

Blean Parish Council

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean
on Monday 10th February 2020

Sheet 2112

Those Present: Cllr. B. Flack (Chairman); Cllr. G King; Cllr. J. Rouse; Cllr. P. Wakeling; Cllr. A. Jeffers; Cllr. P. Hutt; Cllr. L. Harvey and Clerk D. Horswell.

Also present: Ward Cllr. D. Smith and three members of the public.

1. **Apologies for absence:** – Cllr. H. Samuelson – Holiday; Ward Cllr. A. Ricketts and County Cllr. R. Thomas – attending other meetings; PCSO Tom Daley – training course.

The Chairman welcomed everyone to the meeting.

2. **Changes to DPI's & Declarations of Interest in matters to be discussed:**
No changes or Declaration of Interests from Councillors.

3. **To Approve: Minutes of the last meeting held on 9th December 2019:**
Proposed by Cllr. King, seconded by Cllr. Hutt and all Members present **AGREED.**
Signed by the Chairman as a true record.

4. **Approval for Invoice Payments and authorisation: (Banking Report circulated to Cllrs. prior to meeting.)**

Banking Report January 2020 **Approval for invoice payments**

Method of payment	Payee	Description	Gross Cost
DD	Serco	Waste Collection December 2019	£98.10 (Vat £16.35)
DD	Serco	Waste Collection January 2020	£80.04 (Vat £13.34)
Bacs	Mr K Waddington	Handyman Wages December 2019	£175.13
Bacs	Mrs D Horswell	Clerks Salary December 2019	£719.33
Bacs	HMRC	PAYE & NIC December 2019	£147.40
DD	XLN	Telephone &	

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		Broadband January 2020	£61.13 (Vat £10.19)
Bacs Authorised and paid between meetings	Meadow Grange	Gloves & Plants	£28.83 (Vat £4.80)
Bacs Authorised and paid between meetings	Goodfellers Tree Surgeons	Felling dead Willow tree	£600.00
Bacs Authorised and paid between meetings	Commercial Services	Fourth Quarter Grounds Maintenance 2019	£180.50 (Vat £30.08)
Bacs	Mrs D Horswell	AVG Anti-Virus Annual Subscription	£49.99

Total Paid Out £2,140.45

Paid In

BVHMC – 50% Waste Collection November 2019 £26.68

UK Power Networks - £48.66

Total Paid in £75.34

Bank Statement as at 31st December 2019

Current Account £24,688.08 (Not including all the transactions above)

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Banking Report February 2020

Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Serco	Waste Collection February 2020	£80.04 <i>(Vat £13.34)</i>
Bacs	Mr K Waddington	Handyman Wages January 2020	£175.13
Bacs	Mrs D Horswell	Clerks Salary January 2020	£719.13
Bacs	HMRC	PAYE & NIC January 2020	£147.60
DD	XLN	Telephone & Broadband February 2020	£61.13 <i>(Vat £10.19)</i>
Bacs Authorised and paid between meetings	BVHMC	Canterbury Area KALC meeting – Hire of Blean Hall	£24.00
Bacs	BVHMC	Hall Hire February	£16.00
Bacs	ACRK	Annual Membership	£80.00
Bacs	Zurich Municipal	Insurance Renewal	£870.26
DD	Unity Trust Bank	Service Charge	£18.00
Bacs	Meadow Grange		£55.95 <i>(Vat £9.34)</i>

Bacs

Total Paid Out

£2,247.24

Paid In

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BVHMC – 50% Waste Collection December 2019	£40.87
KALC Canterbury Area Committee for room hire	£24.00
<u>Total Paid in</u>	<u>£64.87</u>

Bank Statement as at 31st January 2020

Current Account £23,326.55 (Not including all the transactions above)

4.1 Insurance Renewal

The clerk explained that the insurance with Zurich Municipal for 2020/2021 will be the final year of the long-term agreement and will be reviewed during the latter part of this year along with the landscape maintenance contracts.

4.2 Cllr. Hutt signed the banking forms as a new signatory and additional authoriser of online payments. Counter-signed by Cllr. Flack and Cllr. King.

