

# KINGSNORTH PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 10<sup>th</sup> February 2015  
At Kingsnorth Pavilion, Church Hill, Kingsnorth from 19.00

**Present:** Cllr Breese, Cllr Moorby, Cllr Holland, Cllr Luery, Cllr Shorter, Cllr Ciccone, Cllr Dehnel,  
Cllr Curtis, Cllr Wedgbury  
6 members of the public.  
Borough Councillors: Aline Hicks, Paul Bartlett, Mike Angell  
Also in attendance: Len Bunn – Parish Clerk, Christine Drury – Assistant to Parish Clerk

1. The Chairman welcomed the members of the Parish Council, Cllr Angell, Cllr Bartlett, Cllr Hicks and members of the Public.

2. **Apologies:**  
Cllr Davis

3. **Declarations of Interest:**  
Cllr Ciccone – Item 8 Local Plan Site Submission  
Cllr Shorter – Item 14 Village Green. Son maintains

4. **Open Forum:**

Two Bridgefield residents highlighted problems that they were experiencing in Bridgefield that they would like to have resolved as soon as possible and directed specific questions to the Borough Councillors responsible for their Ward. A number of these concerns were answered directly by the Borough Councillors. Problems included signage as HGV's were driving into the development and becoming stuck due to the narrow roads. Poor lighting and little or no road markings and the lack of a promised bus route through the development. Drains are blocked with mud causing them to overflow during heavy rain. Developers commencing work prior to 0800 blocking access on to and out of the development by residents with delivery trucks blocking Finn Farm Road when accessing the developers' sites. The matter of a notice board being provided by the developers has still not been installed and rubbish bins and dog bins are either insufficient or nonexistent.

Cllr Breese advised that due to the many issues that were raised it would be impossible to consider all of these at the meeting under the Open Forum but the Parish Council and Borough Councillors would try to assist in bringing these matters to the attention of the authorities involved.

5. **Members of the Public Items**

The Clerk advised that a new notice board for Bridgefield is already at the Pavilion awaiting installation by the developers. New dog bins are also awaiting installation on the Bridgefield development and these are also being stored in the Pavilion. Quotations for new waste bins at Bridgefield will be available shortly and all new items of this nature will have the Kingsnorth logo affixed to them for ease of reference.

6. **Community Warden & PCSO's Report**

Community Warden advised the meeting that he had been visiting elderly and vulnerable residents in the area and it was felt that this should be added to the Parish Councils Resilience Plan. Cllr Shorter congratulated the Community Warden in liaising with these residents.

Cllr Dehnel questioned the matter of graffiti of a very offensive nature that has been seen in and around Great Oak Way and asked what action is being taken against the perpetrators of such vile language and insinuations regarding residents living in Kingsnorth. The Community Warden & PCSO Smith advised that this was an active investigation and people had been spoken to as the matter in question has been an ongoing problem for some time. Cllr's Dehnel and Holland insisted that urgent action has to be taken immediately regarding this matter.

**Park Farm**

2 x thefts from motor vehicles from insecure cars. Public advised to remember to lock their vehicles before entering their properties.

2 x criminal damage. Graffiti on rear fences and paths in Great Oak Way. Discussed with members of the public. All graffiti has now been removed and ongoing investigations are being carried out and charges could

be considered but these were dependent upon the investigations. The Parish Council insisted in being kept updated regarding this matter.

### **ASB Issues**

2 calls regarding nuisance vehicles being driven dangerously especially in the Tesco car park when the store is closed. The public are advised to call 101 if this is seen and if possible registration numbers should be taken.

1 call on the 8<sup>th</sup> February advising of nuisance bikes being driven on the A2070. Police had been in attendance but no trace found. Section 59 warnings have been issued.

### **Washford / Colemans Kitchen (Chartfields)**

1 call to Hestia Way regarding nuisance vehicles during the evenings.

1 theft in Washford Farm Road.

1 criminal damage in Benstead believed to have been caused by the use of a catapult.

### **Kingsnorth Village & Bridgefield**

1 theft from a motor vehicle. Wing mirror taken from a lorry in Ashford Road.

1 theft of a chain from a gate in Pound Lane

No reports of anti social behavior in the last month

Parking problems at the bottom of Church Hill being closely monitored and no reports have been received in the past month and no cars seen to have been parked illegally.

