

BAPCHILD PARISH COUNCIL

Minutes of the Meeting held 17th January 2019

A meeting of the Bapchild Parish Council was held at the Village Hall on Thursday 17th January at 7.30pm

Present: Mrs L Trott (Chairman), Mr R Bush, (Vice-Chairman) Mrs C Culver, Mr M Palmer, Mr D Akhurst Mrs E Cruise (Clerk)

Apologies: Mr M Juliens, Mrs M Pape, Cllr M Bonney

In attendance: Cllr A Bowles

Public Participation: There was no public participation.

3.1 Signing of Minutes: The Minutes of the last Parish Council Meeting held on Thursday 22nd November 2018 were agreed by all members as a true record and signed by the Chairman.

Matters Arising from previous Minutes:

4.1.1 Morris Court Farm 8 Houses 18/501/300/REM – Andrew Spiers, SBC Planning Officer confirmed that all remaining reserved matters have been approved and conditions fulfilled. Construction works can therefore begin.

4.2.1 Stones Farm 18/505151REM – A meeting took place at Swale House on 11th January 2019 and was attended by Cllr Liz Trott, Cllr Richard Bush, the Clerk whereupon guidance was sought from Cllr Monique Bonney and Paul Gregory, Senior Planning Officer reference the queries raised by members following the studying of the vast documentation which forms the first phase of this development. An extension to the Parish Council's response date was granted by Paul Gregory (SBC Snr Planning Officer.) - **Date for response 21st January 2019.**

A draft response letter was circulated based upon members comments and discussions (as listed below) and was approved by all Members.

- (1) Affordable housing provision – this has increased significantly from 30% (as stated in the S106 Agreement) to 69%.
- (2) Design Review Statement – meeting held on 31 May 2018 – the Parish Council wasn't invited to the meeting.
- (3) Neighbourhood Shopping – what type of shops? Is there a service yard for deliveries? What about CCTV and security?
- (4) Poor Air Quality on the A2 – also note the Lansdowne School drop off point and extra traffic lights for accessing the new development
- (5) Drainage – See Southern Water's letter dated 11/12/2018 upgrade to sewer required
- (6) Countryside Gap – How will this be managed?
- (7) Electric Vehicles – Are there adequate charging points? What about the public areas?
- (8) PROW ZR205 should remain along its historical route – the design does not allow this.
- (9) Vehicle Parking – are there enough parking spaces and pinch-point on access roads leading to the drop-off area at Lansdowne School.
- (10) Swanstree Avenue junction – with traffic already at a standstill at peak times affecting The Street and Fox Hill the upgrade to the traffic lights is urgently needed. With the financial contribution of £10,000 in the S106 Agreement being pooled this won't be happening until at least 2021
- (11) What about the maintenance and management of the unadopted development roads and amenity areas? How will this be managed, and the landscaped areas?

The deadline for the response letter has been set for Monday 21st January 2019. The Clerk will put together the final copy and will include a copy to Cllr Bowles, as requested.

Action: Clerk to respond prior to Monday 21st January.

4.2.2. - **Stones Farm PROW** – KCC insist that PROW ZR205 should follow the existing line, but the current design mapped out by Chartway does not allow it to fully remain or follow its historical route. This will be raised in our response letter. Cllr Bush and the Clerk had a meeting on 12th December 2018 together with Cllr Bowles and the KCC PROW Officer who confirmed that both footpaths have been re-opened, and an application has not been placed to close them again.

4.3.1 - **Perry's Advertising Hoarding and Caravan land at rear of 39 The Street** – both remain in-situ and the Clerk is still awaiting a response from the Enforcement Officer SBC. Cllr Bonney to be copied in if the Clerk does not receive a response.

Action: Clerk to chase up again and if no response copy to Cllr Bonney.

5.1 **Amenity Areas update** – no news currently.

5.2 **Lighting Matters** – The Clerk reported that a lantern had been badly damaged in Hempstead Lane, in December and that had to be replaced with a new LED lantern. The new column (with LED lantern) had been installed in School Lane, near to Rossetti House and a further lantern is due for replacement in Ashtead Drive (completing the lighting works in Ashtead Drive.)

6.1 Horse Chestnut Trees School Lane – KCC Notice Period has ended and we await commencement of works.

7.1 **Planning Matters – Hempstead Farm 18/506635/FULL** – comments due date 24/1/2019 – this was the application for the removal of Clause 8 planning permission granted in 2016. This condition states that “only fruit grown on farms within the County of Kent shall be stored, packed or tested in the hereby approved building.” Members had raised various points of concern including the possibility of increased lorry movements in Hempstead Lane and along the A2. It was pointed out that Hempstead Lane has no footway and minimal street lighting. Noted also was the height of the lighting columns, and the possibility they could be damaged by high-sided vehicles trying to pass in the narrow lane. The original condition was given “in the interest of amenity” and this should also be taken into consideration. A draft letter containing the points raised was approved by all members, clerk instructed to email letter to SBC Planning Department.

Action: Clerk to email response to Andrew Spiers, Planning Officer Swale House ahead of 24/1/2019

8.1 – **Five Parishes update** – No news.

9.1 **Accounts** – The Clerk circulated the prepared bank reconciliations together with monthly reports from November, December and a balance to date figure (£16,128.92) - A VAT refund of £1624.60 had been received on 22/11/2018. The accounts were approved by all members and signed by the Chairman.

9.2. 9.2 **Cheques/online payments already drawn:**

9.2.1 26/11/2018 Clerk Salary November 308.17

9.2.2 17/12/2018 EDF (1-30 November) £160.01

9.2.3 27/12/2018 Clerk Salary December 308.17

9.3 **Cheques/online payments due:**

9.3.1 16/01/2019 EDF (1-31 December) £160.78

9.3.2 25/01/2019 Clerk Salary January £308.17

9.4 Income received:

9.4.1 22/11/2018 HMRC VAT refund £1624.60

9.2 The Clerk also confirmed the completed Precept form had been submitted and SBC Finance Dept confirmed the Precept payment for 2018/2019 = £12,125 and the Lighting Grant =£2170.

10. Any Other Business

10.1 Cllr Culver reported that Tunstall PC were interested in forming a Neighbourhood Plan with other members of the 5Parishes Group and a meeting was being arranged with Lenham PC who had experience of this subject. Tunstall PC member will email possible dates for the meeting and if available, Cllr Trott may be able to attend and report back to members.

10.2 It was also reported that new signage had appeared at Tonge Countryside Park "Private Property Keep Out." It was requested the Clerk should enquire via the Clerk at Tonge Parish Council what the current situation is with the park and report back to members.

Action: Clerk to email Tonge PC Clerk

10.3 It was noted the next SBC Planning Committee Meeting had been brought forward to 25th April 2019 with the next one being 23rd May 2019.

10.4 Borough, Parish and Town Council Elections are due to take place 2nd May 2019.

11.1 Date of next meeting – the next meeting will take place **Thursday 21st March 2019 at 7.30 pm.**

The business meeting was drawn to a close at 9.29 p.m.

Signed: -----

Date: -----