5. Planning: (Planning Report circulated to Cllrs. prior to meeting.)

PLANNING REPORT January and February 2020

Planning Applications:

1. 19/02131- Proposed two-storey side extension and two and single-storey rear extension together with canopy to front elevation - 66 Blean Common, Blean, CT2 9EY – *No objections by BPC.*

2. 19/10181 - Application for prior approval for proposed change of use of agricultural building to 4 no. dwellings with associated building operations - Brook Farm, Denstroude Lane, Denstroude, Canterbury, CT2 9JX - *Blean Parish Council objects to this application and makes the following comments:*

1. The agent refers to officers delegated report for last application 19/01724 in the current planning statement dated November 2019 at para 2.2.4 but it is not on public access.

2. Under para 3.1.8 of the same planning statement for the same reasons as the previous PN I object i. e. The red edge curtilage must include the front gardens and 6 parking spaces as they form an integral part of the development.

Furthermore, at para 5.2.2 the agent refers to the parking on site. The development therefore does not fall within class Q of the Town and Country Planning GPDO and therefore requires planning permission.

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3. 19/10104 - Application for lawful development certificate for existing use of land as residential garden – 2 Tile Kiln Hill – *No objections by BPC.*

4. 19/10211 - Proposed first floor side extension, dormer window and 2 no. roof lights front elevation, extension of existing dormer window with Juliet balcony to rear elevation and cement cladding to dormer - 43 Chapel Lane, Blean CT2 9HE – *Neutral - Blean Parish Council has no comments to make.*

5. 20/00048 | Application for lawful development certificate for existing use of part of the property as residential. | Seapier Arabian Stud Farm Denstroude Lane – *BPC is NEUTRAL and has no comment to make.*

6. 19/10191 - Proposed change of use of land from residential curtilage to purposes ancillary to the garden centre with single-storey detached timber building for use as a Tea Room with external seating area - 42 Honey Hill, Blean, Kent, CT5 3BP - *Blean Parish Council supports this application but comment as to whether the applicant would consider changing the roofing materials back to green as on the original application, or something similar, so that the building sits comfortably in its rural setting.*

Decision Notices by CCC:

1. 19/02131 - Proposed two-storey side extension and two and single-storey rear extension together with canopy to front elevation - 66 Blean Common – GRANTED

2. 19/01922 - The Church of Saint Cosmus Saint Domain, Tyler Hill Road, Blean – GRANTED

3. 19/10193 | Non-material amendment to planning permission CA/18/02364/VAR for proposed change of use from residential institution to student accommodation together with erection of 3 no. two and three-storey buildings comprising student accommodation; to allow rewording of condition 4 in order for details of drainage for Block D to be provided at a later stage. | **Franciscan International Study Centre Giles Lane - APPROVED**

4. 19/02022 - Proposed single-storey side extension, two-storey side and rear extension, extension to rear dormer, alterations to garage to provide additional living accommodation with roof terrace over and extension to driveway - 128 Blean Common – GRANTED

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5. 19/00788 - Proposed two-storey detached dwelling along with cycle store. | **16 Chapel Lane - GRANTED**

6. 19/02049 - Proposed single-storey rear extension following demolition of existing utility extension - **9 Trueman Close – GRANTED**

7. 19/10104 - Application for lawful development certificate for existing use of land as residential garden – **2 Tile Kiln Hill – WAS LAWFUL**

8. TRE/19/00506 | Fell 1 x Pine tree. | **Recreational Ground School Lane Blean – GRANTED**

9. 19/10181 - Application for prior approval for proposed change of use of agricultural building to 4 no. dwellings with associated building operations - **Brook Farm, Denstroude Lane, Denstroude, Canterbury, CT2 9JX - Prior Approval Not Required**

10. 19/10211 - Proposed first floor side extension, dormer window and 2 no. roof lights front elevation, extension of existing dormer window with Juliet balcony to rear elevation and cement cladding to dormer - **43 Chapel Lane, Blean CT2 9HE – GRANTED**

Appeals:

Site Address: 21 Chestnut Avenue Blean CT2 9HY

Description: Proposed single-storey detached dwelling.