PCSO's have been spending time at Kingsnorth C of E Primary School monitoring parking there. One car moved that was parked on the lines outside the school and words of advice given to the driver.

### **Stubbs Cross**

No recorded issues

Cllr Dehnel advised the PCSO that he had come across some ethnic conduct recently and he had spoken to the people concerned and asked that the PCSO's and Community Wardens to closely monitor actions of this nature in the future and report back to the Parish Council regarding any new complaints of this nature.

The meeting was advised that no PCSO's will be in attendance at the Parish Council meeting in March 2015 Due to roster commitments.

## **7. Borough & County Councillors Reports**

### **Borough Councillor Aline Hicks**

Cllr Hicks gave an update on Affordable Housing in Appledore which involves 8 new properties and also advised on house prices in Ashford. According to the National Housing Federation, it clearly shows that Ashford is no longer considered a cheap area to live. The average cost of a house in Ashford is now £244,820 Landlords in the Ashford area are being asked for their assistance in offering rental properties at realistic rents. Cllr Hicks mentioned the boundary reviews that may possibly affect Kingsnorth, which is different to the KCC reviews being carried out, and it was essential that the Parish Council should engage in this process to ensure that the Parish of Kingsnorth are fully represented. However, it was highlighted that this would probably not be implemented until after the elections unless we paid for this process.

### **KCC Councillor Mike Angell**

Cllr Angell advised that the KCC budget was due to be set and that this would show an increase set at a 1.99% which represents a £30 per annum increase.

Cllr Angell advised Members that the Community Wardens Consultation had taken place and that Community Warden numbers would be retained at 70 personnel but operationally changes will take place.

The replacement of the air-conditioning and heating unit in the Village Hall will be taking place during the half term and this was going to be a very expensive project that will adversely affect the Village Hall reserves.

Cllr Angell advised that the flooding in Steeds Lane on two occasions had adversely affected a number of residents in this area. The KCC had advised that the bungalows had been built on a sump and a blocked gully had helped to stem the flow to avoid further flooding but all gullies and ditches need to be cleared to ensure that the area is adequately drained to avoid further flooding in the future and a new culvert needs to be built.

He advised that all residents affected by this flooding had been informed of the actions that were being taken to protect their properties in the future, however, the Parish Council advised that they had been informed otherwise by residents. Cllr Ciccone advised that he had visited the site although the culvert may be cleared the ditches still required attention on the south side.

Cllr Moorby advised that the CPRE had been involved in this matter and were trying to find out who is doing what in the KCC and needed to know what the actual problem was, as mixed messages were being received. Cllr Angell advised that Community Warden, Chris Jordan, has had to retire due to ill health. Cllr Moorby advised that at a CPRE Conference in County Hall she had contacted Mr Max Tant, KCC officer in charge of flooding. He had advised that a commercial firm had been contracted by KCC to clear the culvert on 11th February 2015. The Parish Council would be advised of the outcome.

#### **Borough Councillor Paul Bartlett**

Cllr Bartlett gave an update regarding the Local Plan and advised that a Local Plan Task Group meeting was being held on the 11<sup>th</sup> February 2015 to discuss sites in Kingsnorth but the large site discussions will be deferred at this time until further studies are carried out.

Proposals for J10a need to be sent in by the 20<sup>th</sup> February 2015.

The situation regarding the bus route through Bridgefield has still not been resolved and ABC would welcome any views on the preferred route from Kingsnorth Parish Council. Members require information regarding this matter as to date this is the first that the Parish Council knew of this item. Cllr Shorter advised that he had attended a meeting of the JTB in December 2014 as a Parish Councillor and advised that 3 options regarding this service were being considered. Cllr Curtis advised that residents were far from happy with the present ongoing situation that should have been resolved some time ago. Cllr Wedgbury expressed his concerns that it seemed that only the views of residents in Bridgefield regarding the bus route are being noted and that residents in his Ward do not want the new route.

