

**BEKESBOURNE WITH PATRIBOURNE PARISH COUNCIL
MINUTES OF THE MEETING ON 14 SEPTEMBER 2015**

Present: Parish Cllr Andrea Nicholson (Chairman)
Parish Cllr Christine Sladden
Parish Cllr Pauline Pritchard
Parish Cllr Graham Duplock
Parish Cllr Julia Maltby
Parish Cllr Tim Fagan
City Cllr Stuart Walker
County Cllr Michael Northey (to arrive late at 8.30pm)

Mrs Gail Hubbard, Clerk to the Council
There was one member of the public, Mr Field and guest speaker Tessa O'Sullivan from Action with Rural Communities in Kent

35 CHAIRMANS WELCOME AND APOLOGIES

The Chairman welcomed everyone to the meeting and gave City Cllr Stuart Walker an opportunity to introduce himself, as this was his first meeting with us since the elections. Apologies were received from Cllr David Muggridge (work commitment), County Cllr Northey had advised he would arrive late as he was attending Adisham PC first then coming on to us.

The Chairman had received correspondence from Cllr Muggridge explaining how he was finding it increasingly difficult to attend the PC meetings and he only has limited time to offer. He was asking if the Council would be willing to accept this situation or whether he should stand down as Cllr. It was AGREED that Cllr Muggridge was a valuable asset to the PC and should continue; he may not always be able to attend the meetings but he is always quick to respond to communications at other times. We are already carrying a vacancy and we benefit from Cllr Muggridge's expertise in the area of finances, amongst other things.

36 MINUTES OF THE MEETING HELD ON 13 JULY 2015

The minutes from the previous meeting were agreed and duly signed by the Chairman as a true record of the meeting.

37 MATTERS ARISING FROM THE MINUTES

It was noted that the reported Knotweed on the mini roundabout had not yet been sprayed, Highways had said this would be done in September. Cllr Pritchard said thanks should be noted to Gary Walters at Highland Court Farm for dealing with the tree overhanging the pathway at 1 St Marys.

38 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

There were no declarations of interest or requests for dispensations relating to this meeting.

39 REPORT FROM CITY COUNCILLOR

Cllr Walker reported that August had been a quiet month, as usual at CCC. He is hoping to be able to run another couple of Citizens Advice Bureau sessions in the rural villages, as he and Cllr Cook had done in the summer. The second hearing of the Local Plan has been suspended, with no new dates available yet. Clerk to forward the PC's responses to Stuart so he is aware of the Parish's view of the Local Plan, as the consultation was prior to Stuart's election.

Cllr Pritchard mentioned the problem with the drain at the end of St Mary's road, whenever there is significant rain, the water flows down from Hode Lane, across the roundabout and down the Street. The drain at the end of St Mary's is blocked/collapsed, so the water and

mud gather, and when the water dries up a large amount of mud is left. Serco are being continually called out to sweep the road. Cllr Walker said he would visit the site tomorrow and see what could be done. This is also to be reported to Cllr Northey when he arrives as it is also a KCC Highways matter.

Cllr Walker is also to chase up a couple of reports of incidences of fly tipping in the Parish. These have not yet been removed, one is on Carter Road and the other in Bramling Road.

40 HOUSING NEEDS SURVEY JULY 2015

Guest speaker Tessa O'Sullivan from Action with Communities in Rural Kent, carried out the recent survey in the Parish and came to talk through the results, and on where we go from here.

Tessa was approached by Southern Housing to carry out the survey; she then met with CCC and with our input designed a letter to be sent to all the houses in the parish, (365 were sent out) this was sent out in June. She reported a 28% return, which is pretty much an average response.

The survey identifies a need for 14 houses in the parish, mostly 1 and 2 bed properties. Five of these could be shared ownership (part buy part let), but this would need to be looked into further. These respondents all indicated strong local connections to the parish; 13 live there already and 1 lives outside but wants to return.

As part of the survey Tessa researched local house prices; high property prices and a predominance of privately owned homes means some local people are unable to afford a home in the parish. At the time of writing the report the cheapest property available was a 2 bed cottage for £200,000. To afford to buy this property a deposit of approx £30,000 is required along with an annual income of approx £48,500. The help to buy mortgage scheme may help some people if they cannot raise sufficient deposit, but their income will need to be higher in order to afford repayments.

What happens next; if the PC are still happy to support the scheme, the results of the survey have been given to SH so they would then arrange to meet with the landowner and planners about the proposed site. SH would then come back to us with layout plans. Most schemes are for 8-10 homes, similar to Bridge's recent scheme.