Application ref: CA//19/01536

Appellents name: Mr & Mrs Wilkinson

Appeal ref: 3242187

Appeal start date:

I am writing to inform you that an appeal has been lodged with the Planning Inspectorate in respect of the above site. If you do not own the property you occupy, please let the owner know about the appeal. The appeal is to be decided following the consideration of written statements from the parties and a site visit by an Inspector. ***BPC has no further comments to make.***

Appeal Decision:

Application No: CA//18/01945/FUL

Proposal: Proposed detached single-storey dwelling.

Location: The Mill House, 40 Tyler Hill Road, Blean

Application Decision Level: Committee

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Planning Inspector: Ian Harrison
Appeal Decision: Appeal dismissed

The application for the erection of a detached single-storey dwelling was refused as the development would lie within the open countryside with no justification being demonstrated and would fail to preserve the character and appearance of the Tyler Hill Conservation Area. The application was also refused as the applicant had failed to secure SAMMS mitigation.

The Inspector considered that the site would not represent a suitable location for residential development with regard to its location outside of Blean and the need to travel, noting that there is a long stretch of road with no footpath. The Inspector also concluded that the appeal proposal would result in additional sprawl of built development which would erode the openness and spaciousness of the area and would undermine one of the defining features of the Conservation Area. For these reasons the appeal was DISMISSED.

The Parish Council had a further discussion on the decision of 19/10181 – Brook Farm - Prior Approval Not Required - which had been the delegated Officer's decision. Cllr. Flack has spoken to Head of Planning who is going to review the decision himself.

6. Report from Ward Cllrs, County Cllr. and PCSO:

6.1 Ward Cllr. Report:

Ward Cllr. Dan Smith reported on the following items:

- Green Bin charges
- Budget – to be heard on Thursday
- Consultation on A290 – Cllr. Ricketts had attended
- Parking issues in Canterbury

Cllr. Flack reported that she and the clerk had also attended a session with Kent Highways officers to discuss the A290 on which she would report later in the meeting.

6.2 County Cllr. Report:

Cllr. Thomas in his absence had sent the following CCC and KCC report:

1. A new taxi licence policy out for consultation <https://news.canterbury.gov.uk/consultation-item?id=1&r=4>

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This includes a number of climate-friendly updates.

2. The work on youth activities and anti social behaviour led by Councillor Matthew Jones-Roberts has finished its report and has had its 14 recommendations accepted
<https://democracy.canterbury.gov.uk/documents/s106139/Youth%20activities%20working%20group.pdf>
3. Kiosks and pop-ups at Station Rd West subject to planning permission (minute 692)
<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=617&MId=12186>
4. Wetherspoons in Herne Bay looking to expand overnight accommodation after CCC agreed to a disposal of land to allow for the enhancements (minute 693)
<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=617&MId=12186>
5. CCC have agreed to sponsor a student bursary for a local Kent & Medway Medical School student. KMMS will train future GPs and other medical professionals
<https://democracy.canterbury.gov.uk/documents/s106213/Kent%20and%20Medway%20medical%20school%20bursary%20report.pdf>

Additionally CCC have agreed to help the hospital trust with its consultation on future proposals <https://www.ekhufft.nhs.uk/patients-and-visitors/about-us/delivering-our-future/>

6. CCC budget to be finalised next week. In challenging times where we need to save £5m of annual expenditure the plans contain green waste charging for the first time, various parking charges and additional investment for park and ride contract enhancements. The cost for CCC is £216 for a band D property. The budget also includes additional resources for graffiti and litter picks as well as improvements to Canterbury Castle. (agenda item 18)
<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=615&MId=12182>
7. Community Infrastructure Levy has been adopted (agenda item 9)
<https://www.ekhufft.nhs.uk/patients-and-visitors/about-us/delivering-our-future/> This allows for additional resources to support community infrastructure for both the city council and parish councils.

