

BLEAN PARISH COUNCIL



Minutes of the Annual Parish Council Meeting held on Monday 13th May 2024.

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Present:

Cllr. P. Hutt; Cllr. A. Jeffers; Cllr. M. Hayden; Cllr. J. Russell and Mrs D Horswell (Clerk).

Also Present: Ward Cllr. A. Ricketts and three residents.

1. To elect a Chairman and receive Declaration of Acceptance.

Cllr. Hutt was PROPOSED by Cllr. Russell and SECONDED by Cllr. Hayden to stand as Chairman. AGREED by all Cllrs. present.

Cllr. Hutt signed the Acceptance of Office form which was counter-signed by the clerk.

2. To elect a Vice-Chairman and receive Declaration of Acceptance.

In his absence **Cllr. Samuelson was PROPOSED by Cllr. Hutt and SECONDED by Cllr. Hayden to stand as Vice-Chairman. AGREED by all Cllrs. present.**

Cllr. Samuelson will sign the Declaration of Acceptance form at the next Parish Council meeting.

3. Chairman's Welcome and Apologies for Absence.

Cllr. Hutt welcomed everyone to the meeting.

Apologies for absence: Cllr. H. Samuelson – on holiday; Cllr. M. Akers – on holiday; Cllr. G. King – Family Commitments; County Cllr. R. Thomas – meeting clash.

Ward Cllrs. S. Jupe and Ward Cllr. D. Smith entered the meeting later due to attending a CCC meeting.

4. Changes to Register of Members Interests & Declarations of Interest in matters to be discussed

- No changes in DPI's were declared.

5. To Approve: Minutes of the last Meeting: of 8th April 2024.

Proposed by Cllr. Jeffers, Seconded by Cllr. Hutt.

The Minutes were approved and AGREED by all Members present and signed by the Chairman as a true record.

6. Appointment of Cllrs for: Highways: Speedwatch: Footpaths: Village Hall Representative.

It was agreed by all Cllrs. present for the following appointments:

Village Hall Representative: Cllr. King

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Footpaths Cllr. Russell
Speedwatch & Newsletter Cllr. Akers
Highways Cllr. Samuelson
Planning Cllr. Jeffers

7. Adoption of Standing Orders and Financial Regulations (previously circulated to all Cllrs) Proposed by Cllr. Hutt and Seconded by Cllr. Hayden

It was noted that updated Financial Regulations are to be published by NALC soon.

8. Financial: Approval for Invoice Payments (Banking list circulated to Cllrs. prior to meeting. May Invoice Payments (Banking Report circulated to Cllrs. prior to the meeting).

DD	Lili Waste Services	Waste Collection May	£113.66 Vat £18.94
Bacs	Mr K. Waddington	Handyman Wages April	£244.07
Bacs	Mrs D. Horswell	Clerks Salary April	£854.72
Bacs	Mrs D. Horswell	APA Refreshments	£4.24
Bacs	HMRC	PAYE & NIC April	£272.81
DD	XLN	Telephone & Broadband May	£87.54 Vat £14.59
DD	HugoFox	Monthly Website Charges	£11.99
Bacs	BVHMC	Hall Hire 30/4 and 13/5	£60.00
Bacs	KALC	Annual Membership Fees	£657.94 Vat £109.66
Bacs	P.M. Wells	Blean Village Sign Base	£996.00 Vat £166.00
Bacs	Goodfellers	Tree work on The Green	£150.00 Vat £25.00
Bacs	Lushlands Ltd	Annual Tree Survey	£550.00
Bacs	Meadow Grange	Compost and Plants	£39.91 Vat £6.66
Bacs	Lionel Robbins	Internal Audit 2023/2024	£105.00
Total Paid Out:			£4,138.91

Received In:

HMRC	Annual VAT Refund	£1,382.40
BVHMC	Waste Collection March & April	£100.36
CCC	Precept 2024/2025	£25,000.00
Total Received In:		£26,482.76

Bank Statement as at 30th April 2024 – Current Account £56,482.76 *(This does not include all the outgoing transactions in this banking report).*

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All Members present **APPROVED** and **AGREED** the payments.

8.1 AGAR Following a review of effectiveness of the system of internal control - To accept and approve Section 1 Annual Governance Statement 2023/2024

Proposed by Cllr. Jeffers, Seconded by Cllr. Hayden

Accepted and Approved by all Cllrs. present and signed by the Chairman and clerk.

8.2 To accept and approve Section 2 Accounting Statements 2023/2024 - signed by the clerk prior to the meeting.

Proposed by Cllr. Jeffers, Seconded by Cllr. Hayden

Accepted and Approved by all Cllrs. present and signed by the Chairman.

(AGAR papers and relevant documents circulated to Cllrs. prior to the meeting).

The report from the Internal Audit held on 9th May had been circulated and accepted by Cllrs.

AGAR and relevant documents to be sent to the External Auditors Mazars Ltd for examination.

