

# BLEAN PARISH COUNCIL



## Minutes of the Parish Council Meeting held on Monday 11<sup>th</sup> November 2024.

### Sheet 2403

**Those Present:** Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. G. King; Cllr. M. Akers; Cllr. J. Russell; Cllr. M. Hayden and Clerk Mrs D. Horswell.

**Also present:** Ward Cllr. S. Jupe (at 19.49) and three members of the public.

**1. Apologies for absence:** Ward Cllr. D. Smith; Ward Cllr. A. Ricketts and County Cllr. R. Thomas – meeting clash.

The Chairman welcomed everyone to the meeting.

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

Cllr. King declared an interest in any item related to the village hall.

Cllr. Samuelson, as Chair of Governors declared an interest in any item related to Blean Primary School.

No other DPI changes or Declaration of Interests were declared.

### **3. To Approve: Minutes of the last Meeting: of 14<sup>th</sup> September 2024.**

The Minutes were **PROPOSED** by Cllr. Russell, **SECONDED** by Cllr. Jeffers and **APPROVED** by all Members present. The Minutes were signed by the Chairman as a true record.

### **4. Finance:**

#### **4.1 October Invoice Payments** (Banking Report circulated to Cllrs. prior to the meeting).

DD	Lili Waste Services	Waste Collection November	£111.98 (Vat £18.66)
Bacs	Mr K Waddington	Handyman Wages October	£198.47
Bacs	Mrs D Horswell	Clerk Salary October	£854.72
Bacs	HMRC	PAYE & NIC October	£261.21
DD	XLN	Telephone & Broadband November	£93.54 (Vat £15.59)
DD	HugoFox	Monthly Website Charge	£11.99
Bacs	BVHMC	Hall Hire November	£24.00
Bacs	Meadow Grange	Plant 5 planters with winter bedding	£564.00 (Vat 94.00)
		Part paid with S106 funds as agreed by CCC	
Bacs	Commercial Services	Grounds Maintenance	£1,150.69 (Vat £191.78)

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Bacs Hazel Beilby	Reimbursement for bird bath	£32.00
	Paid with S106 funds as agreed by CCC	
Bacs Meadow Grange	Winter Bedding & Compost	£25.92 (Vat £4.32)
Bacs SLCC	Annual Membership	£190.00

**Total Paid Out: £3,518.52**

### **Received In:**

Bacs – BVHMC – 50% Waste Collection Sept & Oct **£104.36**

**Bank Statement as at 31<sup>st</sup> October 2024 - Current Account £43,939.46**

*(This does not include all the outgoing transactions in this banking report).*

**PROPOSED by Cllr. Russell, SECONDED by Cllr. Akers and all Cllrs. present APPROVED the bank payments.**

### **Donation Request from Save The Blean.**

Blean Parish Council have received a request from the 'Save The Blean' Committee for a donation see below:

*I am writing on behalf of the Save The Blean committee to request some funds to help support the development of a large fundraising bid to the Heritage Lottery Fund. Working in partnership with the three local parishes, Kent Wildlife Trust, RSPB, the Crab & Winkle Line Trust and other partners, we are hoping to create an ambitious heritage and wildlife vision for the Blean, and then put in an application to a number of major national funders to fund the 'Blean Landscape Project'.*

*For context, this is an assessment of the options we currently face for the land North of the University of Kent:*

- 1) We don't persuade the Council or the Uni to take out C12, and the houses get built. We will fight legally but our chances are probably less than 50:50 for removal of this allocation at the moment.*
- 2) We do persuade the Council to remove C12 from the Local Plan but due to financial pressure the Uni sells the land anyway and houses get built.*
- 3) We persuade the Uni to sell the land and we now have an option to create an alternative to 2,000 houses.*

*Showing we have an ambitious, viable plan to buy the land and do something amazing with it will surely give the Council pause for thought.*

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*However, it will be a large piece of work and require expertise on heritage and landscape projects, as well as on writing large funding proposals. While a number of people on the STB committee have experience in these areas, we do not feel confident doing everything without proper support.*

*We have found some consultants who work on these types of projects (Selinger Consultants - recommended by the Esmée Fairbairn Foundation, so a strong endorsement) who can lead us through this process, but we will need to pay them. They have quoted £9,500 to help us with all three parts of the process:*

- developing the vision along with stakeholders*
- creating a business model/income plan that sets out what will be needed to make it viable*
- then submitting a bid to the Heritage Lottery Fund.*

*That is more money than the STB committee currently has in the bank, so we are asking each of the three Parish Councils if they are able to contribute.*

*We are hoping to kick off very soon and will invite you to be part of the consultation/development process. We see this as a once in a lifetime opportunity to create a vibrant heritage, woodland creation and wildlife project for the district, and we would love to have your support.*

This request was discussed at length by Councillors and Julia Kirby- Smith answered questions but it was decided to defer the decision to another meeting as the Parish Council are not in a position to make a decision without looking at the legal process that is in place.