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8. A draft Corporate Plan will go out for consultation and will seek views on the vision for the next two years as well as seek additional ideas to be included (agenda item 11)
<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=615&MId=12182>
9. A new Climate Change Partnership Board to be established with various organisations involved to help tackle the issues in our district which cause climate change but can also help us adapt. (agenda item 22)
<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=615&MId=12182>
10. The final destination for a new CCC office move will be finalised on 20th Feb. It would be self financing and would provide environmental improvements by being a more sustainable building.
11. A decision on the future of East Kent Housing is due on 20th Feb.
12. Following the recent parish seminar CCC will look to put together a handbook for parish councillors, city councillors and staff to share. Future talks on concurrent functions funding will be arranged later in the month too.
13. Parking review consultation has begun
<https://news.canterbury.gov.uk/news/article/79/have-your-say-on-parking-changes>
14. The new Bird Wise East Kent initiative between CCC and Thanet DC
<https://news.canterbury.gov.uk/news/article/80/looking-after-our-visiting-feathered-friends>
15. As part of the next iteration of the council's Local Plan, which guides local development, there is a call for sites for development allocation
<https://news.canterbury.gov.uk/news/article/81/council-launches-call-for-sites-process>

There's a number of news stories from KCC too. These include a post Brexit initiative called Straits Committee, mental health support for children and a campaign about unlicensed waste carriers <https://kccmediahub.net/>

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Whilst this is largely CCC centric in terms of other KCC news there is a 5 year plan consultation happening too <https://www.kent.gov.uk/about-the-council/strategies-and-policies/corporate-policies/5-year-plan>

6.3 PCSO Report:

PCSO Tom Daley in his absence had sent a report: *(attached to these minutes)*

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

7.1 *Village Hall Report: (attached to these minutes)*

7.2 *N.H.W. Report (attached to these minutes)*

7.3 *Speedwatch Update:*

David Gammon reported that there had been no Speedwatch sessions due to the inclement weather.

7.4 *Footpath Report: Cllr. Wakeling and Cllr. Samuelson*

Nothing to report due to inclement weather and personal reasons.

7.5 *Parish Council update: (attached to these minutes)*

8. Matters raised by the Public:

The following issues were raised by members of the public:

8.1 The hedge at Mill House, Tyler Hill Road is overhanging the road – clerk to write a letter.

8.2 CB12 is overgrown and there is liquid coming from the pumping station near the site of the Blean Tavern which is going into the river – report to Environmental Health.

8.3 The pavement on the south side of the Blean sign on A290 has a crack in it – report to KCC.

8.4 The state of the A290 – this has been reported to KCC for action.

8.5 The repair that was recently made to a pothole outside 9 Bourne Lodge Close has come out and needs repairing again - report to KCC.

8.6 Ditches need clearing – flood by shop.

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9. Matters to be discussed:

9.1 Update on Parish Council Website:

Cllr. Hutt reported on his findings following extensive investigations into various websites including staying with Cantium. Cantium have extended the deadline but it is still a three year contract and, even though they have removed the initial cost, there will still be substantial costs for the subsequent two years. He had looked at all the recommendations by KALC and also all the Parish Councils in the area to see which websites they use. Following this, he set up a trial website for Blean with Hugo Fox who are the providers of Hersden Parish Council's website, their website is very good and they have had no problems with it. He was able to create the website for free, there is also a facility for a planning tracker which Hugo Fox will upload and we could have ten email addresses for Councillors.

Councillors all agreed to leave it with Cllr. Hutt to explore further the web accessibility issue.

9.2 Parish Plan:

An extensive discussion was had on the need to make progress with formulating a Parish Plan.

Councillors agreed to proceed.

9.3 HIP meeting update – re-scheduled until after A290 Safer Roads meeting has taken place:

KCC Highways Officers are checking the crossing of Tyler Hill Road and the Crab and Winkle Way as the red tarmac was never re-instated when the road was resurfaced.

