



Shadoxhurst Parish Council

Protecting the Woodland Gateway to the Countryside

SHADOXHURST PARISH COUNCIL

MINUTES 479

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING WEDNESDAY 13th SEPTEMBER 2023 COMMENCING AT 6PM

PRESENT:	Cllr E Yeomans (Chair), Cllr D Ledger (Vice Chair), Cllr M Richmond Coggan, Cllr D Williams, Cllr D Juniper & Cllr S Matarazzo
PARISH CLERK:	Ms C Laming
IN ATTENDANCE:	Borough Cllr D Ledger, Borough Cllr A Hicks

1. APOLOGIES FOR ABSENCE

There were two apologies for absence. Cllr V Brisley & County Cllr David Robey.

Proposed Cllr M Richmond Coggan

Seconded Cllr D Ledger

2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest.

There were no Declaration of Significant Interest.

3. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 478 of the Ordinary Parish Council Meeting held on Wednesday 13th July 2023 were accepted and it was unanimously agreed that Chair E Yeomans should sign them.

Proposed Cllr S Matarazzo

Seconded Cllr D Ledger

4. REPORTS FROM BOROUGH COUNCILLORS & COUNTY COUNCILLORS

BOROUGH COUNCILLOR'S REPORT – See Appendix A

COUNTY COUNCILLOR'S REPORT See Appendix B

5. PUBLIC INTERVAL (18.16-18.23)

There were three members of the public present. Discussions included Hornash House and installing a new disabled toilet at the Village Hall.

6. CHAIR'S UPDATE (covered in Finance & Policy, Village Hall & Community Sports & Hall Project)

ADVISORY GROUP REPORTS, DISCUSSIONS & AGREEMENTS

7. PLANNING (see Appendix C)

The Council's decisions on applications received by the date of this agenda are shown in Appendix C. See Appendix A (Borough Councillor's Report) for Hornash House.

Shadoxhurst Parish Council acknowledged their gratitude towards Mr P Finnis & Mr R Hill for their time and contribution on the planning issues in the village.

8. FINANCE & POLICY

Account Balances/Ledgers & Reporting (see Appendix D)

Payment of Accounts

Accounts to be Paid

August 2023

		net	vat	gross	total	Account	Date PAID
Clerk's Salary	August Salary	884.00		884.00	884.00	SPC	
Clerk's Expenses	Fuel, Home Office	26.72		26.72	26.72	SPC	
Caretaker's Salary	August Salary	150.00		150.00	150.00	SPC	
Councilor's Expenses - MRC	Ionos Web Hosting August-September	7.00	1.40	8.40	8.40	SPC	
Spick n Span	Window Cleaning - August	10.00		10.00	10.00	H&P	
Business Stream	Waste Water	86.95		86.95	86.95	H&P	
KALC	Annual Membership	177.00		177.00	177.00	SPC	
Ashford BC/Aspire	Tree Planting	4109.02	821.80	4930.82	4930.82	SPC	
Ashford BC/Aspire	Repair to Outdoor Gym Surface	567.00	113.40	680.40	680.40	SPC	
Ashford BC/Aspire	Clearance of Village Sign	365.00	73.00	438.00	438.00	SPC	
Cleaner - KJ	July 2023	36.00		36.00	36.00	H&P	PAID 01/08/23
Cleaner - KK	July 2023	96.40		96.40	96.40	H&P	PAID 01/08/23

6515.09	1009.60	7524.69	7524.69
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Accounts to be Paid

September 2023

		net	vat	gross	total	Account	Date PAID
Clerk's Salary	September Salary	884.00		884.00	884.00	SPC	
Clerk's Expenses	Fuel, Home Office	24.12		24.12	24.12	SPC	
Caretaker's Salary	September Salary	150.00		150.00	150.00	SPC	
Caretaker's Expenses*	Weed Control	26.67	5.33	32.00	32.00	H&P	PAID 07/09/23
Spick n Span	Window Cleaning - September	10.00		10.00	10.00	H&P	
Councilor's Expenses - MRC	Ionos Web Hosting September-October	7.00	1.40	8.40	8.40	SPC	
SLCC	Membership	177.00		177.00	177.00	SPC	PAID 10/08/23
Cleaner - KJ	August 2023	86.00		86.00	86.00	H&P	PAID 04/09/23
Cleaner - KK	August 2023	57.00		57.00	57.00	H&P	PAID 04/09/23