Therefore, it was agreed to defer to the December meeting and, in the meantime, acquire further information and advice.

Ward Cllr. Jupe entered the meeting at 19.49.

## **4.2 To Present & Approve: Budget 2025/2026**

The Clerk had circulated the budget for 2025/2026 with the 2024/025 accounts to date and projected reserves to 31<sup>st</sup> March 2025 to Cllrs. prior to the meeting.

**PROPOSED BY Cllr. Hayden, SECONDED by Cllr. Jeffers and APPROVED by all Cllrs. present.**

## **4.3 To Discuss: Precept 2025/2026**

Following the approval of the budget for 2025/2026 it was proposed to set the precept for 2025/2026 with no increase at **£25,000**.

**PROPOSED by Cllr. Hutt, SECONDED by Cllr. Hayden and APPROVED by all Cllrs. present.**

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**5. Planning:** (Planning Report for Discussion circulated to Cllrs. Prior to the meeting)

### PLANNING REPORT November 2024

#### Planning Applications:

##### **24/01723 – Single-storey side extension - Badgers Farmhouse Badgers Close**

Blean Parish Council has no objection in principle but are concerned about the amount of glazing proposed at front and rear elevations of the converted outbuilding/barn which will harm the character and appearance of this grade 11 listed building.

**Please note: the planning history of Badgers Farmhouse online for previous applications 24/00241 and 24/00240 - s/s rear extension has not been updated despite Blean Parish Council's requests a couple of months ago. Both applications were determined on 24/05/24 but we cannot view the decision notice or delegated reports for either of these applications, which is very disappointing and annoying!**

**24/01724 – Listed Building consent for the above – comments as above.**

##### **24/01651 - Porch to side elevation - 3 Westfield**

Blean Parish Council objects as the proposal will result in a reduction of parking spaces with the integral garage being converted to habitable accommodation and the driveway being reduced in depth resulting in only one car space for a 3/4 bed dwelling.

**24/01967 - Single-storey side extension - Holmcrest Farm , Denstroude Lane – Comments by 6<sup>th</sup> December.**

#### Decisions by CCC:

**24/01275 - Two-storey detached dwelling following demolition of existing single-storey detached dwelling. - 8 Blean Common\_ - GRANTED**

#### Appeals

**Appeal Ref: APP/J2210/W/23/3332825**

**24 School Lane**

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**Retrospective application for single-storey detached agricultural storage.  
Awaiting Decision.**

**Application Ref: CA/23/00521**

**Appeal Ref: 3335774**

**Butlers Court Farm Blean Common**

**6 detached dwellings consisting of 3 no. one and a half storey, 2 no. two and a half storey and 1 no. 2 storey dwelling together with formation of access and associated hardstanding following demolition of existing industrial buildings.**

**Awaiting Decision.**

**To Note:** The Parish Council has received correspondence from the Planner for Fernham Homes with information that the Reserved Matters Application for Blean Common CA/15/02523/OUT was submitted to Canterbury City Council on Friday afternoon (8<sup>th</sup>) Nov. The Application is now with the Council to be validated, prior to it becoming publicly available.

Please note that the Applicant will be completing a leaflet drop in the immediate surrounding area in the next week or so, providing residents with an 'information note' on the scheme.

## **6. Reports from County Cllr. and Ward Cllrs:**

### **6.1 County Cllr. Thomas report:**

**In his absence Cllr. Thomas had sent the following report:**

You already have the Blean School consultation on your agenda but in terms of other items we now know the bus fare cap has increased to £3 for 2025.

Additionally, KCC is waiting to hear the devil in the detail following last month's budget. I understand the money for potholes is not new money but perhaps some additional resources for adults social care and SEN provision. Unfortunately, the Council will also have to find circa £10m to fund the increase in National Insurance Contributions. This is on the backdrop of "efficiency savings" for non protected departments such as local government. We should know the net effect of all of this next month.

### **6.2 Ward Cllr. Jupe report:**

Cllr. Jupe spoke of the Digital Switch Over and suggested a local event, such as at a coffee morning, would be a good idea to talk and help people to understand it.

