

Blean Parish Council

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean
on Monday 11th July 2016

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Those Present: Cllrs: B. Flack (Chairman); W. Leetham (Vice-Chairman);
C. Dunster; C. Sturgeon; and Clerk D. Horswell.

Also present: Ward Cllr. Amy Baker; County Cllr. J. Simmonds and five members
of the public.

1. Apologies for absence: —Cllr. H. Samuelson – Extra-ordinary Full Governors
Board meeting; Cllr. G King – Illness; Cllr. F Christophers – Family Commitments;
Ward Cllr. George Metcalfe – Lord Mayoral Duties

2. Changes to DPI's & Declarations of Interest in matters to be discussed:

Cllr. Leetham declared an interest ref agenda item 5.1 as his son owns 120 Blean
Common.

Cllrs. Sturgeon and Flack declared an interest in village hall matters as village hall
trustees.

Cllr. Flack declared that she is now a Trustee of Blean Pre-school and has agreed to
attend East Kent Housing Group as an observer.

3. To Approve: Minutes of the last meeting held on 13th June 2016:

The minutes of the 13th June 2016 meeting were approved and accepted as a true
record of the meeting.

Proposed by Cllr. Leetham, seconded by Cllr. Sturgeon and all Members present
AGREED

4. Approval for Invoice Payments and signing of cheques: (Banking list circulated to
Cllrs. prior to meeting):

Banking details for June 2016

Approval for invoice payments and signing of cheques:

Cheque No,	Payee	Description	Gross Cost
Chq. 002705	Cutters garden Services	Cut Roadside Hedge at Recreation Ground	£185.00
Chq. 002706	BVHMC	Portion of utility bill for office	£34.76
Chq. 002707	Mr K Waddington	Handyman Wages June 2016 + Backpay	£171.70

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Chq. 002708	HMRC	PAYE & NIC June 2016	£227.28
Chq. 002709	BVHMC	Hall Hire for June 17 th & July 2016	£27.00
Chq. 002710	Mrs D Horswell	Clerks Salary June 2016 + Backpay	£718.16
Chq. 002711	Mrs D Horswell	Petty Cash (Ink Carts & 30mph stickers) 50% Mileage Clerks Conference	£134.86 Vat 10.81 £8.61 Total - £143.47
Chq. 002712	B Flack	Mileage H & S Course	£25.06
Chq. 002713	Meadow Grange	Bedding Plants & Weedol	£31.40 Vat £5.23
Chq. 002714	Gifts 2 Impress Ltd	Queen's 90 th birthday bookmarks	£541.80 Vat £90.30

Total paid out: £2105.63

Paid in:

Bacs - BVHMC – 50% Waste Clearance May & June 2016	£61.60
HMRC – Vat Refund	£2,730.96

Total paid in **£2,792.56**

Bank Statement as at 24th June 2016

Current Account - £2,000

Business Reserve Account - £29,504.85

Not including transactions to be approved and signed at this meeting.

4.1 Concurrent Funding:

The Chairman explained that she and the clerk had met with Stacey Wells, CCC Commissioning Projects Officer, to discuss the Concurrent Function Funding for 2017-2021. This was to be a four-year contract with a decreasing budget to be paid annually. The precept will have to be increased to cover expenditure for years three and four. Following this meeting and meetings Stacey has had with other Parish Councils in the District slight adjustments had been made to the application. The signing of the agreement will not be done until the first year.

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It was not felt to be a satisfactory way of funding and Cllr. Baker will raise issues with CCC. Cllr. Flack and the clerk will be working on the application during August ready for presenting for approval the application at the September Parish Council meeting.

County Cllr. John Simmonds entered the meeting at 7.40pm.

4.2 Reserves Policy:

A Reserves Policy document had been circulated to all members prior to the meeting for approval.

Proposed by Cllr. Leetham, seconded by Cllr. Sturgeon and all members present
AGREED.

This policy will be put on the Parish Council website.

5. Planning: (as previously circulated):

5.1 Gladmans - CA/16/01153/OUT – Land at Blean Common – update of meeting and change in submission date.

The public meeting by Gladman Developments will take place on Wednesday 14th July in the village hall and the date for submitting comments to CCC has been extended to 15th July.