9.4 A290 Safer Roads meeting update:

Cllr. Flack and the clerk first met with KCC officer Jamie Watson and his colleague two or three years ago to discuss the whole stretch of the A290 for the bid to go into the Government for funding. The first bid was rejected but the second accepted and there is now £1.5million to be spent on the whole stretch of the A290 by March 2021. We have now met again and they have looked at the crash mat with the severe accidents and fatalities in various areas. The suggestions are:

- Rumble strips at the sides of the road to make the road appear narrower
- To have the change of speed limit at Royal Oak from 40mph to 30mph moved further back
- Looking at putting pinch gates and 30mph roundals
- Looking at red tarmac surface at Woodlands/Royal Oak – pelican crossing?
- Looking at the junction markings at Tyler Hill Road/Blean Common junction
- Blean School – look at 25mph zone/ stronger visual indications
- Pathway to Oaks Park – no barrier on the school side

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- Re-assess area of Kent College/St Edmunds School – Waving and markings
- St. Thomas's Hill – reconfigure the hatched area

They will now carry out a series of speed surveys – Marleywood through to St. Thomas's Hill.

We are meeting with them again once they have got the road plan. They are willing to accept the Parish Council's evidence and local knowledge.

As set out in the Standing Orders as the meeting had exceeded two hours it was agreed by all Cllrs. present to set aside Standing Orders and continue with the meeting.

9.5 Email from resident regarding speeding on A290:

This had been circulated to Cllrs. prior to the meeting and was thought to be covered by the previous agenda item.

9.6 Local Plan Review meeting:

This is to take place on Wednesday 4th March 6pm – 8pm.

Cllr. Flack said that CCC have announced a 'Call for Sites'. Anyone can offer a site anywhere in the district

9.7 Request to have a goal net on recreation ground and possible costings for skateboard ramp:

It is known from previous investigations that a goal net is only legally allowed to be a small one but the Parish Council will look at the criteria and costings for that and for a skateboard ramp

10. Councillors' Reports:

10.1 Cllr. King reported that the information board on The Green is fading and needs re-doing.

10.2 Cllr. Jeffers asked whether there was any news on the Blean Tavern site. Cllr. Flack replied that there wasn't anything on the radar yet. Cllr. Jeffers also questioned whether the glass on the window at 91 Blean Common had been replaced with obscure glass. CB18 stile has still not been replaced – clerk to write to PROWO Louise Adams.

10.3 Cllr. Wakeling reported that nothing had happened regarding the ditch at Honey Hill Farm, he has sent photographs. Clerk to write to the owner.

10.4 Cllr. Flack reported that she had been working with an official from the Post Office to try and get a service restored, although this will not be in the shop, and an official notice for a sub-postmaster has gone out.

Cllr. Flack is also looking into Rural Communities who run a sponsored scheme for ATM machines.

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11. Any Other Business for discussion at next meeting:

The next Parish Council meeting is on Monday 9th March 2020.

There being no further business the meeting closed at 9.50pm.

Date _____

Signature _____

PCSO Report

Blean & Rough Common

January 2020

Information provided by: PCSO Tom Daley, Canterbury Community Safety Unit.

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Crimes of note:

- 01/01/2020 School Lane Blean, Stolen number plates
- 04/01/2020 Suspicious vehicle in Chapel Lane, Blean
- 24/01/2020 Kent University, youths throwing eggs from car.
- 31/01/2020 Rough Common, Male seen in garden

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Anti-social behaviour and other incidents of note:

- – Reports of door to door sales in the Blean and Rough Common areas.

Updates of previous reported issues:

Patrols of Woodlands Estate, due to concerns over issues in the woods.

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BVHMC Report:

Meeting held on Monday, 3rd of February.

Trisha Lawrence, being co-opted as a new member, was introduced to the committee.

Paul Wells to look into replacing the broken fence posts in the car park in the spring. No planning permission needed as long as posts are replaced like for like.

The disabled sign has been replaced in the car park and signs for 'no dogs allowed' put up in the hall.

The outside security lights have been fixed and a communication book is now hanging in the foyer for John the caretaker.

Mick Southgate is to put in new sockets ready for the CCTV camera to be re-homed in the storeroom.

Leaky roof to be repaired as soon as Paul Wells has made contact with costs for materials etc

No need for DBS for caretaker, all agreed.

The protective sheet of steel is ready to go into the gents toilet.

The estimate for the shield panels for the hall is £2.343.