1421.79	6.73	1428.52	1428.52
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Proposed Chair E Yeomans

Seconded Cllr S Matarazzo

Section 106 & Budget 2023/2024

Chair E Yeomans and the Parish Clerk will start to look at the 2023/2024 budget and precept in October 2023. It was agreed unanimously, that the Chair E Yeomans and the RFO, will apply for 106 Monies to fund the repair of the broken piece of exercise equipment.

9. VILLAGE HALL

Repairs Update

Improvement works to the ladies' toilets has now been completed. However, further works are needed to the recently fitted new isolation and pressure reducing valves to the village hall cold water supply. Unfortunately, whilst the pressure reducing valve, at a low setting, "solved" the water splashing out from the ladies' hand basins, it also made the outside tap unusable. It was agreed that the Caretaker will bring back the plumber to carry out the works.

Risk Assessment

Nothing to Report.

Defibrillator

Cllr S Matarazzo & Cllr M Richmond-Coggan have confirmed that the Kings Head Pub have agreed the location of the new defibrillator. It was agreed that the Caretaker may be able to carry out these works. Alternatively, the installation will be outsourced.

Discussions took place with regards to the installation of a disabled toilet. Several solutions were raised. Hannah Collison, a regular user of the village hall and an active member of the forum, has offered to join an advisory group to look at improvements to the village hall, which includes the disabled toilet. It was agreed to add this item to the agenda next month.

10. PAVILION & PLAYING FIELD

Community & Sports Hall Project

Chair E Yeomans confirmed that she had sent some dates through to the councillors to have a discussion on how to move forward.

Other discussions included the hedge cutting along Hornash Lane and to the left of the pedestrian access. It was agreed that the Clerk will contact Aspire to arrange the cuts. It was also recommended by the Clerk, that Courtside and Aspire communicate more openly with regards to the cutting and pitch marking schedules so they are not overlapped.

11. UTILITIES ADVISORY GROUP/EXTERNAL RELATIONS (see Appendix E)

12. CONSERVATION & HERITAGE

Millennium Sign

It was discussed and agreed that Chair E Yeomans would contact the Land Registry Office in order to obtain a title plan in relation to this area.

Cllr M Richmond Coggan and Chair E Yeomans agreed to attend the South of Ashford Garden Community Meeting on Tuesday 19th September organised by Peter Le Rossignol, Kingsnorth Parish Manager.

13. ADVISORY GROUPS

There have been no changes to the approved roles and responsibilities for the Councillors. However, Hannah Collison, a regular user of the village hall and an active member of the forum, has offered to join an advisory group to look at improvements to the village hall. The Parish Council welcome Hannah on board.

14. HIGHWAYS

Byway abuse by the off roaders

Vice Chair D Ledger reported that KCC have finally reacted to complaints and sorted out the mud etc damaging the byway linking Church Lane and Hornash Lane.

Lorry Watch/Speed Watch

Unfortunately, the Speed Watch has yet to start up again. Discussions are underway with how best to move forward with the overall training and running of the scheme.

Highway Improvement Plan

Nothing to Report. The Clerk distributed a copy of the plan via email to all members of the Council during the meeting. This item will be discussed next month.

Items to be reported to KHS/PROW

Nothing to Report.