#### **Borough Councillor Neil Shorter**

Cllr Shorter advised the meeting, which included Bridgefield residents, some of whom had spoken in the Open Forum, that roads in this Ward had still not been adopted and will remain as such and no signage or road markings will be done until the development has been completed. He suggested that the Parish Council could write to ABC and the KCC regarding the various highway problems in the Bridgefield area and in turn ABC should be pressing the developers to bring these matters to a satisfactory conclusion sooner rather than later. A copy of the resident's emails should also be forwarded with any correspondence from the Parish council. Cllr Shorter stated that this problem had occurred previously at Park Farm and this should not be allowed to occur yet again.

Cllr Bartlett confirmed the problems being experienced by the Bridgefield residents present, that articulated trucks are mistaking the Bridgefield entry for the official truck stop and suggested that the KCC should install signage indicating that trucks were not permitted to enter this area.

Cllr Shorter promoted events being held at St Mary's Church and the Clerk advised that a few booklets for these events are being held in the Parish Office.

#### **Borough Councillor Jim Wedgebury**

Cllr Wedgbury gave an update of the ABC town centre initiatives and confirmed that the cover for the band stand in the centre of Ashford had now been given approval for installation. He also gave a verbal update of the KCC boundary reviews that are being carried out and that this should be finalised by June 2015 for implementation in the 2017 elections.

### **8. Approve Minutes of 13<sup>th</sup> January 2015:**

Cllr Breese asked if the Members present agreed that these minutes had been correctly recorded. Cllr Holland proposed acceptance and Cllr Luery seconded the motion. All agreed.

### **9. Local Plan Committee Update:**

Cllr Moorby gave an update of a CPRE meeting that she had attended at ABC and advised that the process that has been adopted by ABC this time was not as a consultative, as had happened previously, but felt that decisions had already been made. This statement had been challenged by the Borough Councils representatives who indicated that all officers concerned would welcome the opportunity to attend any consultation such as workshops and that they just needed some dates to work with. The Parish Councils problem has been trying to find a suitable venue and to date only the Kingsnorth C of E Primary School would be able to offer any venue in the immediate future. Cllr Hicks confirmed that she felt that ABC would support

the idea of workshops. Cllr Breese suggested that we should confirm that we would like to proceed with some workshops and she would provide a brief to this effect and that they should be unbiased. All agreed.

Cllr Moorby advised that the small sites in and around Kingsnorth are now under consideration and that urban fringe sites will not be known until July 2015.

#### 10. Matters Arising From Previous Minutes Not On The Agenda or Action Sheet:

Cllr Breese gave an update on the Handyman funded service that is being considered whereby Parish Councils can join together to take over some of the responsibilities being carried out by outside contractors in the Parish and these submissions need to be received by the KCC for consideration by the 31<sup>st</sup> March 2015. A grant of £2,000 is being made to Parish Councils to carry out such duties as sign cleaning, litter picking and trimming of hedgerows that impeded access on footpaths. The Clerk has already held discussions with Great Chart & Singleton Parish Council to investigate the possibility of 'joining forces' with this project and he advised that he is holding a further meeting with them to discuss this subject on the 12<sup>th</sup> February 2015. The Members agreed that this matter should be pursued.

Cllr Moorby gave an update of the latest Parish Forum meeting which included ABC's plans to review some ground maintenance contracts and were seeking Parish Council's ideas regarding this matter and possibly take over some of these tasks and consider joining with other Parish Councils in a process known as 'clustering'. Plans showing which organisations are responsible for various areas have been given to each Parish Council and Cllr Moorby had given the Clerk three copies of the maps and legends for the Parish Councillors to view. This topic was considered to be too important to discuss at a Parish council meeting and that the Clerk should arrange a date for a daytime meeting to discuss this matter further. Cllr Luery advised that she was not available during the day on Mondays or Thursdays.

#### 11. Correspondence:

Parking at the bottom of Church Hill continues to be an ongoing problem and a 4 x 4 vehicle has parked on the Village Green damaging the area in general. The Clerk has investigated the possibility of installing wooden posts around the green adjacent to Church Hill to deter drivers from driving on the green. To date costing's for this have ranged from £720 up to £1000. Whilst everyone agreed that the Clerk is authorised to proceed with these works at a maximum cost of £720, but should try to obtain a reduction on this price, if at all possible.

The Clerk had now purchased some more dog bins and suggested that the Parish Councils logos are attached to this type of street furniture in the future, including waste bins. This was agreed by all.

Thanks were received for the installation of the new Memorial Benches and all staff were thanked for their assistance with this matter.

