

BLEAN PARISH COUNCIL



Minutes of the Parish Council meeting held on Monday 9th March 2026.

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Those Present: Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. S. Mohan and Clerk Mrs D. Horswell.

Also present: Ward Cllr. S. Jupe; Ward Cllr. D. Smith; County and Ward Cllr. A. Ricketts and fifteen members of the public.

1. Apologies for Absence.

Cllr. M. Akers - away; Cllr. J. Russell – previous appointment.

The Chairman welcomed everyone to the meeting.

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

No changes were declared.

To Approve: Minutes of the last Meeting: of 9th February 2026.

The Minutes were **PROPOSED** by Cllr. Samuelson; **SECONDED** by Cllr. Hutt and **APPROVED** by all **Members present. The Minutes were signed by the Chairman as a true record.**

Due to the number of residents present who were there to discuss the Kent College Development, the Chairman moved the public participation agenda item to allow time for discussion.

Cllr. Hutt informed the meeting that the Parish Council has only had sight of the letter and sketch from Hallam Land the same as they had, as no formal planning application has yet been circulated from CCC.

A discussion followed with many of the residents having information from a previous application for this land which they had successfully fought many years before. It was suggested that they contact the Save the Blean group who, it was sure, would be keen to help.

After the discussion eight residents left the meeting.

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4. Finance:

4.1 Invoice Payments (Banking Report circulated to Cllrs. for approval and payments paid between meetings).

March 2026

DD	Lili Waste Services	Waste Collection March	£156.42 (Vat £26.07)
Bacs	Mr K Waddington	Handyman Wages February	£211.55
Bacs	Mrs D Horswell	Clerk Salary February	£885.13
Bacs	Mrs D Horswell	Black Ink Cartridge	£36.49
Bacs	HMRC	PAYE & NIC February	£342.18
DD	XLN	Telephone & Broadband March	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99
DD	HugoFox	Monthly email charges	£20.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	Meadow Grange	Litter Picking x 13 weeks	£1,014.00 (Vat £169.00)
Bacs	Meadow Grange	Play Equipment Maintenance	£2,088.00 (Vat £348.00) **
Bacs	Zurich Municipal	Annual Insurance Renewal	£1,125.59
Bac	BVHMC	Hall Hire March	£24.00
Bacs	Guardian Security	Alarm Call-Out New Battery	£270.00 (Vat £45.00)

Total Paid Out: £6,300.70

Bank Statement as at 28th February 2026 - Current Account £33,332.25*

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

***Includes remainder of S106 money of £2,350.68 to be spent on play equipment maintenance.**

**** Please see above £1,740.00 paid to Meadow Grange for play equipment maintenance from S106 money. Remainder of £610.68 for future work.**

PROPOSED by Cllr. Jeffers; SECONDED by Cllr. Mohan and all Cllrs. present APPROVED the bank payments.

Cllr. Hutt and Cllr. Samuelson signed the Direct Debit bank instruction annual payment to Guardian Security & Fire for £148.00 pa alarm system maintenance and £56.00 pa fire extinguisher maintenance.

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

PLANNING REPORT March 2026

Planning Applications:

26/00159 - Erection of 4 two-storey semi-detached dwellings following the removal of static caravan and outbuilding - Land Adjacent to 11 Honey Hill Farm, Honey Hill.

Blean Parish Council raise objection to this application as it is considered the proposed development will detract from the setting of the 2 grade listed buildings - Honey Hill farm No. 11 and Honey Hill Cottage No. 12.

The Parish Council note that in paragraph 4.16 of the application's Heritage Statement it states " the proposal will further erode the historical connection and relevance between Honey Hill Farmhouse and Honey Hill Cottage - which indicate early construction of interest in the Blean area ".

Furthermore, the Heritage Statement at paragraphs 6.3 and 6.5 confirms that the development will harm the setting of the Listed Honey Hill Farmhouse by the positioning of the dwellings at Plots 1 and 2.

The setting of Honey Hill Farmhouse currently has development on two sides, mainly to the south, with open grassland to the north and west with open views to the countryside beyond, this setting will be irreconcilably lost as a result of this development. The fact that the dwelling on plot 1 is only 1.2m from the boundary with Honey Hill Farmhouse only exacerbates the harm that the development will cause to the setting.

Decisions by CCC:

25/01693 - Single storey rear extension together with roof extension and rooflights, following demolition of existing conservatory. - 57 Honey Hill - GRANTED

Appeals

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

24 School Lane

Retrospective application for single-storey detached agricultural storage.

