

HIGH HALDEN PARISH COUNCIL
Minutes of the Parish Council Meeting
held on the 11 July 2022 at 7pm in the Memorial Hall

47/22 Present and Apologies

Present: Cllr Robinson (Chairman), Cllrs: Ms. Dawes, Mr. Drury, Mrs. Harris, Mrs. Pickering, Mr. Sargent
In Attendance: Mrs L Goldsmith (Clerk), Cllr. Pickering (Ward Member), 2 members of the public

Apologies:

An apology was received from Cllr. Wheeler and the reason for absence was accepted.

48/22 Declarations of Interest

Cllr Mrs Pickering: Voluntary Declaration as the spouse of the ward member.

49/22 Minutes of the meeting of the 13 June 2022

Resolved: That the Minutes of the Parish Council meeting held on the 13 June 2022 be approved and confirmed as a true record.

50/22 Report from the Clerk (information purposes only)

The Clerk explained that the Parish Council is still seeking suitable land for allotments in the village to either lease or purchase.

51/22 Open Session

A member of the public thanked the Parish Council for assisting in reassigning a Building Control application, 22/04419/A, to the correct address. Ward Member Alan Pickering agreed to speak to the member of the public about the purpose of this application and the processes involved.

52/22 PCSO/Community Warden Report

There was no report from the PCSO. The community warden has apologised for not patrolling High Halden recently but had Safety in Action one week and has been training a new warden in Stanhope. The warden is on annual leave for the next two weeks and will then be back on patrol.

53/22 Ransley Field, High Halden

Cllrs. Sargent, Pickering, Ward Member Alan Pickering and the Clerk were given a tour of the site by Optivo and Sage Homes on the 16 June 2022. 43 homes are being constructed, 21 two and three bedroom shared ownership homes and 22 one to four bedroom affordable rent homes. Members were very impressed with the quality of the overall build. At the suggestion of the Parish Council Sage Homes has agreed to hold a launch event in the village hall for local people who cannot afford to buy a home outright on the open market but could afford shared ownership. Representatives from Sage Homes, Optivo, estate agents, Independent Financial Advisers and a Housing Officer from ABC will be on hand to answer any questions. The Clerk is in the process of arranging a date with Sage Homes and Optivo. A Saturday all day event in August is preferred. The Clerk will assist with advertising the date once known

54/22- Formation of working group for hardship within the village

Cllr. Robinson advised Members that he is in the process of setting up a meeting with people who have expressed an interest in forming this group. This group will be an independent body.

55/22 Annual Inspection of Trees

Members ratified a decision between meetings to appoint Aspire to carry out a survey of all the trees on public land owned by the Parish Council for a cost of £7.10 (excluding VAT) per tree. It was noted that two trees at Jubilee Park need attention which the Clerk will refer to Aspire.

56/22 Planning

The Chair invited Cllr. Pickering to lead on the planning proposals

Initials:

Planning applications

To discuss any planning applications received:

22/00955/AS – New Barn Farm, Ashford Road, High Halden

Proposed new driveway and access.

Resolved: No comment subject to KCC Highways approving new access point on the ever busier A28.

22/00900/AS – Site Office, Precinct 13, Ashford Road, High Halden

Variation of condition 2 on planning permission 17/00538/AS to incorporate a 3rd floor loft room and insertion of velux windows.

Resolved: No comment.

Planning applications received after the distribution of the agenda:

21/02226/AS – Lower Tiffenden, Redbrook Street, Woodchurch

Replacement dwelling with detached garage and landscaping including change of use of land to residential.

Resolved: We support this application because the beautifully planned building stands in an appropriate large countryside landscape. The new building incorporates environmentally required and desired building regulations for now and the future. It also does not impact on other buildings in its close by. Modern architecture must move away from ‘pastiche’ building where a cutting-edge modern approach can be accommodated.

22/00964/AS – Applegarth Farm, Biddenden Road, Tenterden

Certificate of Lawful Development – Existing continued use of land and building for light industrial purposes.

Resolved: No comment.

Approvals:

22/00791/AS – Bridge Park, Shawlands Lane, High Halden

Proposed two storey rear and side extension with single storey element to rear

22/00728/AS – 25 Hopes Grove, High Halden

Single storey extension with 2no. rooflights

22/00550/AS – Little Acorns Farm, Harris Lane, High Halden

Replacement of existing barn with 2no. 4 bedroom dwellings.