Rental of these homes is based on 'affordable rent', which is currently 80% of what open market prices are. Current private rental prices in Bekesbourne 1 x bed annexe for £575 pcm, 2 x bed flat £660 pcm

Concerns over the plans for changes to the Right to Buy scheme to include HA homes were raised. Tessa confirmed that the Housing Bill is to be announced in October. There has been lots of lobbying to protect the rural sites from this, but we should know in October.

To conclude Tessa's recommendation is that there is a need for more affordable housing. The Chairman thanked Tessa for coming this evening. Tessa and Cllr Walker departed at 8.25pm

41 REPORT BACK FROM KALC MEETING

Cllr Pritchard had attended this meeting which was the AGM and Cllr Simon Cook had spoken, setting out his vision for the next four years;

- RAMPs are going to be reworked and renamed
- Increased communication with parishes
- Concurrent funding changes

- Changes in the planning department
- Signposting of grant givers, if CCC cannot assist
- Serco keeping residents informed– link on website to see latest on delayed collections
- Cllr Cook invited to speak again at next year's AGM

Another area raised was that the Police no longer deal with lost property – do/should Parishes have anything in place to deal with this?

Cllr Northey arrived at 8.30pm

42 COUNTY COUNCILLORS REPORT

Cllr Northey reported on three main areas;

1. Operation Stack. I have discussed this in person with the Cabinet Member Matthew Balfour. The Manston lorry park and route option has not had to be used yet, and I hope it will not impact at all on the A2. David Cameron himself at a meeting of COBRA ordered this to be explored and used if necessary. Highways England has been instructed to work out a system of two way flow of traffic in both directions but has so far failed to do so. They have also been instructed to look into a large long-term lorry park. KCC is looking into this also and as well a number of smaller parks, and work is ongoing. I attended the meeting on Saturday morning of the A257 Group, which was mostly concerned with the planning for their comprehensive meeting with Highways officers at the end of November on numerous issues.

2. I have spoken with the Cabinet Member, Peter Oakford, about unaccompanied asylum seeking children, which affects us all. These are KCC's legal responsibility. Normal numbers 240 at any one time, this has been rising month by month from May till we now have 740, which is quite beyond KCC resources, which is running a deficit of 7 million pounds. There are not enough hostels; 90 of those children are costing £1,000 each per week as they have to be placed in private fostering agencies: these minors are mostly boys aged 15-17, but some as young as 13, are placed in some Kent hostels. We have had to send 120 so far outside Kent at our expense, only 20 others have been accepted by other counties at their expense. Our staff are working horrendous hours; we have recruited 17 new social workers to cope. Girls are always placed in foster care. Numbers show no sign of dropping, and some children have harrowing truly awful stories. The government has promised full reimbursement of the costs. Some people have sent the Cabinet Member some dreadful emails but in general the public attitude is softening since the tragic picture of the little dead boy on a beach. KCC is now getting offers of accommodation, football coaching, English tuition, and clothes.

3. LED lighting survey, this system, which saves a lot of energy and is more environmentally friendly, will be introduced from Jan 2105 in urban area and will take 14 months. Rural areas will also be commenced not long after, but will finish later. There will be a public consultation from 21 September for ten weeks asking the public if they want some hours at 70% power, 30% power, or not on at all. The crime rate if anything falls where light saving have occurred. These lights can be controlled centrally by a switch so no need for manual setting. After eight years introduction costs will be paid and then will be a saving of five million a year.

Cllr Pritchard reported the St Marys Road situation to Cllr Northey, she believes the drain/pipework has collapsed so it doesn't function properly. It needs excavating or investigating with a camera. It has been a problem for a while now and needs sorting out. Cllr Pritchard to give details to Michael and he will investigate.

The general state of Bekesbourne Lane/Station Road/Bifrons Hill right through to Bekesbourne Road at the triangle was discussed. There are potholes everywhere, and the road is eroding away at the sides, narrowing the carriageway. There are proposed works to the footway on Station Road – but the Council stated that this is not our priority. Clerk to write to Michael regarding this so he can chase further.

Dr Field departed at 9pm

43 MOBILE SKATE PARK DAY

The Clerk reported that this event is now arranged for Wednesday 28th October 10-3pm on Bridge Recreation Ground. The clerk had met with representatives from Bridge PC at the end of August and sorted out some of the details. We will be offering tea/coffee and cold drinks in the pavilion, also a tuck shop for the children. Any volunteers to help on the day will be most appreciated. The advert has gone into 'On The Nail', posters onto notice boards and flyers will be done for Bridge School book bags.