Appeal DISMISSED.

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25/02182 - Application for lawful development certificate for existing use of agricultural land as residential garden – 24 School Lane - WAS NOT LAWFUL.

5.1 Update: 25/02369 – 140 Blean Common – application for car wash.

The case officer has sent out letters to a few neighbouring residents, who were missed when the application was first circulated, with a timescale of 17th/18th March to submit any comments. The Planning Officer will then make a decision. It was noted there have been a couple of issues from KCC and Southern Water.

The matter of a convenience store at the pub was a mistake on the CCC Planning website and has since been rectified. The license applied for by Blean Pub Co. has yet to be granted.

5.2 Update on Blean Common Development.

The traffic lights which were due to be taken down on 6th March have been put back up along with the old notices.

County Cllr. Ricketts will investigate.

5.3 To Withdrawal of C12 in the Draft Local Plan.

A joint letter has been sent to the Acting Vice-Chancellor of University of Kent from the Chairs of Hackington, Harbledown & Rough Common and Blean Parish Councils, copied to CCC Councillors, the Vice Chancellor of Greenwich University and MP Rosie Duffield. Jane Harrington, CEO of Greenwich University, has replied to say she cannot engage until the merger is completed.

Cllr. Samuelson commented that the Save the Blean posters and notices around the village look tatty. The message needs to be conveyed that the fight is not over.

Cllr. Mohan will take the point back to STB.

6. Reports from Ward Cllrs and County Cllr:

6.1 County and Ward Cllr. Ricketts:

Cllr. Ricketts reported that the Draft Local Plan is ongoing with voting being held at a full Council meeting on 18th March. There will then be a consultation for eight weeks.

CCC budget has been completed with very little trouble – a balanced budget.

Parish Engagement meeting – the relationship between CCC and parishes is far better than other areas.

KCC – had a meeting regarding Highway Improvement Plans. Cllr. Ricketts was surprised that Blean did not have a current H.I.P.

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It was noted that BPC have pledged £200 to Kent Wildlife Trust towards a new sculptural seat at the Winding Pond. Cllr. Ricketts offered to donate with his Cllr. fund.

A representative from Kent Wildlife Trust will be giving a presentation at the Parish Annual Assembly on 13th April about their work which will include the mention of pledges for the seat.

6.2 Ward Cllr. Jupe

SE Water – Cllr. Jupe has been in contact with S.E. Water to ask about refunds for the money spent on water purchased during the loss of water.

Southern Water – also to Southern Water to ask when we can swim in the sea.

Garden Waste Collections – it's now time to pay online or by phone for 2026/2027.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. Russell.

No report as the March meeting had been cancelled.

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly. It was noted there are lots of scams circulating.

7.3 Footpath Report: Cllr. Samuelson.

Cllr. Samuelson reported that the University has built a new footpath and CB16 has been resurfaced.

All the paths he has walked are in good condition but, obviously, very wet.

7.4 Highways Report: Cllr Jeffers.

Cllr. Jeffers reported that Fox's Cross Road will be closed for one day for roadworks on 16th March.

7.5 Speedwatch Report:

Cllr. Jeffers mentioned that Lorry Watch is now being added onto Speedwatch which will be worth keeping an eye on.

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7.6 Clerks Report.

March Report

Recreation Ground

The Annual Play Equipment Inspection is booked.

Westfield

Stewart Ross and residents of Westfield have planted 1,000 snowdrops in the grass area at the front of Westfield.

Faults Reported:

Dead trees outside shops reported to Landlord 1/8/25 – **response received.**

Surface of the Crab and Winkle Way – Reported to PROW - **Ref 250880766 – Awaiting allocation.**

CB18 – Overgrown vegetation and blocked drainage - **Ref: 251014820 – Awaiting Allocation.**

CB14 – Fallen Tree – **Ref: 251227405 – Awaiting Allocation.**

Correspondence Circulated:

Westgate Towers –

1. Reopening of the High Street will be at the end of February.
2. Restoring two way flow - there needs to be overnight closures for the resurfacing between the pelican crossing and Tower Way. This is programmed from Monday 16 March to Friday 20 March. We are aiming for the two way to be reinstated on 21 March, ready for the archbishop's installation.
3. Completion of footway areas (including Pound Lane) will happen at the end of April. This will be mainly work to Pound Lane but with some localised finishing to the Westgate Towers project.