Refusal:

22/00085/AS – 1 Durrant Green, Ashford Road, High Halden

Proposed dwelling and detached garage

Withdrawn:

17/00538/AMND/AS – Site Office, Precinct 13, Ashford Road, High Halden

Non Material Amendment to planning permission 17/00538/AS to include a third floor loft room and insertion of velux windows.

Other Planning Matters:

22/00791/AS – Bridge Park, Shawlands Lane, High Halden – The Clerk has requested that the Planning Officer’s report is amended to include the response from the Parish Council

CO/21/00292 - The Stables, Redbrook Street, High Halden - Members noted that a Building Control Application has been made for a change of use from agricultural to residential holiday. ABC has confirmed that this application is purely in regard to Building Control Legislation only and that the approval issued is not an approval under the Town and Country Planning Acts.

CO/22/00067 – Land East of Hope House - Cllrs. Sargent, Robinson and Ward Member Alan Pickering have arranged to visit the owners of Hope House to discuss the ongoing issues from the adjoining new development which is currently under construction.

57/22 Financial Report

57/22-1 To agree payments in accordance with the Budget

Resolved: That the payments listed overleaf are authorised online by Cllrs. Dawes and Harris.

Initials:

Payments

Cheque/Transfer	Details	£
Transfer	L Goldsmith (June Expenses)	59.92
Transfer	L Goldsmith (April)	507.20
Transfer	HMRC (April) L Goldsmith)	118.40
Transfer	Mint Fresh (Bus stop cleaning)	71.82
Transfer	Npower (Electricity pavilion)	158.31
Transfer	Barrie Croucher (Caretaking Services June)	34.88
Transfer	South East Water (Water pavilion)	98.06
Transfer	High Halden Memorial Hall (Hall Hire April-June)	105.00
DD	Google Cloud	73.60
DD	Unity (Quarterly Service Charge)	18.00

Receipts

Details	£
Brewmasters Annual Football Pitch Hire Fee	264.00
High Halden Hornets Annual Football Pitch Hire Fee	264.00

Balances as at 13 June 2022

Unity Trust Account: £70,178.47

57/22-2 To review and adopt a Document Retention Policy

Resolved: To adopt a Document Retention Policy prepared and circulated by the Clerk.

58/22 Reports

58/22-1 Ward member: Ward Member Alan Pickering advised Members that there are issues with the migration of data from the existing planning portal to the new system, Arcus which has delayed the launch. ABC has also received further funding from Central Government of £290,000 to support pensioners and £83,000 to support vulnerable people.

58/22-2 Highways:

The Clerk will report that the footpath on the A28 opposite Elm Tree Grange is blocked by vegetation. The Clerk advised Members that KCC has now sent the results of the ATC surveys carried out on the A28. KCC will review the data and share their findings. KCC has advised that they are waiting for a quote to remove some of the traffic islands on the A28. The plan is to undertake the removal of the traffic islands over 3-4 nights prior to the commencement of the resurfacing works. KCC has also advised that the resurfacing works are currently provisionally programmed for the 27 October to the 17 November 2022. The works will take place overnight between 20:00hrs and 05.00hrs.

58/22-3 Marketing/projects: Members thanked the Clerk and Cllr. Dawes for producing the latest edition of the newsletter. The Clerk will place the newsletter on Facebook and the website and will also place a request for volunteers to help distribute the newsletter to those that do not have access to the internet. Copies of the newsletter will also be placed on the noticeboards.

58/22-4 KALC: Members noted the minutes of the meeting held on the 6 July 2022 where an update on the new planning portal and the situation with Stodmarsh was given.

59/22 Information items:

59/22-1 HHVEC Update

Cllr. Sargent explained that arrangements for the next event, a Summer Fest, are going well. The event will be held on the village green on Sunday 28 August from 2pm-6pm. A band has been booked along with local food suppliers and craft displays. St Mary's Church will be holding a Gift Day on the 3 September 2022. There will be a bingo and chips evening in the village hall on the 8 October 2022. The school will be holding their Christmas Fayre on the 3 December 2022.

59/22-2 Consultations: National Highways and Transport Survey – noted.

Initials:

60/22 Items for the next Parish Council meeting

Civil Society Recycling Initiative.

61/22 Date of the next meeting

The next Parish Council Meeting will be held on Monday 8 August 2022 at 7pm in the Memorial Hall

The meeting closed at 7.47pm.

Initials: