Duty to Co-operate Cllr Shorter stated:
 'It is not a requirement to agree but need to be seen to have co-operated'.
 When considering areas submitted to the Local Plan a key judgment will be:
 'Is the submission Credible or Non-Credible' It is considered that the Ashford BC area will have an increase of 31,000 houses by the year 2030.

Cllr Shorter informed the meeting he would be holding a meeting with the residents of Benstead at 11.00 on Sunday 13th April re land ownership. Cllr's Luery and Holland were invited to attend as the topic for discussion is within their Ward.

Cllr Peter Davidson

In 2008 when the Chilmington and Cheesemans Green developments were given the go ahead it was stated that Kingsnorth was to be held on abeyance.

8. Personal Letters & Correspondence since Clerks Notes

The Chairman brought to the attention of the Councillors correspondence re:-

Benstead - See item above re meeting by Cllr Shorter Sunday 13th April (NS, JH, AL)

Riverside Close – this has been designated as a Village Green. It is currently owned by Ashford Borough council. Kingsnorth Parish Council have submitted a formal expression of Interest. (NS/AB)

The Chairman informed Councillors of a notification by a resident concerning the pond adjacent to Primrose Drive. The pond has an adjacent 'No Fishing' sign but this is being ignored and the local area is suffering disturbance by those ignoring the sign. Cllr Moorby suggested that Stanhope Fishing Club be asked to remove the fish. Cllr Shorter stated that the Parish Council had no jurisdiction over the pond as it belonged to Ashford Borough Council. It was agreed that a letter be sent to Ashford Borough Council requesting them to deal with the matter. (LB, HM)

Borough Councillor, Paul Bartlett, has informed the Chairman that he wished to donate his £3,000 community allowance to Kingsnorth Parish Council. He requested a list of proposed ways in which this amount could be spent for the benefit of the parish be submitted for his approval. This will be created urgently (All Cllr's) and a letter of thanks will be sent. (LB)

9. Finance

Payments received 1st March 2014 to 31st March 2014

Youth Club Damage Repair To Pavilion	£150.90
Park Farm Rangers Pavilion Hire x 2	£110.00
Interest From Business Direct Reserve Account	£ 39.34

Total Income Received	£300.24
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Bank Reconciliation as at 31st March 2014

Balance at bank NatWest Current Account	£100.00
Balance at bank NatWest Direct Reserve Account	£113,565.72
Balance at bank NatWest SIBA Account	£9,711.90

KPC Cash Balance	£123,377.62
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Fixed Rate Bonds – 5 Year Account	£ 16,000.00
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Invoices Received & Payments Due In April 2014

		Recoverable		
		Net	VAT	£
L Bunn Expenses	NW843	15.75	00.00	15.75
J Holland Basic Allowance 2013/14	NW844	150.00	00.00	150.00
#1Employee16days lve apprvd S/Committ 12/03	NW845	983.80	00.00	983.80
L Bunn Expenses stamps/coffee & coffee-Mate	NW846	24.97	00.00	24.97
HMRC PAYE	NW847	1242.56	00.00	1242.56
H Moorby Expenses Leaflet Printing	NW848	1320.00	00.00	1320.00
L Cooke Repairs to Playing Field Fencing	NW849	821.20	00.00	821.20
KCC	NW850	80.73	16.15	96.88
BT	NW851	76.83	15.36	92.19
Gibbs & Sons	NW852	350.00	70.00	420.00

ALT	NW853	49.50	00.00	49.50
ALT	NW854	750.00	00.00	750.00
Geerings	NW855	13.07	2.61	15.68
KCC	NW856	33.96	6.79	40.75
Medash Signs	NW857	480.00	00.00	480.00
Chubb Fire & Security	NW858	405.26	00.00	405.26
Mr A W Davies – Accident Claim	NW859	187.67	00.00	187.67
D Jenkins – Pavilion Expenses	NW860	44.18	00.00	44.18
L Bunn Expenses	NW861	37.84	00.00	37.84
Total Gas & Power	D/D	395.04	00.00	395.04
South East Water	D/D	36.13	00.00	36.13
KALC	NW862	1140.00	228.00	1368.00
Cancelled	NW863	CXX	CXX	CXX
L Measday	NW864	160.00	00.00	160.00
Swift Security	NW865	248.00	49.60	297.60
Geerings	NW866	129.82	25.96	155.78
#1 Employee	NW867	265.48	00.00	265.48
#2 Employee	NW868	384.00	00.00	384.00
#3 Employee	NW869	1496.25	00.00	1496.25
Total		£11,322.04	£414.47	£11,736.51

Precept & Local Plan Leaflet Campaign

The benefit and value for money of the leaflet campaign explaining the makeup of the Precept and notifying residents of the ‘Local Plan’ exhibitions was questioned by Cllr Holland. It was agreed that other methods of informing all residents of issues in the future need to be explored. The Vice Chairman explained that the method used was value for money as it provided information on two topics within one leaflet. Cllr Holland requested that the use of ‘Street Captains’ be included in Future Agenda Items

A member of the public, Mrs Patricia Moss responded to the question of benefit and value for money and the need for Councillors being requested to deliver leaflets in their Ward. Mrs Moss had delivered the leaflets to Knights Park Estate, written to Meridian Television, Local Radio and Newspapers highlighting the potential amount of land that was being ‘offered up’ for consideration in the Local Plan process. Mrs Moss had suggested that these media organizations contact the Parish Council Chairman to be interviewed and make clear the view of the Parish Council

Accident Claim

A claim for damage to a vehicle had been received. The insurer has been informed, the cost of the claim is less than the excess of the policy. The claim has been settled by direct payment to the claimant’s insurers.

The circumstances of the accident were deferred to a detailed discussion as a Closed Session item at the end of the meeting. This was proposed by Cllr Shorter and seconded by Cllr Moorby.

10.Planning

Applications needing a decision at this meeting

14/00174/AS - Land Parcel Village Gateway, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth - Construction of 42 new dwellings, associated parking, landscaped areas & surface water drainage measures.

Page 9. Too many disparate studies. There is no evidence that the whole development site is ‘joined up’, this risks a ‘mish mash’ of separate areas rather than a cohesive community design.

Page 14. Car parking areas must be of sufficient size to allow normal use and access.

Page 17. Affordable homes % not included, 30% reference on page 20 should be clarified in both places.

Page 22. Tree planting/hedges to be in the public realm- maintenance overhead issue.

What is the Community Management proposal? i.e NOT to be passed on to management company, this methodology has a poor track record.

14/00295/AS - 15 Antonius Court - Garage conversion to habitable accommodation

Is there sufficient space for the required parking of two cars without need to park on the road?

13/01240/AS - Land East of The Coach House – Development of one dwelling

Development of a dwelling on this site is not opposed but the present application is not supported for the following reasons:-

Scale and height of the proposal is inappropriate for the size of the site. Within a conservation area.

Vehicular access is over a shared drive

Previous objections to a similar development on this site are still applicable and have not been addressed in this proposal.

14/00320/AS - 2 Octavian Way – Side extension including conversion of garage area to habitable accommodation, changes to windows - Support

14/00349/AS - 38, Bell Chapel Close – Conversion of garage to habitable accommodation - Support

14/00350/AS - High View – Replacement detached garage/workshop - Support

14/00269/AS - 26, Acorn Close – Partial conversion of garage to habitable accommodation

Is there sufficient space for the required parking of two cars without need to park on the road?

11. Communications

Website.

Trevor Measday provided details of the site usage and development in the period 8th March 2014 to 5th April 2014. There has been an increase of 35 visitors over the previous month. This is encouraging and shows that the website is being used by a growing number of people.

Cllr Stevens enquired if there was going to be a formal launch of the website. This was supported by Cllr Shorter. Several possibilities were expressed i.e. Local newspapers and Ashford Radio. The Communication Champion, Cllr Davis, will put forward proposals at a future meeting **(JD)**

Notification has been received accepting the application for PSMA Ordnance Survey Membership. Following the receipt of the subscription monies the details of the link to be used on the website will be provided. **(AB, LB)**

12. Kingsnorth Recreation Centre

Cllr Holland advised the meeting that at the last trustee meeting with the ALT no one turned up.

The Spinning project is complete and sessions have commenced. At the opening the only councillor who attended was Cllr Holland. Cllr Moorby attended later in the morning.

Cllr Holland stated that the parking bays need redefining. He requested that the Parish Clerk should have a reserved bay. Ashford Borough Council to be asked to address these issues **(LB)**

Cllr Breese believed that the provision of a reserved bay for the Parish Clerk may require a contribution by the Parish Council.

Cllr Holland was asked to raise, at the next Trustee meeting, that the Kingsnorth Medical Practice be asked to provide a trustee. **(JH)**

13. Highways & Footpaths

Cllr Shorter informed the meeting that:

1. The Pound Lane footpath extension had been started.
2. The Cheesemans Green drainage Doormouse issue was now being sorted as finances have been allocated.

Cllr Stevens reported that KCC had issued a case number in response to her report that verges in the Brisley Ward were in need of attention. The bus stop in Coulter Road has been converted from a grassed standing to a hard standing.

14. Pavilion and Playing Field & Open Spaces

a) The playing field boundary fence has been repaired. The adjacent Tenant Farmer fence has suffered further damage.

b) The bench in front of the pavilion has been refurbished and put back in place, using more substantial fixings, following the theft of the first refurbished bench in this location.

The decision to replace the stolen bench has been deferred to see if further damage to property occurs in this area. The Community Warden and duty PCSO's are aware.

c) The arrangements to mark the retirement of Geoff Blackmer are still being progressed. It was agreed that a suitable occasion to mark this event will be the Annual Parish Council Meeting on the 13th May 2014 **(AB)**

15. Standing Orders

There were no items for update

16. Items for next Agenda

Leaflet distribution process **(JD)**

Poor performance by KCC of verges maintenance contract. KCC to be asked to provide a progress of performance improvement measures and timescale for implementation. Explanation of change of work content without suitable consultation between KCC and Kingsnorth Parish Council. **(LB)**

Local Plan working group membership and terms of reference **(AB)**

Caretaker holiday dates and arrangements to cover absence. **(LB)**

17. Annual Parish Council Meeting

This will be held on the date of the next Parish Council meeting – 13th May 2014, 7pm at the Pavilion

18. Annual Parish Meeting

This will be held on Tuesday 20th May 2014, 19.30 to 21.00. A suitable venue will be booked within the parish. Proposed by Cllr Holland and seconded by Cllr Shorter.

The Parish Clerk will contact suitable venues and make an appropriate booking **(LB)**

Several themes for the meeting were discussed and 'The Local Plan' was finally selected.

Appropriate speakers will be booked and the agenda prepared by the Chairman and Vice Chairman **(HM,AB)**

There being no further business to discuss, the Chair thanked everyone for attending and the meeting closed at 2140.

The next main Parish Council meeting will be the ANNUAL PARISH COUNCIL MEETING, Tuesday 13th May 2014, 1900 at the Pavilion