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

Planning Applications:

CA/24/00240 & CA/24/00241 - Application for Listed Building Consent for external and internal alterations including single-storey rear extension - **Badgers Farmhouse , Badgers Close.**

Blean Parish Council have a number of concerns with these applications. In the proposed design in particular, the fenestration of the rear extension appears totally at odds with that of the existing Grade II listed building. The proposed eaves height would be too high compared with that of the existing. It would be interesting to know the views the CCC conservation Officer has on the design of this extension which seems to pay little respect to the character and appearance of the existing building – **awaiting decision by CCC.**

CA/24/00234 - Variation of condition 21 (Foul Sewerage Disposal) of planning permission CA/15/02523/OUT for the (Outline application for the erection of up to 85 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.); to allow an alternative nutrient mitigation strategy to come forward at reserved matters stage - **Land At Blean Common.**

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Blean Parish Council comments that CCC need to obtain and assess the views of Southern Water/ EA/NE on this proposal before determining the application and it would be helpful to know what they are.

The Information for HRA document has 2 errors in it. Reference is made at paragraph 4.14 to the Swale Borough Council Local Plan and twice at 5.3 to Swale Borough Council being the determining authority. Why, SBC has nothing to do with this application, as it is within the jurisdiction of Canterbury City.

Paragraph 8.11, refers to post 2030 Canterbury WwTw works being in place - there is an assumption here that the essential improvement works will take place by then. Have Southern Water confirmed this? If not, what will happen, and will the contingency plans involve more tankers moving waste around the borough?

Paragraph 8.12 refers to mechanism for delivery controlled via an appropriate planning condition - however consider that it would be more appropriate if tied to the land via a Section 106 legal agreement.

In respect of the NN assessment and Mitigation Strategy document given the complexities of this document and the various parties involved BPC consider that the legally required controls should be in place prior to any development taking place and therefore that for safeguarding purposes the EA views and permit be known/agreed prior to any decision being made on this application.

Paragraph 4.11 refers to organic sludge being periodically removed by tanker - further details need to be submitted including who by, how often and where to, plus who is to pay for this and how long will this continue for - so that the impact of the tankers on the environment and local residents can be fully assessed - **awaiting decision by CCC.**

CA/24/10012 - Outline application for the erection of 8 detached dwellings. All matters reserved except access and layout - **Land West Of Pean Hill.**

Blean Parish Council comments: The land opposite this proposed site was previously the subject of a Planning Inspectorate Appeal,
Appeal Ref: APP/J2210/W/21/3282594 Land adjacent The Sanctuary, Pean Hill, Blean, Kent CT5 3BJ
That application was originally rejected by CCC, and the Planning Inspectorate appeal was dismissed on the following grounds:

The proposal would be in an unacceptable location and would harm the character and appearance of the area. As such it would conflict with the development plan taken as a whole.

There are no material considerations that indicate the decision should be made other than in accordance with the development plan.

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Therefore, for the reasons given above, the appeal is dismissed.

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Blean Parish Council can see no reason why this application would not also be rejected for the same reasons given above and, in addition, would raise objection to the development regarding the potential overlooking and loss of privacy which would be endured by the occupiers of the existing bungalow immediately to the rear, The Anchorage. This property has a number of windows which face towards the application site and would therefore be affected by it - **awaiting decision by CCC.**

CA/24/00359 - Single-storey rear extension following the demolition of conservatory and garden room - **38 Chapel Lane, Blean, CT2 9HE** – Case Manager: Isobel Goodchild.

Blean Parish Council has no objections to this application - **awaiting decision by CCC.**

CA/24/00461 - Two-storey side extension - **29 School Lane, Blean, Canterbury, CT2 9JA** – Case Manager - Vic Hester – **Comments by 24th May.**

CA/24/00565 - Single-storey extension to West elevation of Church outbuilding together with enlargement of existing windows - **The Church Of Saint Cosmus Saint Damian, Tyler Hill Road, Blean, Kent, CT2 9HU** – Case Manager Ashley Kynes – **Comments by 7th June.**

Note: The broken pavement outside 47 Blean Common has been repaired by KCC. This occurred as a result of a creation of a new vehicle crossover which has, of yet, not been granted planning permission.

Appeal

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

24 School Lane – Retrospective application for single-storey detached agricultural storage.

There followed a discussion on the Draft Local Plan in which it was thought best to wait to formulate a response until after Cllrs. had attended the online meeting on 17th May with the Planning Consultant and representatives of the University.

The Chairman said that he was very impressed by the Save the Blean campaign who are suggesting good options for residents to respond to the Draft Local Plan.

An extra meeting is being held by CCC at Westgate Hall on 21st May at 6.30pm – 8.30pm for those residents who have been unable to attend the previous meetings held by CCC.

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10. County Cllr. and Ward Cllrs. Reports.

Ward Cllr. Jupe arrived at the meeting at 7.47pm.

She reported on the CCC meeting which was concerning public consultations and how the City Council consult residents.

Ward Cllr. Ricketts said that there didn't used to be a Consultations Officer meaning it is now more transparent and City Cllrs. put the word out regarding consultations.

Cllr. Ricketts also mentioned the Parish Charter update which has added information and the application for Blean Church extension which is out for comments.