44 CONCURRENT FUNCTION APPLICATION

The clerk has been in contact with the RGMC regarding their requirements for next year 2016-17, and the application will be submitted once figures are discussed. As CCC are in the process of reviewing/scrutinising this procedure it would not be possible to ask for a huge increase in funding.

45 ROSPA SAFETY REPORT

A ROSPA safety inspection was carried out on the 26th July 2015. It highlights the poor condition of the timber of the playhouse and recommends having it painted with timber preserver. We did this several years ago, so it was agreed to arrange for this to be done again. There were a couple of other items to keep an eye on.

46 HOUSING NEED SURVEY DECISION

It was AGREED that we would hold off deciding if the site had the PC's support until after the Housing Bill was announced. The PC would not want to have more affordable homes built, only for them to be sold off. Clerk to let Tessa know we would wait till October before giving a response.

47 CORRESPONDENCE

A. KCC Consultation on Environmental Strategy

Kent County Council have issued a consultation to seek views on its revised Kent Environment Strategy, and the themes and priorities outlined in it. The draft strategy and supporting documents can be accessed via the following link <http://consultations.kent.gov.uk/consult.ti/KESconsultation/consultationHome> . The deadline for comments is 25 September 2015. The final strategy will be presented to KCC's Environment & Transport Cabinet Committee on 4 December 2015.

B. Financial services Policy change

In a Policy Statement (PS9/15) issued in May 2015, the Prudential Regulation Authority (PRA) of the Bank of England announced a change in policy to extend the protection afforded under the Scheme to "Small Local Authorities" (SLAs). Such Authorities are defined as Local Authorities with "an annual budget of up to 500,000 Euros".

Under the scheme changes, SLAs are protected in the same way as other protected investors i.e. for deposits/investments up to £85,000 (reduced to £75,000 from 1st January 2016) with any UK bank, building society and credit union as well as with overseas firms PRA deposit-taking permission. We would be classed as an 'SLA' so this will mean our investment balances will be covered up to £85,000

C. Local Plan outcome

The independent planning inspector examining the city council's draft Local Plan has found that the council has complied with its duty to cooperate, other important legal matters and the

tests of 'soundness'. In a letter to the council, available to read on its website, the inspector, Mike Moore, says "the examination can therefore continue".

He has also concluded that the number of houses the district needs over the duration of the Local Plan period in order to meet its housing need, which is the basis of the plan, should rise from the council's original proposal of 780 to 800 each year, up to 2031.

Mr Moore has noted that the council currently does not have a proven five year housing supply, which, if not remedied, would mean the plan would be unsound. He therefore wants the council to provide more information on the viability and infrastructure linked to the main housing allocations and has also suggested the council looks again at sites that were not allocated to see if they can be brought forward for early delivery. In his letter he points to three sites to look at – land south of John Wilson Business Park in Chestfield, land south of the A28 in Hersden and land south of Thanington, for which a planning application described as 'Thanington Park' has already been submitted to the council.

As a result of this, Mr Moore is postponing stage two of the examination, which was due to start on 29 September, until work to address this lack of supply can be completed. He has asked the council for a timetable to carry out this work and will then take a view on resuming the examination. The City council is now considering the inspector's letter and will be responding at the beginning of September.

D. Kent Minerals and Waste Local Plan 2013-30

The Kent MWLP 2013-30 – Proposed Modifications consultation document incorporates all the County Council's proposed main and additional (minor) modifications. Kent County Council is now proposing main and additional (minor) modifications to the Plan following discussions with the Planning Inspector and representatives at the Kent MWLP 2013-30 Examination hearings, which ended in May 2015. The proposed main modifications seek to address potential unsoundness and legal compliance issues. Whilst these additional (minor) modifications do not affect the overall soundness and legal compliance of the Plan, the County Council is keen to improve the clarity of the Plan. If anyone is interested in viewing the modified Plan is available online at: http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods

E. Littlebourne PC

A letter was received from the Chairman of LPC as below;

I am writing to you to update you on an issue now facing Littlebourne in particular, but which has implications for drainage and sewerage infrastructure along the whole of the Nailbourne/Little Stour Valley. Such implications might well involve further issues and problems in your own communities.

The Developer, Rydon Homes, has re-submitted the application to build 87 houses and a Doctor's Surgery on a site close to the centre of our Village. Whilst we are not against additional housing development in our Village (indeed over the past 25 years some 98 new housing units have been built, over half of which are Housing Association properties built for rental), the majority of Villagers are opposed to a development of this size in one fell swoop - particularly given that there is no need as such for this level of building for local use.