5.2. CA/16/01357/OUT - Outline application for the erection of nine dwellings to include access and associated parking. (Matters of appearance, landscaping, layout and scale preserved) - Land at Dockers Field Farm, Pean Hill, Whitstable

Cllr. Leetham spoke about this application and said that the owner of the land had previously been asked to cut back the hedge but had not done so, so KHS had to do it.

He also spoke of the importance of the ditches surrounding the location and access matters and that he felt that it should be for affordable housing, not high-end dwellings.

He felt that the figure that has been given for the amount of vehicular movements is inaccurate and that there is no need for a roadway.

He requested a site visit with the Planning Officer.

5.3 Planning Applications:

1. CA/16/01146/FUL - Change of use from House of Multiple Occupation (HMO) to 6 no. bed-sits - 1 Woodland Way, CT2 7LS – No objection by BPC

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2. CA/16/01153/OUT – Resubmission of application CA/15/02523/OUT – Outline application for the erection of up to 75 residential dwellings (including up to 30% affordable housing) structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Blean Common and associated ancillary works. All matters reserved with the exception of the main site access points. – Land at Blean Common CT2 9JJ – comments by 19th July

3. CA/16/01116/FUL – Change of use from dwelling to veterinary surgery with associated alterations – 75 Blean Common CT2 9JH - Blean Parish Council strongly objects to this application on the following grounds.

1. Loss of Privacy to the front garden of property No.73 and the rear garden of No. 77 Blean Common.
2. Increased level of noise to the surrounding properties due to the increase in vehicle movements, the use of the shingle car parking areas, front and back. The intensified sound of barking dogs etc
3. Potential for a rise in the air pollution with the dramatic increase in vehicular movements in a confined area.
4. Potential for light pollution with the use of security lights at the rear of the property and car headlights during the winter months.
5. Entrance and Driveway are narrow and only one car at a time will be able to enter or exit. This is a shared drive with the owners of No 73 so there could be resulting difficulties in access for the owners and their visitors. This entry will also have to be shared with pedestrians gaining access to the Veterinary Practice. The entrance is on a 3ft incline from the property up to the roadway. There is no way the entrance can be widened without potentially compromising the drainage ditch which runs along the front of the property.
6. A question of sustainability of such a business in the area. There is within 2km a large 'state of the art' veterinary practice with ample car parking, extensive facilities and also located on a main bus route.
7. The effect on the surrounding area with regard to parking and pedestrians crossing. There is no footpath on the side of the A290 where this property is located. Pedestrians would have to cross the busy A290 either directly opposite the entrance adjacent to the Chapel T junction. At peak times this can be very difficult with the level of traffic recorded. Also there is a high probability that cars unable to use the veterinary practice car park will park in Chapel Lane causing disturbance and nuisance to the residents in this location.
8. Entrance to rear of No 75: during our site visit we were very concerned as to the width of the proposed entranceway to the rear of the property and question the ability to safely access the rear without a large turning circle. Also, as delivery lorries will be making deliveries to the rear and also accessing to collect clinical waste we are equally concerned as to the feasibility of this entrance.
9. Ditch alongside the property: Blean Parish Council is anxious that the ditch that runs the length of the property is not comprised by any alterations or building work. This ditch forms an integral part of the surface water drainage system of the village

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which is often placed under stress during heavy rainfall.

10. Residential area solely occupied by people living within their properties carrying out their normal family lives. It is not the setting for a commercial business. There are within Blean, areas that are set aside and used by businesses e.g. Broadlands, John Roberts Business Park and the Tower Parade in Tyler Hill Road. The use of this residential property is inappropriate and if granted would set a precedent for future development along the linear residential strip of Blean Common of commercial businesses.

Blean Parish Council would support any increase in the rural economy, however, it needs to be situated in an appropriate setting with minimum disturbance to residents of the village.