Canterbury Community Safety Partnership Annual Conference – 18th March

Government launches its LGR consultation for Kent and Medway - The deadline for responses is 11.59pm Thursday 26 March.

CCC Draft Biodiversity Strategy

We are asking residents, organisations and local partners for their views on our draft Biodiversity Strategy, which will help shape the future of nature recovery across the district over the next five years.

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Following our biodiversity and climate declaration in 2023, the strategy sets out how the council, organisations, businesses and communities can work together to:

- raise awareness of biodiversity issues across the district
- provide a clear framework to guide decision-making for nature recovery
- support communities, landowners, schools, businesses and developers in protecting and restoring nature

This consultation seeks feedback on the draft Biodiversity Strategy, which includes 32 key actions grouped under six themes: strategic policy working, partnership working, delivery, community working, funding, and audit and planning.

The strategy builds on work already being done by voluntary groups and community organisations across the district. We want to know:

- whether these themes and ambitions reflect your priorities
- if there are any areas or actions you feel are missing
- how we can better support your work in nature recovery

Have your say

Read the [draft Biodiversity Strategy](#) and give us your views by [completing our survey](#) by **9am on Wednesday 6 May 2026**.

Alternatively, you can email your comments to consultations@canterbury.gov.uk or write to **Consultations Team, Canterbury City Council, 14 Rose Lane, Canterbury, CT1 2UR**.

Paper copies of the questionnaire are available on request. If you would like a copy, please email consultations@canterbury.gov.uk.

If you would like to see what you will be asked before starting the survey, you can [view the list of questions](#).

2026 Great British Spring Clean - The Great British Spring Clean will take place from **13 to 29 March 2026**. This is a great chance to encourage residents to get involved with our mission to tackle litter.

KCC - Road Safety and Active Travel Group (RSATG) Seminar:

Tuesday 21 April 2026 (09.00am–13.00pm) – Lecture Theatre, Sessions House, County Hall, Maidstone, ME14 1XQ. Parking is available across from Sessions House in the Maidstone East train station car park or a short walk away in Maidstone Town Centre. Alternatively, Sessions House is a one-minute walk from Maidstone East train station and approximately 10m from Maidstone Barracks train station.

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Thursday 30 April 2026 (09.00am–13.00pm) –The Glass Room, Betteshanger Park, Sandwich Road, Deal, CT14 0BF. Free parking is available on site. Alternatively, Betteshanger Park is a 20m cycle ride from Deal train station.

The Blean Community Advisory Group - Winter Meeting | Kent Wildlife Trust - at the village hall on Tues 10th at 7pm –

<https://www.kentwildlifetrust.org.uk/events/blean-cag%20-%20winter-meeting>

First Edition of the **Stagecoach South East** Community Newsletter

KALC News - March 2026

8. Matters raised by the Public:

A resident mentioned that the wooden bench on the recreation ground between the hazel trees has a piece at the back which has rotted.

9.1 Update: BPC Highway Improvement Plan – due to Cllr. Akers being away an up to date plan has not been completed. The clerk will forward BPC's existing plan to Cllr. Samuelson who will take it on.

9.2 To Discuss: Future of the Royal Oak Pub – Cllr. Hutt and Cllr. Jeffers are looking into this being a Community Value Asset. Cllr. Hutt to complete the form.

9.3 To Discuss: New noticeboard in the new Blean Common development – this suggestion by a resident was thought to be a good idea and Cllr. Jeffers suggested in front of Plots 27 and 29 would be a logical place to put it. Fernham Homes to be approached.

9.4 To Discuss: Speakers for the Annual Parish Assembly on 13th April – suggestions are:
A representative from Kentish Stour Countryside Partnership and Akela from 1st Whitstable Beavers, Cubs and Scouts.

10. Councillors' Reports.

10.1 Cllr. Mohan said he took part in the planting of the 1000 snowdrops at Westfield.

10.2 Cllr. Samuelson mentioned the lovely display of daffodils in Westgate Gardens.

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10.3 Cllr. Hutt reported that he has spoken to the resident of 56 Honey Hill regarding drainage who is going to get his gardener to dig the ditch that comes out onto the road.

11. Any Other Business for discussion at the next Parish Council meeting on 13th April following the Annual Parish Assembly which is at 7pm in the Community Area of the Hall.

There being no further business the meeting closed at 20.39.

Dates of forthcoming Parish Council meetings in the coming year 2026 unless for any reason they have to be changed –13th April; 11th May; 8th June; 13th July; 14th September; 12th October; 9th November; 14th December.

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

Date _____

Signature _____