

Blean Parish Council
Minutes of the Parish Council Meeting held on Monday 14th March 2022

Sheet 2220

Those Present: Cllr B. Flack (Chairman); Cllr. P. Hutt (Vice-Chairman); Cllr. G. King; Cllr. J. Russell and Clerk Mrs D. Horswell.

Also present: Ward Cllr. A. Ricketts; Ward Cllr. D Smith and one resident.

1. Apologies for absence: Cllr. H. Samuelson – self-isolating; County Cllr. R. Thomas – attending another PC meeting and PCSO William Lawrence – other duties.

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

No changes other than Cllr. King expressed a Declaration of Interest in any matter to do with the village hall.

3. To Approve: Minutes of the last Meeting: of 14th February 2022.

Proposed Cllr. Flack, Seconded Cllr. Hutt and All Members present **AGREED.**

These being approved the Minutes were signed by the Chairman as a true record.

Cllr. Flack, Cllr. Hutt and the clerk then signed the declaration of the special measures that had to be applied to approve the budget and precept for 2022/2023 of **£23,825.00.**

These special measures had to be taken due to the Parish Council meeting in December 2021 being cancelled due to not being quorate.

4. Finance:

4.1: (Banking Reports December 2021, January and February 2022 circulated to Cllrs. prior to the meeting.)

Banking Report December 2021 - Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Lili Waste Services	Waste Collection December 2021	£80.93 <i>(Vat £13.49)</i>
Bacs	Mr K Waddington	Handyman Wages November 2021	£154.45
Bacs	Mrs D Horswell	Clerks Salary November 2021 Disposable Gloves	£730.43 <i>£22.21 (Vat £3.70)</i>
<u>Bacs</u>	HMRC	PAYE & NIC November 2021	£153.77

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DD	XLN	Telephone & Broadband December 2021	£64.73 <i>(Vat £10.79)</i>
Bacs	Blean Village Hall	Hire of Committee Room 13/12/21	£16.00
Bacs	P M Wells	Work on recreation Ground Bench and Kicking Wall	£1,746.00 <i>(Vat £291.00)</i>
Bacs	SLCC	Annual Subscription	£144.00
<u>Total Paid Out</u>			<u>£3,112.52</u>

Paid in:

BVHMC – 50% Waste Collection October & November	£75.87
Axa Insurance (Damage to seesaw)	£817.00
<u>Total Paid in</u>	<u>£892.87</u>

Bank Statement as at 30th November 2021 - Current Account £42,898.43
(This does not include the outgoing transactions in this banking report).

Banking Report January 2022 - Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Lili Waste Services	Waste Collection January 2022	£101.16 <i>(Vat £16.86)</i>
Bacs	Mr K Waddington	Handyman Wages December 2021	£154.45
Bacs	Mrs D Horswell	Clerks Salary December 2021	£730.43
		Re-imbursement for Annual AVG Internet	£49.99

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<u>Sheet 2222</u>		Security	
Bacs	HMRC	PAYE & NIC December 2021	£153.77
DD	XLN	Telephone & Broadband January 2022	£64.73 <i>(Vat £10.79)</i>
Bacs	Commercial Services Trading Ltd	Grounds Maintenance Oct/Nov/Dec 2021	£382.98 <i>(Vat £63.83)</i>
<u>Total Paid Out</u>			<u>£1,637.51</u>

Paid in:

Cheque – UK Power Networks plc £49.90

Total Paid in **£49.90**

Bank Statement as at 31st Decemberr2021 - Current Account £39,747.68
(This does not include the outgoing transactions in this banking report).

Banking Report February 2022 - Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Lili Waste Services	Waste Collection February 2022	£80.93 <i>(Vat £13.49)</i>
Bacs	Mr K Waddington	Handyman Wages January 2022	£154.45
Bacs	Mrs D Horswell	Clerks Salary January 2022	£730.43

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1. 21/02283 - 3no. two-storey detached dwellings - Land To The Rear Of 36 Tile Kiln Hill – BPC object to this application on the following grounds:

- unacceptable rear land infill
- contrary to the natural linear development of the area
- 4 bedroomed houses are not identified as the type of housing needed within the area as shown in the Housing Needs Survey 2017/18
- lack of visibility splays at entrance onto A290
- impact on adjacent neighbours
- impact of additional traffic movements from entrance onto A290 plus to pedestrians
- no 'gray' water harvesting
- unknown long term impact of TPT technology and its maintenance
- lack of vehicle charging points
- contrary to the adopted Local Plan 2017

2. 21/02356 - Replacement dwelling, including associated garage and single-storey outbuilding, following demolition of existing dwelling and outbuilding - 3-5 Tile Kiln Hill - Blean Parish Council object to this planning application and are working with the Ward Councillor to call-in the application on the grounds of overbearing, design, impact on amenity etc.