For the above reasons we would respectfully request that this application be heard by committee should the officer recommend the application to be granted. We would strongly oppose the application and speak at the Planning Committee meeting. Blean Parish Council thank the Planning Officer, Mr Guy Wilson, for attending the site visit and listening to the concerns expressed by the residents and Parish Council.

This application has since been WITHDRAWN.

4. CA/16/01300/FUL - Proposed single-storey rear extension - Giles Cottage, Giles Lane, CT2 7LT – No objection by BPC.

5. CA/16/01357/OUT - Outline application for the erection of nine dwellings to include access and associated parking. (Matters of appearance, landscaping, layout and scale preserved) - Land at Dockers Field Farm, Pean Hill, Whitstable – comments by 29th July

Decision Notices:

1. CA/16/00904/FUL - Two-storey rear and side extension and dormer to front and rear - 22 Chapel Lane CT2 9HE- GRANTED

Tree Notices: None

Cllr. Flack said that there is to be a public exhibition by the University, showing the 50 year plan, on two days in August. The dates will be published soon. Cllrs. can feedback their views. Representatives will also be meeting with the three parishes (Rough Common, Blean and Hackington) in September.

6. Reports from County Councillor and Ward Cllrs:

6.1 Ward Cllr. Amy Baker spoke of devolution and how the services can be delivered more efficiently.

Quality Bus Partnership meeting has been postponed until next week.

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She said that she should be hearing back from Southern Water this week regarding drainage issues in the parish.

Cllr. Baker said that Cllr. Metcalfe had asked her to pass on to the meeting that we need to let him know of any events we would like him to attend as Mayor.

Cllr. Leetham commented that he had passed Westgate Gardens which are looking beautiful and asked for congratulations to be passed on to CCC.

6.2 County Cllr. Simmonds said that he was relieved that there was not going to be an autumn budget and that he wasn't sure of the long term effects that may result from Brexit.

He was pleased with the work and additional signage and rumble strips that had been put on the A290.

He said that there was funding available for pothole mending and there should be a weed and vegetation growth programme in the next month or so.

Cllr. Flack spoke of her concern over the overgrown vegetation and sight lines at the Crab and Winkle crossover point on Tyler Hill Road.

There is an ongoing issue with the landowner of the hedge near the Royal Oak which is now almost impassable.

Cllr. Sturgeon said that Denstroude Lane has been lined out. There are huge craters in the road. She asked whether they will be repairing the drain.

7. Reports and Updates: (Reports circulated to Cllrs prior to meeting)

7.1 Chairman's Annual Report: *Nothing additional to report.*

7.2 Village Hall Annual Report: *Attached to these minutes:*

Cllr. Flack said that she is pleased to see that the primary jobs have been done and pleasing to see that the Hall is busy with bookings.

7.3 N.H.W. Report/Speedwatch Annual Report: *Attached to these minutes:*

7.4 Footpath report: *Attached to these minutes:*

8. Matters raised by the public

8.1 Residents raised concern over information that four pairs of bungalows were to be built on land behind 40 School Lane. Cllr. Flack said that the applicant will have to put in a formal application to CCC and, as yet, BPC had received no such application from CCC.

8.2 A group of residents from The Green had sent a letter to Blean Parish Council over concerns they had with drivers parking in front of their drives. This resulted in them not being able to get out of their drives and fears were that emergency services would not be able to access the road. There was also an issue with cars being 'For Sale' in the layby in Tyler Hill Road and cars parking on the pavement.

Cllr. Flack replied that the Parish Council will ask Richard Jenkins from CCC Joint Transportation Board to have a look at the problems.

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8.3 Mr Gammon said that Chapel Lane had been marked out for pothole repairs but they still had not been done.

9. Matters to be discussed:

9.1 Safety surface under swings:

The matter had been reported to Wicksteeds and we are waiting for an inspector to visit and have a look. The vat refund money has been ring-fenced to pay for this work to be done.

9.2 JTB update following meeting:

Cllr. Flack had made a case at the JTB meeting for the time limit on the parking restrictions at the school layby. These are 8 – 9.30am and 3 – 5.30pm Monday to Friday.

It was thought it was the best compromise although some residents hadn't received it well.