The Little Stour and Nailbourne River Management Group are concerned about the effect that a development of this size might have on the current drainage and sewerage infrastructure in the Valley, particularly if this is being replicated in other Villages within its service area. I'm attaching a copy of their objection which states very clearly their strategic concerns both for now and the future.

This is a matter that will affect us all in the not too distant future. Southern Water are working hard to reduce the impact of climate change now, but this is only to cope with the existing position and we may not notice improvement for some time. All that we can say with certainty

is that neither we nor the Agencies involved can say that the situation will definitely improve, we just don't know, so we feel that now is not the time to compound the problem by creating major increases in demand.

The closure date for comments to be delivered to Canterbury City Council is Friday September 18 and I would ask, for all of our sakes as Valley dwellers, that you consider making a comment as a Parish Council on behalf of your own Villagers. It was AGREED that we would write a letter of support, objecting to the application.

F. Crime report incident

A crime report had been received relating to a theft from Howletts, on 9th September between 22.30 and 22.45 a white Suzuki carry truck, in zebra print was stolen from one of the entrance roads to the zoo. It was later found lying on its side on Pond Hill, Adisham. 4 males were seen at the sight of the crash and escaped in a white transit van. Any information please call 101 quoting reference ZY/028278/15

SPEEDWATCH

We have three sessions planned for this week, so volunteers will be out logging number plates of speeding vehicles in the parish.

ARCHIVES

The clerk has been sorting the PC archives out and will soon be transferring them to the new cupboards in the village hall.

48 APPROVE PAYMENTS/TRANSFERS

The following cheque payments were APPROVED by all;

CHQ758 Baseline sports – deposit for skate park day	£480.00
CHQ759 Clerks salary July & Aug	£640.64
CHQ760 Clerks expenses July & Aug	£29.26
CHQ761 Playsafety ROSPA inspection	£85.20
CHQ762 CCC – recharge for election costs	£124.76

49 PLANNING APPLICATIONS

CA/15//01671/FUL	Erection of a steel framed agricultural shed 9 De Havillands, Bekesbourne CT4 5BW	No objections from PC on proviso that building is used for intended purpose, agricultural storage.
CA/15//01247/FUL	Replace windows to front and rear of property. At rear of roundel create double doors and partially brick up existing back door. Hode Oast Cottage, Hode Lane, Bekesbourne CT4 5DH	No objections
CA//15/01307/FUL	Loft conversion with rear pitched dormers. 3 St Mary's Road, Bekesbourne, CT4 5BY	GRANTED 27/08/15
CA/15/01329/FUL	Installation of solar PV panels on the roof of a commercial warehouse (planning ref CA/13/02398)	GRANTED 12/08/15

	Highland Court Farm, Coldharbour Lane, Bekesbourne CT4 5HW	
CA//15/01232/FUL	New warehouse with office, yard and parking. Small Plot, Canterbury Business Park, Highland Court Farm, Coldharbour Lane, Bridge, CT4 5HW	GRANTED 06/08/15
CA//15/01070/FUL	Upgrade of existing telecommunications installation to facilitate new 4G services. Proposed works comprise the replacement of 2 no. antennas and 1 no. cabinet, the extension of 1 no. cabinet and the addition of 1 no. cabinet and 3 no. 600mm dishes. Creation of new gate in compound fence and development ancillary thereto. Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HW	GRANTED 19/07/2015

50 ACCIDENTS OR HGV MOVEMENTS

Cllr Fagan had noted some lorry movements on Bekesbourne Lane;
16 July 2 HGV's towards Littlebourne & 1 HGV toward Bekesbourne
31 July 1 HGV towards Littlebourne
5 Aug 1 HGV towards Littlebourne
12 Aug 1 HGV towards Littlebourne
11 Sept 1 HGV towards Littlebourne
14 Sept 2 HGVs towards Littlebourne

There was an accident on Town Hill in the middle of August at approx 9.30am one morning.

51 SET MEETING DATES FOR 2016

AGREED; 11th Jan, 14th March, 18th April APM, 9th May, 11th July, 12th Sept, 14th Nov 2016
Clerk to book hall with booking clerk.

52 AOB – FOR DISCUSSION ONLY

Cllr Duplock reported he had attended the A257 group meeting, where they were preparing for their meeting with KCC Highways in November. The group concentrate on issues on the A257 and those roads that feed onto it, they have now encompassed Bekesbourne Lane within their discussions.

The clerk is to attend some training sessions in November aimed at those looking to achieve the CILCA award. The cost of this will be split between this parish and Littlebourne.

The meeting closed at 9.52pm

Signed..... (Chairman)

Date.....