15. ITEMS FOR INCLUSION ON THE NEXT AGENDA

Revised Stagecoach services of 2 and 2A
Disabled Toilet

16. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

There being no other business the meeting closed at 7.54pm

Date of next meeting: **11th October 2023 at Shadoxhurst Village Hall at 6pm**

Signed
Chair

Dated

15th September 2023
Parish Clerk

APPENDIX A – Borough Councillor's Report September 2023 D Ledger

Borough Councillor's Report September 2023

Hornash once again dominates our thoughts. Our delayed meeting with ABC Planning was held this afternoon (Tuesday 12th) with Aline and me. On the 30th August a site meeting was held with owner Mr Parmer, his planning consultant, conservation architect and structural engineer, along with Historic England (HE) representatives including their structural engineer and conservation officer, plus two officers from the ABC Conservation Team. The meeting was very positive and a way forward for the house is being shaped. Temporary works including the erection of scaffolding to protect the house from the weather and initially removing the roof tiles and storing them was scheduled for this week. This we are told will help remove some of the weight. It has been completed. Part of the recent delays was down to Historic England in providing pre-application advice to the owner. The scaffolding is expensive, and its erection shows commitment to complete the work.

HE advice included the use of harnesses to work on building and to carry out a survey without damaging the building. Unit beams are to be constructed, plus lattice beams put in to help support the building. A full detailed structural survey is due shortly (September) and the scheme to stabilise and support the building will result, hopefully this will be agreed and implemented in mid-October.

The meeting in August also discussed the long-term work required and it is envisaged that the house will be carefully dismantled with features and aspects marked up and stored, then it will be restored and rebuilt. This will need Listed Building and full planning consents, although HE has agreed to some basic work prior to securing the permissions.

HE was concerned about the damp and damage at ground level and so they may require the owner to rebuild it slightly higher, but this will be considered as part of the planning applications. The applications are being worked on and will be submitted in due course. The Planning Department recognises that the applications (which may include building additional housing on the land) need linking or phasing. There are a lot of questions to be addressed on the journey, including what standard of insulation and Building Regs etc. might be used and applied if being re-built. HE will have lot of input to the determination of the applications. What is clear, is that HE and ABC consider the house important historically and worthy of full

protection. HE questions the value of retaining the 1989 extension and are seeking to ensure rebuilding the house along the lines of the available historic photographs, even to asking for barn to the rear shown in early photos to be re-created to become a garage for the house. We were reassured that the impact of any work on the neighbouring properties would be closely considered in all future decisions. A meeting will be held in mid-October then monthly to give us updates. I have requested that Parish Council representatives are present at these update meetings.

Elsewhere, Stodmarsh issues were taken by the Leader and other Kent Borough Council Leaders to No 10 to make a case to the Prime Minister to try and shift the present deadlock situation. In a bit of a knee jerk reaction, the Government are intending to allow housebuilding and don't appear to care about the failing water quality of the River Stour and other affected rivers. Some form of mitigation will occur, but there is as yet no detail. So, in some ways, it will unlock held up applications, but for our local villages it will put water flows impacts in the forefront in some cases. For others it will be back to the original plans. There is a considerable backlog of planning cases held up by Stodmarsh.

The recent call for potential development by ABC's Planning Department will kickstart a flurry of landowner activity in the coming weeks. They have until the 20th of November to put sites forward. This is a long process; each site will be assessed and there will be local consultation opportunities for residents to give opinions in due course. This could take 18 to 24 months so there is no need to panic.

David Ledger 12th September 2023

Borough Councillor's Report September 2023 A Hicks

Borough Councillor A Hicks reported that the Boundary Commission for England had published a new revised proposal for constituencies across the country and had opened a final month-long consultation, giving the public a last opportunity to send in their views. As part of the review, the number of constituencies in England will increase from 533 to 543.

The Boundary Commission's proposed changes for Ashford have changed. The Ashford parliamentary constituency will be split between two constituencies rather than three as per the original proposals. This means that the Charing, Downs North and Downs West wards will now be in the constituency of Weald of Kent, rather than Faversham and Mid Kent.

The revised proposals would see the borough of Ashford covered by two new constituencies:

- **Ashford** – including 24 of Ashford's 39 wards plus wards from Folkestone & Hythe
- **Weald of Kent** – with 15 of Ashford's wards, including the wards of Charing, Downs North and Downs West

The proposed new Ashford constituency would have an electorate of 73,546, while the Weald of Kent electorate would be 72,024.

Borough Cllr A Hicks also discussed the Eurostar which had stopped running services from Ashford when Covid-19 forced the UK into lockdown. Three years on, it is still unclear if they will ever return.