3. 21/02472 - Installation of a ground mounted solar array including associated infrastructure - Amery Court Farm, Chapel Lane - Blean Parish Council has no objections to this application.

4. 21/02564 - Single-storey side extension together with front entrance with open porch. - Hothe Court Farm, Tyler Hill Road, Blean - Blean Parish Council has no objection to this application.

Planning Applications Received since last meeting:

1. 21/02690 - Single-storey rear extension and first-floor side extension together with balcony to the rear - 43 Blean Common – Blean Parish Council has no objections to this application.

2. 21/02693 - Two-storey side extension together with front porch - 46 Tile Kiln Hill - Blean Parish Council has no objections to this application.

3. 21/02466 - Retrospective change of use of land from grassland to the siting of tents for use as holiday accommodation together with the siting of shipping container to provide a toilet and shower block, parking and other associated works - Chapter Farm, Denstroude Lane - Blean Parish Council object to this planning application and are working with the Ward Councillor to call-in the application on the grounds of traffic impact, infrastructure, impact on the neighbours and on environmental grounds.

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4. 21/02703 - Variation of condition 2 (drawings) of planning permission CA//19/00788 for the proposed two-storey detached dwelling along with cycle store; to allow a loft bedroom with en suite, four new rooflights, removal of the Solar PV panels to the south-east and addition of a front porch - **16 Chapel Lane - Comments by 17th December**

5. 21/02641 - Extension to driveway access - **Casa Mia, 4 Tile Kiln Hill - Comments by 7th January**

6. 21/02799 | Formation of access together with raised driveway - **50 Tile Kiln Hill - Comments by 7th January**

Decision Notices by CCC:

1. 21/02283 - 3no. two-storey detached dwellings - **Land To The Rear Of 36 Tile Kiln Hill**
- REFUSED

2. 21/02354 - Front and rear dormers, PV panels to roof, alterations to external materials and new open porch to main entrance - **47 School Lane - GRANTED**

PLANNING REPORT January and February 2022

Planning Applications:

4. 21/02703 - Variation of condition 2 (drawings) of planning permission CA//19/00788 for the proposed two-storey detached dwelling along with cycle store; to allow a loft bedroom with en suite, four new rooflights, removal of the Solar PV panels to the south-east and addition of a front porch - **16 Chapel Lane - Blean Parish Council has no objections to this application.**

5. 21/02641 - Extension to driveway access - **Casa Mia, 4 Tile Kiln Hill - Blean Parish Council has no objections to this application.**

6. 21/02799 | Formation of access together with raised driveway - **50 Tile Kiln Hill - Blean Parish Council has no objections to this application.**

7. 21/02944 - Replacement of roof, new porch, replacement of window to door to West elevation and replacement door to window to North elevation - **Melrose, Pean Hill - Blean Parish Council has no objections to this application.**

8. 21/02945 - Application for Listed Building Consent for external and internal alterations including replacement of roof, new porch, replacement of window to door to West elevation and replacement door to window to North elevation - **Melrose, Pean Hill - Blean Parish Council has no objections to this application.**

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Decision Notices by CCC:

- 1. 21/02472** - Installation of a ground mounted solar array including associated infrastructure - **Amery Court Farm, Chapel Lane – GRANTED**
- 2. 21/02693** - Two-storey side extension together with front porch - **46 Tile Kiln Hill -GRANTED**
- 3. 21/01327** - Single-storey outbuilding for use as physiotherapy treatment room, home office and workshop - **7 Whitstable Road - GRANTED**
- 4. 21/02690** - Single-storey rear extension and first-floor side extension together with balcony to the rear - **43 Blean Common – GRANTED**
- 5. 21/02564** - Single-storey side extension together with front entrance with open porch. - **Hothe Court Farm, Tyler Hill Road – GRANTED**
- 6. 21/01811** - Change of use from Bed and Breakfast to residential dwelling - **53 Blean Common – REFUSED**
- 7. 21/02944 & 21/02945** - Application for Listed Building Consent for external and internal alterations including replacement of roof, new porch, replacement of window to door to West elevation and replacement door to window to North elevation - **Melrose, Pean Hill – GRANTED**
- 8. 21/02641** - Extension to driveway access - **Casa Mia, 4 Tile Kiln Hill - GRANTED**

5.1 Appeal: Latest extension request from Gladmans and Response from the Planning Inspectorate:

‘We have carefully considered the parties’ views and given the unique circumstances presented to us we will agree to a further period of abeyance. This is on the understanding that the Godmersham mitigation appeal is submitted at the earliest opportunity and that we are provided with monthly updates (on the 25th of each month) regarding progress, including confirmation of when the appeal will be submitted’.