The inventory for the hall has been completed for insurance purposes by Hazel and Barry.

The treasurer reported on there being a healthy balance of £48,444.

A bookers card has been acquired for general use by the Village Hall.

The Letting officer reported that It had been an incredibly busy month with many general enquiries coming in from private hires and potentially new regular hirers too.

Furthermore, several viewings have been arranged at the hall which have resulted in confirmed bookings for February and March.

This already exceeds the number of bookings we usually made for February.

Unfortunately with all these new enquiries space is now very limited. This raises the question of whether or not a 'cancellation fee' for both regular and private hirers should be better stipulated.

All the regular groups have been contacted to confirm/change any contact details if they would like to be 'advertised' on the 'what's on' poster on the web site. Will proceed with printing once everybody has responded.

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Annual Reports and accounts were signed by everybody present.

Phase 2 was updated by Andy Burgess and a planning application is about to be submitted.

Insurance for the hall to be completed by Andy Burgess once the insurers have more information on phase 2.

The hire rates and invoice forms were discussed and it was agreed that they need simplifying. Tamsin and Charlotte to look into this.

The shed still has a few things in it that need to be stored so it was agreed that we should share it with gardeners until phase 2 is completed.

It was agreed unanimously to defer the increase in rent for playgroup until they are more sustainable. This will be reviewed in September. (47% of play schools closed in 2018)

Jane Rouse

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NEIGHBOURHOOD WATCH report- December 2019/January 2020

Blean village co-ordinator:- David Greenman, 3 Vicarage Lane, Blean, CT2 9ET
Phone: 01227 450853/mob 07843962986
e-mail: david.greenman@btinternet.com

Six reports, relevant to the village, were received from Kent Police between 8/12/2019 and 29/01/2020 and forwarded electronically to the 17 links around the village of Blean.

Telephone fraud in the form of phishing emails being sent out by criminals in order to try and obtain your personal data. If you see anything like these, delete them and do not click on any links or respond to them in any way and report to Action Fraud. [Action Fraud telephone 0300 123 2040 or website https://www.actionfraud.police.uk/](https://www.actionfraud.police.uk/)

Alert 1 – TV Licence phishing emails.

TV licencing scams continue and the below is an example of two emails that are being sent out. Obviously, the amount on the first phishing email is wrong, as the current licence fee is £154.50, so please be careful if you get this type of email.

Your current TV Licence expires today.

To continue to watch or record live TV programmes on any channel or device, or to download or watch BBC programmes on iPlayer – either live, via catch up or on demand, you need to be covered by a TV Licence.

Your year's licence will cost £95.30 and you can renew it quickly and easily online – but please make sure you do it before midnight.

[Renew now](#)

David Greenman
NHW coordinator for Blean
07/02/2020

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Parish Council Update:

1. Ken has cleared all loose vegetation off The Green so that the crocuses can be seen when they come through.
2. The order has been placed with Landscape Services for the tree to be felled in the recreation ground now that permission has been granted along with the other tree work and ditch clearance.
3. The Tommy Memorial statue has been repaired and put back in place by Ken.
4. The damaged Doctor's Surgery sign has been taken away by KCC in order to replace it.
5. The Vicarage Lane street name plate has been hit and the posts damaged. Reported to CCC.
6. The very bad condition of the road surface on the A290 resulting in loose chippings being thrown up onto the pavements by vehicles has been reported to KCC Highways. Dangerous for both vehicles and pedestrians.
7. The street lights in Chapel Lane and Trueman Close which were not working following a power cut have been reported and are now back working ok.
8. The Auditor has been booked for the Internal Audit on 7th May.
9. There are still problems with comments being submitted onto CCC Planning Portal so we send the comments from BPC to the relevant Planning Officer to make sure they get them.

Events attended:

10. Chairman and Clerk attended the A290 Safer Roads meeting on Tuesday 4th February.

Events to attend:

11. **Concurrent Funding Function Stakeholder event** – The Guildhall, Canterbury – Thursday 27th February 2pm – 4pm.
12. **Local Plan Workshop** – Wednesday 4th March 6pm – 8pm – Blean Village Hall Committee Room.