A Hicks

APPENDIX B – County Councillor's Report September 2023

- The budget position at KCC remains the overriding issue, with no easy answers, but obviously this has an effect on everything that KCC does. This is related to big strategic issues like the Structure of Local Government, how it is financed, Devolution and how Adult Social Care is financed, on which dialogue with Government is ongoing.
- I have had quite a bit of correspondence on Bus Services. KCC subsidises some services, but budget pressures mean that we cannot do as much of this as we would like. I am in discussion with KCC Transport, about whether there is anything else that we can do with some money that the Government made available under the Bus Service Improvement Plan (BSIP) Scheme, although this comes with a number of strings attached, that make this much harder than it should be in my view. I have recently been moved from Deputy Cabinet Member - Economic Development to Deputy

Cabinet Member - Highways & Transportation at KCC, and this should be a bit of a help with all of this.

- I am trying to get a cost for replacing the sign in the Shadoxhurst Conservation Area.
- We seem to have had some success in repairing Mr Cass's PROW, using a new surface treatment.

Borough Councillor D Robey

APPENDIX C - PLANNING APPLICATIONS

SHADOXHURST PARISH COUNCIL RECORD OF PLANNING APPLICATIONS AUGUST TO SEPTEMBER 2023

NOT/2023/1604

Site Address - Hurst Farm Bungalow, Woodchurch Road, Shadoxhurst, Ashford, TN26 1LE

Proposal - Prior Notification for a single storey rear extension with a depth of 8.0m, eaves height of 2.6m and overall height of 3.9m

Date Valid 30/8/2023

Shadoxhurst Parish Council SUPPORT this application.

OTH/2023/1350

Site Address - Hazeldene Lodge, Hamstreet Road, Shadoxhurst, TN26 1NN

Proposal - Oak tree - To remove. Due to the tree leaning on a steep angle towards building in the rear of garden and concerns with possible damage because of this after inspection.

Date Valid 09/8/2023

Shadoxhurst parish Council agreed to NO COMMENT on this application.

PA/2023/1618

Forge House, The Street, Shadoxhurst, Ashford, Kent TN26 1LU

Extension to vehicular access and current driveway from 3.5m to 6.7m including a new side access gate and associated works

Shadoxhurst Parish Council SUPPORT this application.

Decision Notices/Updates received from Ashford Borough Council

Application Reference

PA/2023/0897

Site Address - Land Adjacent to "Daven", Blindgrooms Lane, Shadoxhurst, Ashford, Kent, TN26 1HN

Proposal - Proposed development of two houses along with double carport/garage and associated works in side garden area (Resubmission of refused application 22/00230/AS)

Date Valid 12/5/2023

Application Status - Under Consultation

Application Reference

PA/2023/0516

Site Address - Colebran Wood Field, Duck Lane, Shadoxhurst, Ashford, Kent TN26 1LT

Proposal - Retrospective application to formalise alterations to the agricultural and forestry building consented under planning reference 19/00999/AS, which includes an increased yard area and amended roof sheet colour.

Date Valid 12/04/2023

Application Status - Under Consultation

APPENDIX E

External Liaison Group Report for 13th September 2023 SPC Meeting

Utilities Advisory Group – local work continues, particularly involving Stubbs Cross / Chilmington and monitoring Kingsnorth Green applications as well as the recent activity at Hornash. Extensive monitoring by Peter shows the degree of time that key ditches are not flowing.

KALC Joint Parishes Planning Committee – not met recently.

KALC – there was another KALC meeting last week, but I could not attend as it clashed with the Planning Committee.

Village Forum –The Forum has had a bit of a break over the Summer.

Chilmington Green – the biggest issue continues to be the Hodson's application for a waste treatment works on Chilmington Green Road. It is **PA2023/0715** and is likely to go to Planning Committee. As far as I am aware, the Planning Officer has requested further information from Hodson's and is as yet unresolved. It is likely to go to the Planning Committee for a decision.

Newsletter – I am now working on the October edition closing date is the 15th September for information please.