The Clerk advised that he had started obtaining costing's for play equipment at Riverside Close in line with the costing's allowed on the budget, especially as there were some special offers available at present. He circulated some of these details and will also be asking residents for their comments as well.

#### 12. Finance:

##### Payments received 1<sup>st</sup> January 2015 to 31<sup>st</sup> January 2015

Playground Inspection refund	£ 71.94
Interest from Business Direct Reserve Account	£ 4.04
Interest from SIBA account	£ 52.60
Pavilion Hire Matt Burt	£ 45.00
Pavilion Hire Park Farm Rangers	£ 25.00
Ashford Twinning Assn	£ 28.00

<b>Total Income Received</b>	<b>£ 226.58</b>
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##### Bank Reconciliation as at 31st January 2015

Balance at bank NatWest Current Account	£ 100.00
Balance at bank NatWest Direct Reserve Account	£ 98,215.43
Balance at bank NatWest SIBA Account	£ 81,643.99

<b>KPC Cash Balance</b>	<b>£179,959.42</b>
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<b>Fixed Rate Bonds – 5 Year Account</b>	<b>£ 16,000.00</b>
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#### Invoices Received & Payments Due In February 2015

Recoverable

		Net	VAT	£
T S Dew memorial bench Moat	NW1042	460.00	92.00	552.00
T S Dew repairs & fence panel	NW1043	281.65	32.00	313.65
T S Dew repair notice board Cuckoo Lane	NW1044	50.00	12.00	62.00
L Bunn expenses includes flooding workshop	NW1045	60.68	00.00	60.68
Mark Hopkins emergency plumbing pavilion	NW1046	1268.40	00.00	1268.40
Earth Anchors 2 x dog bins	NW1047	358.00	71.60	429.60
Earth Anchors 2 x dog bins	NW1048	358.00	71.60	429.60
Geerings photocopier	NW1049	115.47	23.09	138.56
BT	NW1050	117.26	23.45	140.71
Employee # 1	NW1051	1529.22	00.00	1529.22
Employee# 2	NW1052	273.60	00.00	273.60
Employee #3	NW1053	494.94	00.00	494.94
Employee #4	NW1054	510.74	00.00	510.74
Ideal Security – CCTV inst&maint	NW1055	6060.00	1212.00	7272.00
Southern Electric- pavilion electricity	DD	88.75	0.00	88.75
		<b>£12026.71</b>	<b>£1537.74</b>	<b>£13564.45</b>

### Notes:

1. Part funds in SIBA account & Direct Reserve account being held in reserve for funding for revenue impact of Village Greens, capital cost of Brisley Farm leisure & recreation area and capital cost of Bridgefield leisure & recreation area. Exact figures required will not be known until details of S106 funding are finalised.
2. T Dew - installation of memorial bench at The Moat
3. T Dew -repair brickwork and fence panel Washford Farm
4. T Dew – replace vandalised polycarbonate to notice board Cuckoo Lane
5. L Bunn expenses includes 2 x tickets for flooding workshop
6. Mark Hopkins plumbing repairs at pavilion, 3 x thermostatic valves, power flush heating system, supply and install new Magnaclean unit
7. Earth Anchors - dog bins for Bridgefield & Playing Field
8. BT includes broadband for pavilion
9. Ideal Security 12 months Maintenance & Installation - £7272.00

The Clerk gave an explanation of the figures and these were proposed as acceptable by Cllr Shorter and seconded by Cllr Wedgbury and all agreed.

### **13. Planning:**

Cllr Moorby presented her overall opinion of the planning requests that had been received and these were provided to all Parish Councillors for reference. It was proposed that a list be made of the policies which the Parish Council tried to maintain on planning such as changes to garages which destroys the original design of an estate.

### **Applications needing a decision at this meeting**

- 14/01566/AS – Pound Lane, Kingsnorth TN23 3EJ – To erect a new security fence around perimeter of Gas Pressure Reducing Station SW of The Hawthorns – **No Objection**
- 15/00053/AS – 45 Chestnut Lane, Kingsnorth TN23 3LR – Conversion of existing garage to form new study – **Object** - concerned that when Garages are converted to habitable rooms the original look of the estate is compromised, destroying the original and agreed design of the road.
- 15/00079/AS – Stumble Place, Finn Farm Road, Kingsnorth TN23 3EU –  
Erection of two storey extension to rear of ancillary outbuilding to form a

home office with bedroom above – **Object** - Concerned that the extension converts this garage into a new dwelling house. We ask that a 106 condition is attached tying this to the house, limiting the occupancy to family members and preventing it being sold as a separate dwelling.