The Officer's recommendation had been a blanket ban 9am -5.30pm Monday to Friday.

Cllr. Sturgeon said that the landlady of the Blean Tavern very kindly allowed parking for school traffic in her car park which made a big difference to parking.

10. Councillors' Reports:

10.1 Cllr. Leatham reported that the potholes on the Blean Church track had been repaired by P.R.O.W.

The potholes at Amery Court and Clowes Wood will be reported.

A bollard has appeared at the entrance of CB29 and he had sent a report to PROWO about CB27.

No action has been taken by the University concerning ditch clearance and the buses report had been sent to Ward Cllr. Amy Baker.

He reminded Members that the Canterbury Area KALC meeting was on Tuesday 12th July in Tyler Hill Memorial Hall when KCC Michael Balfour will be the speaker.

11. Any Other Business for discussion at next meeting:

11.1. There being no meeting in August the date of the next meeting is 12th September 2016 at 7.30pm.

Any important issues will be circulated in the meantime.

There being no further business the meeting closed at 8.50pm.

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Date _____ **Signature** _____

BVHMC report for BPC meeting 11th July 2016

Hall bookings – enquiries continue to increase monthly especially for private hires. The new system instigated: a response message to advise on L.O. phone and hall email account that a response will be made within 72 hours of receipt works well. Letting Officer is off duty for 2 days a week on Saturday and Sunday, so BVHMC ask all who contact the L.O. to be patient, respect the new system, this ensures the time scale of 72 hrs is sufficient for replies to be made to any enquiries sent or messages left on the phone.

EU referendum 23rd June + (PCC election on 5th May) Hall is booked as a polling station all day by CCC, regrettably, no regular user groups are permitted to use the main hall or community space during the election process all have been informed.

BVHMC's Letting Officer details, confirmation and reminder: All bookings, enquiries, communication/messages continues via the <bleanvillagehall@gmail.com> email account. Contact phone number is: **07709530860**, address for all documents/letters/payments to BVHMC is Blean Village Hall 2 School Lane Blean Canterbury Kent CT29JA as post box is emptied by the Letting Officer or a member of the BVHMC on a regular basis.

Phase 2 - public consultation doc is to be organised by BVHMC research/development team ASAP to undertake process together with a range of interested parties who represent the local community and enjoy local connection to Blean, with emphasis on younger people and their needs.

2016 work projects

Priority jobs:

1. Renewal of door + frame from foyer to main hall and make the threshold flush on either side, estimates have been sought.
2. New high windows (in the main hall) needed - estimates currently sought with remit, specification for job, guarantee period and sustainability an imperative. BVHMC's building management group will undertake the research with appropriate suppliers. A proposal will be prepared to bring to committee meeting for discussion in June by the group.

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3. Repairs to secure trap and secure wire on recreation ground, replace tile on hall roof, a new handle for disabled door in main hall, bracket to re-fix pre-school fence on exterior wall are in hand with the builder.

A new Blean village hall sign was installed on Hall's east end/external wall.

Electrical work completed in committee room to install additional light switches to enable safe access/exit at new door and several exterior lights. Projector bracket and projector will be installed in committee room when received.

Repair to toilet door with new bracket fitted, completed in the men's cubicle.

A decision was made at BVHMC's May meeting that items currently left by some regular users to use when they meet, will be advised they may no longer be left in the hall, unless they're essential equipment, or can be securely stored in allocated cupboard(s).

Replacement toilet holders/brushes purchased for all toilets/areas completed/installed yesterday.

Work completed by volunteers

Pelmet in community space removed.

Chairs in main storeroom need to be stacked after use with their backs facing to enable safer use of chair trolleys. Photograph illustrating above to be installed in storeroom to remind user groups to follow this method.

Extra vigilance from hall user groups, and residents is welcomed to persuade the youngsters seen using the rear car park, wall and rear windows/door for football practice, and BPC's sand bags (that are removed for posts and abandoned) to use the kicking wall on the memorial ground, please.