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### **7. Reports and Updates:**

#### **7.1 Village Hall Report: - Cllr. King**

At the recent AGM I was appointed deputy Chair of the Hall Committee. Blean village hall continues to be a very popular hub for many local people and organisations. It also attracts people and groups from the surrounding villages and even those residing as far away as Whitstable and Faversham.

#### **7.2 N.H.W:**

All relevant reports are circulated to Cllrs. weekly.

#### **7.3 Footpath Report: Cllr. Samuelson.**

Nothing to report.

#### **7.4 Highways Report: Cllr Jeffers.**

Nothing to report.

#### **7.5 Speedwatch Report: Cllr. Akers and Cllr. Russell.**

No report.

#### **7.6 Clerks Report: November Report**

##### **Recreation Ground & Nature Reserve**

The Pond Project has been completed consisting of the removal of a willow tree in the pond and pathway cleared at the back of the pond. This has been funded by S106 money (as agreed by CCC). The hedges surrounding the Reserve have also been cut and should not now require cutting for a few years.

##### **Correspondence Circulated:**

##### **CCC Draft Canterbury District Local Plan and new Call for Sites**

Canterbury City Council's Cabinet decided at the end of September to extend the current local plan timetable by around six to seven months so council officers could consider government changes to national planning policy which are coming down the track.

The deadline for a final draft has now moved from the one imposed by the last government of June 2025 to spring 2026.

This revised timetable is set out in the council's Local Development Scheme (September 2024), which is available to view on our website ([www.canterbury.gov.uk/planning-and-building/new-local-plan](http://www.canterbury.gov.uk/planning-and-building/new-local-plan)).

The council will use this time to:

- digest the feedback it received from the consultation and what it should do about it
- think carefully, in light of that feedback and numerous other technical considerations, about where in the district the bigger sites, known as strategic allocations, that are needed to deliver the

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government's housing targets should go. It has to be remembered housing targets are likely to be mandatory and the government has suggested the district's target needs to go up ever so slightly

- keep talking to stakeholders such as Kent County Council, National Highways, Natural England, the Environment Agency, other councils etc
- continue to assess any potential sites that may come forward
- make progress on the modelling needed to test the council's transport strategy is robust
- ensure its net zero and biodiversity net gain policy ambitions remain as robust as humanly possible
- The council had originally planned to release the feedback from the Regulation 18 consultation when it published the final draft local plan early next year.

However, now that publication is some time away, the consultation results can now be found on the council's website ([www.canterbury.gov.uk/planning-and-building/new-local-plan](http://www.canterbury.gov.uk/planning-and-building/new-local-plan)).

The information is displayed on the website in a rather functional way but all of the information is there and is secure.

### **New Call for Sites**

Consultation feedback has made it clear that people would like to see more brownfield sites proposed for development in the local plan.

To ensure no stone is left unturned and before we make any final decisions, we are asking if there are any more potential brownfield sites that are suitable and available for development in the district.

The Call for Sites will run from 9am on 21 October until 5pm on 1 December 2024 inclusive, and we welcome the submission of **new** sites, that have not been submitted to us previously.

All sites for any type of future use are welcome. However, we are particularly interested in increasing site options for:

- brownfield land that could be suitable and available for development for any future use (capable of accommodating a minimum of five dwellings or 500sqm floorspace)
-

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- small and medium-sized sites (capable of accommodating a minimum of five dwellings up to around 100 dwellings)
- land that could be suitable for employment and commercial development (above 0.25ha or 500sqm floorspace)
- land that could be suitable for Gypsy and Traveller accommodation
- land that could be suitable for renewable energy schemes

To submit a **new** site, please use our online form, (available at [www.canterbury.gov.uk/planning-and-building/new-local-plan](http://www.canterbury.gov.uk/planning-and-building/new-local-plan))

Unfortunately, we cannot accept site submissions by email or in hard copy.

Before submitting a new site, please check our interactive map to see if it has previously been submitted – the map and further guidance can be found on our website, along with our privacy notice.

**Please do not submit sites which have already been submitted to a previous Call for Sites or to a previous Regulation 18 Local Plan consultation. Duplicate sites will be rejected.**

If you have previously submitted a site and you wish to make us aware of any changes to the submission, or if you wish for a site to be considered for a different land use to the original submission, please email [policy@canterbury.gov.uk](mailto:policy@canterbury.gov.uk), quoting the site reference.

**If you have submitted additional information through our Regulation 18 consultations, you do not need to resubmit it.**

Please email [policy@canterbury.gov.uk](mailto:policy@canterbury.gov.uk) if you need assistance or have any queries.