10.1 Report from County Cllr. Thomas in his absence dated 13/5/24

The main local update I have for you is that this Wednesday I shall be joined by the Cabinet Member for Highways and Transportation to meet with the Save the Blean campaign team to discuss the pertinent issues of Canterbury City Council's Local Plan.

Further to that, Kent County Council is currently considering its response to the consultation. There are several areas for consideration such as transport strategy, developer contributions and infrastructure (waste, education, drainage, waste management), heritage and archaeology and biodiversity issues to be commented on.

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

11.1 Village Hall Report – Cllr. King

Regular hirers continue at a satisfying level, and a number of private hirers. Also several enquiries for future bookings, so looking good at present.

11.2 Footpath Report – No report.

11.3 N.H.W. Report – all NHW emails circulated.

11.4 Highways Report – Nothing further to report.

11.5 Speedwatch Report – No report.

11.6 Clerk's Report

- Goodfellers have dealt with the broken branches on the trees in The Green.
- Lushlands Ltd conducted an annual tree survey on 1st May on the recreation ground and The Green.
- Three manhole covers on Blean Common have been reported to KCC as being loose and causing disturbance to residents. This has now been escalated to the Pavement Asset

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Engineering Project Manager | Highways Asset Management and Inspections Team. As far as we know one has been repaired so far.

Sheet 2373

- Hazel informs us that the bench in the Nature Reserve which is rotten will be replaced by a new one in the next two weeks by a Blean resident.
- The two new planters (one at Tyler Hill Road/ Blean Common junction and one opposite the Royal Oak) are being put in place the week of 13th May and all five planters will be planted up by Meadow Grange Nursery for the summer.
- **Draft Local Plan meetings.**
BPC have an online meeting with the University Planning consultant on 17th May.
Blean, Hackington and Rough Common/Harbledown Parish Councils met with CCC Planning Officers on 30th April.
There is an extra public consultation meeting being held by CCC on 21st May in Westgate Hall between 6.30pm and 8.30pm. The format will include the same 45-minute district-wide presentation as that delivered at the other venues plus a 45-minute question-and-answer session and 30 minutes for people to ask questions, raise their concerns or offer their support less formally and more privately. There will be no new information shared.
- Dates of forthcoming Parish Council meetings in the coming year unless for any reason they need to be changed.

**10th June, 8th July, 9th September, 14th October, 11th November, 9th December,
2025 10th February, 10th March, 14th April and Annual Parish Council meeting on 12th May.**

12. Matters raised by the Public:

12.1 A resident who has had family connections with all three villages affected by the proposed University land development expressed how upset he is by the plans.

1.2 A member of 'Save the Blean' group asked the Parish Council whether it would be possible to give a donation to the group. The clerk will seek advice from KALC and the Internal Auditor as to whether this is possible to do as the Parish Council holds public money.

13. Matters to be discussed:

13.1 CIL money – prices sought for replacement benches on the recreation ground.

The clerk had circulated a link regarding prices for the benches which will be discussed at the June meeting on which styles will be best.

13.2 Tree Survey Report – previously circulated to Cllrs.

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The survey has identified two trees that require work both of medium importance. The clerk will contact the tree surgeon to complete the work.

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13.3 Update on repair of village sign.

This has now been completed with residents commenting on how good it looks.

13.4 Expenditure of 106 money – to be discussed at the June meeting.

The Parish Council has been notified that that Canterbury City Council are holding sums of Section 106 Developer Contributions for open space that have been allocated in S106 legal agreements for Blean Parish Council to use to improve open space facilities within the parish.

The sums are provided by developers where open space provision is not being included within the development and therefore a financial contribution has been secured for upgrading and improving existing facilities that the new population of said development will likely use. The terms of use of the money are specific and must be spent on the types of open space that they were secured for.

For the Blean Parish we are holding the following sums:

Children's outdoor play areas	£2,355.48
Semi-natural open space	£745.20

In order to release the S106 money to the parish, we require the parish to first identify upgrades/projects for spending the sums above (for the purposes detailed above). Once projects have been identified the parish would be required to obtain quotations for agreed improvements and be at the stage of placing an order for works. At that point CCC would transfer the funds to the parish council to be spent in line with agreed projects. Once the project and improvements have been completed CCC would carry out a visit to ensure that the S106 has been spent accordingly.

13.5 Planting of tree in Nature Reserve in memory of Eric & Audrey Swain.

The clerk has notified Hazel who is willing to speak with their daughter on the make of tree and positioning in the Reserve.

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Sheet 2375

13.6 Donation of plants for flower beds outside shops.

The Parish Council have been asked to donate plants towards a Patient Participation scheme which involves patients planting up the flower beds which surround the trees on the frontage of the shops in Tyler Hill Road. Meadow Grange Nursery have been approached to be included in the scheme as well. This was considered an excellent idea and will be supported by the Parish Council.

14. Councillors' Reports:

14.1 Cllr. Jeffers spoke of the importance of getting comments in before 3rd June on the Draft Local Plan be it for or against. Cllr. Hayden agreed and urged everyone to comment.

15. Any Other Business for discussion at the next meeting: 10th June

There being no further business the meeting closed at 8.30pm.

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

Date _____

Signature _____