3 x banks of double height + 1 single height, secure, lockable cabinets have been installed in the main storeroom. 2 x will be allocated to Gardeners group, 1 x Wednesday Art group and the rest will be used by BVHMC for storage. The kitchen cupboards and keys currently allocated will need to be emptied, contents relocated to cabinets ASAP to enable the kitchen cupboards to be returned to catering use.

A replacement hall table has generously been purchased by Gardener's group to replace one that could not be repaired some time ago. When the table is placed in the rack it will need to be marked Blean Village Hall and dated.

Another Gopak table will be ordered by BVHMC to replace another found broken in the rack last weekend, was unable to be repaired. A message will be sent to regular user groups to ask them to report broken furniture if/when found to me or committee members, as plastic leg retainers break at times, tables should not be used as legs are insecure and need replacement/repair.

Invitation will be made ASAP to regular user groups to create a hanging basket again to festoon the hall.

Events:

Collaboration with BPC/St George's Day – with Freeman of the Blean re-enactment group on 23rd April, despite the weather many people came to watch and shelter in the hall for refreshments to escape the showers!

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April's coffee morning another happy gathering of local people + visitors.

BBBride/Scarecrow trail - Sunday 15.05.16.

Fete + Music festival planning for Blean's annual event on Saturday 25th June underway by fund raising group.

Carol Sturgeon - Chairman BVHMC

NEIGHBOURHOOD WATCH/SPEEDWATCH REPORT- July 2016

Blean village co-ordinator:- David Greenman, 3 Vicarage Lane, Blean, CT2 9ET

Phone: 450853/mob 07843962986

e-mail: david.greenman@btinternet.com

NEIGHBOURHOOD WATCH

Five police reports, relevant to the area, have been received since my last report for the PC.

Once again, the main thrust of the reports is cyber and telephone frauds.

SPEEDWATCH

Three Speedwatch sessions have taken place since the last monthly report. They have all taken place on the A290 between Mount Pleasant and the Royal Oak. The first two sessions produced five and six cars recorded as over the limit. The third session, at the Royal Oak, saw 16 vehicles recorded. I can see no obvious reason for the large increase in recordings and, although it is possible that Speedwatch might be seen as losing its effectiveness, there is no proof of this without more evidence.

One surprise piece of news is that the Kent Police civilian who was our Speedwatch point of contact has suddenly resigned. So far, we have not been notified of a replacement but, if we need to get in touch with the office, we have contact details.

A good piece of news is that Rough Common now have their Speedwatch equipment up and running.

David Greenman

08/07/2016

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RIGHTS OF WAY July 2016

CB11 and CB5: I was able to speak to Graham Palmer, the farm manager for Kent College and found out the main reason the surface of CB11 by the edge of the woods has its impassable rutted and poached surface is because of a major water leak. The high pressure main from Canterbury passes just within the field where it has to do a turn, and the valves situated at this point are leaking.

Kent College are in discussions with South East Water, and have been for some time, for these valves to be satisfactorily repaired but are still waiting. The leaking water goes off in two directions -one towards the A290 and the other towards the woods. Farm machinery and the cattle then pass over the wet ground resulting in major ruts and uneven surfaces.

Kent College is planning to dig a deep ditch to contain some of the water, and it may be the cattle will not be in the field next year so the surface will perhaps be less uneven. However until the leak is repaired by South East Water nothing else can be done. They are still planning to replace the rotten styles with gates. This was progressing under the former Kent County Council footpath officer, but since a new officer (Louise Adams) has been in place they have been told to wait for permission as footpath routes have to be confirmed. They are very willing to get on with the replacement once they have been given the go ahead.

CB9: The manure heap had been moved, and Mr Palmer said he would make sure the bonfire site is cleared although it is ground staff and not the farm's site. Undergrowth on the path would also be controlled.

CB12: This is becoming very overgrown because of the wet spring/summer. The footpath by the bridge at the foot of Brotherhood Wood is a quagmire, and the section of the bank is still missing. The bridge is still a high step from the footpath surface. Becoming very dangerous.

CB 10: Walked from Moat Lane to the junction of CB11 passable except for the tall new undergrowth along the edge of the common land behind Tile Kiln Hill.

Fran Christophers, footpath warden Blean Parish Council

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