## **8. Matters raised by the Public:**

A resident brought up the issue of the roadworks at the Whitstable roundabout because, although it is not within the parish boundary, it greatly affects motorists from this area.

Cllr. Samuelson responded that he had written to KCC and had received the following reply:

*I am writing in response to your complaint dated 4 November 2024 regarding the works taking place in Borstal Hill and A2990 Thanet Way. I have reviewed your complaint under stage one of our complaints procedure and am able to respond as follows: Firstly, I would like to thank you for bringing this to my attention. I am sorry that you have been impacted. The works are being carried out by UK Power Networks to install a connection for a new development. Originally the works were*



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*planned and agreed for Borstal Hill until the 21 November to pull cables to the substation. The works taking place across the A2990 Thanet Way were due to be completed by the end of the half term on 28 October. Unfortunately, upon further investigation and after the works commencement it was discovered that part of the carriageway construction was concrete and in addition, this had reinforcing steel bars within in it. As such, each section must be reinstated in this way and requires one week curing time per section. This is a slow process but necessary to protect the asset. We have instructed UKPN to place signage on the network advising of this and giving a reason why there is no activity on site. If there are no other complications and weather issues this project is due to be completed by the 29 November. I apologise for the inconvenience caused by these extended works; I understand that it has been problematic, but we have a duty of care to protect the asset and ensure that works are completed to an acceptable level in order to avoid any further carriageway issues. If you do require any additional information, please contact UKPN via the information on their website Help and Contact | UK Power Networks as they would be best placed to answer any questions about their works. I hope this information is useful. However, if you are dissatisfied with our response, you have the right to escalate your complaint to stage two of Kent County Council's complaints procedure. Please provide details of why our response has not resolved your complaint and what action you would require as a resolution, by replying to this email.*

**9. Matters to be discussed:** (Any relevant papers circulated to Cllrs. prior to the meeting).

### **9.1 Update: Expenditure of s106 money.**

Cllrs. noted in the BPC Budget sheet 2025/2026 that the pond project has been completed. The Parks & Gardens section has been completed by the purchase of a new bird bath in the Memorial Area and towards the winter planting of the planters. £2350.68 remains to be spent on play equipment maintenance which is to be identified and organised.

### **9.2 Update: Donation of Bench by a resident for the Nature Reserve (Keirs Meadow).**

The clerk has contacted Meadow Grange, who installed the latest new benches, and they are happy to have this one delivered to them and install it. Michael and Hazel have identified a suitable spot. Before ordering the clerk will contact the resident to see if they would like a plaque on it and, if so, the wording before it is ordered.

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### **9.3 CCC Capital Grants 2025/2026 – deadline 6<sup>th</sup> December.**

Councillors agreed that, as the Parish Council have received CIL money and S106 funds this year, there are not any projects that need funding at this time.

### **9.4 Blean School Public Consultation – change of age range from 4-11 to 3-11 to enable the school to run a pre-school – consultation runs until Midday 2<sup>nd</sup> December.**

Cllr. Samuelson, as Chair of Governors, answered questions on this consultation.

## **10. Councillors' Reports:**

**10.1 Cllr. Akers** asked for articles for a pre-Christmas newsletter.

**10.2 Cllr. Jeffers** reported that there is a considerable amount of litter at the Winding Pond in the woods and the Interpretation board has gone. Clerk to contact Mr. Leetham.

**10.3 Cllr. Hutt** spoke of the email received from Mr. Bentley concerning the maintenance of the church track and car park asking whether the Parish Council would consider taking on the maintenance. It was discussed and agreed that, as Eastbridge Trustees are the owners of the land, they should be responsible for the maintenance besides which the Parish Council do not have the funds.

**10.4 Cllr. King** mentioned that the bungalow at 8 Blean Common had now been demolished.

**10.5 Cllr. Hayden** said he is in possession of the old benches from the recreation ground which have now been recycled at The Hare pub.

**10.6 Cllr. Samuelson** suggested it might be an idea to have a plaque commemorating past Councillors.

## **11. Any Other Business for discussion at the next Parish Council meeting on 11<sup>th</sup> November 2024.**

There being no further business, the meeting closed at 20.27.

**These Minutes remain as draft minutes until approved by the Parish Council at the next meeting.**

Date \_\_\_\_\_

Signature \_\_\_\_\_

# **BLEAN PARISH COUNCIL**



**Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed.**

**2024: 9th December.**

**2025: 10th February, 10th March, 14th April and Annual Parish Council meeting on 12th May.**