AS/14/1546 – John Wesley CofE Methodist Primary School, Wesley School Road, Ashford TN23 5LW – Renewal of planning permission for retention of the existing double mobile classroom and plant for 5 years – **No Objection**

Cllr Ciccone expressed his overall concerns regarding the Finberry development as part of this was in Kingsnorth and as yet the Parish Council has not been kept up to date regarding this development. The Parish Clerk was asked to arrange a special meeting with Crest Nicholson on this matter.

Whilst on the subject of new developments Cllr Curtis advised Members that other Parish Councils were considering issuing ‘Welcome Packs’ to all new residents and that perhaps Kingsnorth could consider doing the same. The Clerk was asked to investigate this matter with other Parish Councils.

**14. Minutes & Actions Arising from Committees / Groups:**

Cllr Dehnel gave a brief update on the Proposed Country Fayre and suggested that this should be held on the 6<sup>th</sup> June 2015 and all agreed.

The Access and Open Spaces subcommittee need to agree the date of the first meeting in order to appoint a Chairman and agree the TOR. The Clerk is to set a date for this meeting which includes Cllr’s Ciccone, Dehnel, Curtis, Moorby and Breese.

**15. Boundary Changes:**

Cllr Wedgbury gave a verbal update of the KCC boundary reviews that are being carried out and that this should be finalised by June 2015. Borough & Parish Council Wards will not be reviewed until 2016 for implementation in 2018.

**16. Communications:**

Cllr Breese asked Cllr Shorter for an update regarding the matter of the Parish signage as he was going to hold talks with ABC regarding this project. Cllr Shorter felt that there had been a misunderstanding regarding this matter as concerns had been raised regarding the number of signs that would be installed. To date, the KCC officer had made a decision that the signs in question would not be considered and this decision will not change in the future and although ABC understood our requirements they would not be able to make any decisions on this matter. The Clerk was advised to write to ABC and KCC with the support of all of the Parish Councillors to seek their approval for the welcome to Kingsnorth signs.

**17. Web Site Update:**

As Cllr Davis was unable to attend this meeting, Cllr Curtis gave an update of the new web site design which is progressing very well. Cllr Curtis advised the meeting that the content on the Parish Councils web site needed to be improved upon but this was entirely dependent upon the input of the Members which was paramount before the web site design can be signed off without any additional costs being involved. The members agreed that the new web site should be launched by the 2<sup>nd</sup> April 2015 and that the next communications sub group should be held on the 24<sup>th</sup> February 2015 whereby all Members could attend to see the progress of the site and to ask any questions of the web site designer.

**18. Pavilion & Playing Field:**

Cllr Breese had provided a brief that had been given to architects by the Clerk in order to provide them with a ‘wish list’ and for them to come back with their fee structures, in order that out of the three interested parties one could be chosen to provide a feasibility study on the Pavilion. The Clerk advised that only two architects had submitted their tenders to date for this project. Cllr Breese asked for any feedback from the ‘wish list’ that she had also provided Councillors with, prior to any feasibility study and there was no disagreement whatsoever regarding this list from Parish Councillors, with the exception of Cllr Holland who expressed a view that he felt that the extension should be made larger to accommodate more people as there was a demand for larger meeting rooms within Kingsnorth.

**19. CCTV Update:**

The Clerk advised the meeting that a number of Parish councilor’s had visited the ABC Monitoring Department on the 4<sup>th</sup> February 2015. This department is now monitoring the CCTV cameras that have now been installed at the Pavilion and are fully operational.

**20. Finalise Standing Orders:**

Still to be finalised.

**21. Closed Session:**

**22. Items for next Agenda:**

Borough & Parish Councils Elections Timetable & Information.

There being no further business the meeting was closed at 2217.

**Next Parish Council Meeting will be Tuesday 10<sup>th</sup> March 2015 at 1900.**

Signature: \_\_\_\_\_ Date \_\_\_\_\_