6. Reports from County Cllr; Ward Cllrs and PCSO:

6.1 County Cllr. Thomas – report attached to these minutes.

6.2 Ward County Cllr. Ricketts:

Spoke of the frustrating circle for planning applications because of the Stodmarsh issue.

He also spoke of the ongoing issues with bins, particularly red bins and offered for residents to get in touch with him if they have any issues.

6.3 Ward Cllr. Flack spoke on the following:

Two consultations:

- **Hampton toilets** – to close on 28th March.

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- **Sturry Road Park & Ride** – to close on 3rd April.
- **Call for Green Sites** – now closed.
- **Presumption in favour of sustainable development Housing Delivery Test.**
900 homes per annum which was achieved for three years but 65% underachieved in 2020/2021. Therefore, the Local Plan and Policies are considered to be out of date as they have failed to deliver the housing supply. However, petitions have been made to central government with regard to the unprecedented impact of the Stodmarsh Neutrality issues.
- **Ukrainian Support** – Details will be put on the BPC website and Blean Residents Facebook page when they become available.
- **Flying Scotsman** – will be coming through Canterbury West station on 17th March. Therefore, at 11.40am, 1.35pm, 3.40pm and 6.40pm it will be busy.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. King

There has been a flurry of booking enquiries, with some of our regular groups booking events and courses throughout the year.

With new groups including a new art group, craft groups, mother and toddler and also pregnancy Yoga, this now takes our regular groups to 23 so far.

Discussions with the structural engineer concerning the expiry of the phase two build have resulted in the committee planning to commence foundation work later this year, probably in mid-summer.

All in all, these are very encouraging signs after what has been a challenging couple of years for everybody.

It was noted that discussions will need to be had between BVHMC and BPC prior to when the work is due to start on the foundations so that the recreation ground and entrances can be made safe for users.

7.2 N.H.W. Report & PCSO Report – Reports attached to these minutes.

It was noted that the Police have done a couple of Speedwatch sessions in the village.

It was noted that PCSO Lawrence will be in the village hall on Wednesday.

7.3 Footpath Report –Cllr. Samuelson and Cllr. Hutt – Nothing to report.

7.4 Highways Report – Cllr. Hutt reported on the recent meeting he had had with residents concerned about speeding on the A290 but emphasized again that the Police cannot act if there is lack of evidence. The Speedwatch scheme needs to be up and running again but volunteers are needed to operate it. Cllr. Flack suggested that maybe Tyler Hill and Blean residents could work together for Speedwatch.

8. Matters raised by the Public:

There were no matters raised by the public.

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

9.1 Village Sign:

Following the village sign coming down in the recent storm and Paul Wells removing the sign from the post it has to be decided whether a new sign is needed or if the old one can be cleaned up and repaired before being erected on a new post.

The display in the Interpretation Board on The Green is to be renewed.

9.2 Tree survey:

Following the recent storm a tree survey is to be carried out by a licensed tree surveyor to ascertain whether there is any tree work that needs to be carried out. The survey will also involve the plotting and mapping of the trees in the recreation ground and nature reserve for future reference.

The quote will be circulated for approval by email.

9.3 Tyler Hill Road crossover:

The Parish Council felt that the response that has been received from the KCC Officer dealing with this is disappointing and will request that a site visit be arranged so as the Officer can see that the surface needs re-instating where it was covered over and the issue of the lack of white lining markings which have eroded away.

10. Councillors' Reports:

10.1 Cllr. Russell spoke of the concerns surrounding the spiking of drinks in pubs and clubs in the City and the charging by venues for covers of glasses.

10.2 Cllr. Flack reported that the seesaw has at long last been repaired. The issue had been that the suppliers had made the wrong part.

The new basket swing has also been erected by Wicksteed Leisure Ltd.

Cllr. King left the meeting at 9.05pm.

11. Any Other Business for discussion at the next meeting:

The next meeting will be the Annual Parish Assembly followed by a short Parish Council meeting on Monday 11th April. The Annual Assembly will start at 7pm in the main hall.

There being no further business the meeting closed at 9.10pm.

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

Date _____

Signature _____

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Councillor Robert Thomas Report

March 2022

Support is being offered by both Kent County Council and Canterbury City Council to the Ukraine people in light of the devastating invasion by Russia.

<https://kccmediahub.net/statement-from-the-leader-of-kent-county-council-on-the-situation-inukraine745>

& <https://news.canterbury.gov.uk/news/article/297/councils-pledge-on-ukrainian-support>

Kent County Council

1. There has been an issue with the way the new transport for special educational needs and disabilities (SEND) transport has been procured which has led to issues with parents getting to school. A full independent review is being carried out to understand what went wrong. If you know anyone affected, who hasn't had their issue resolved, get in touch as soon as possible.
2. Kent Plan Tree consultation [Plan Tree consultation: Have your say on Kent's new tree establishment strategy - KCC Media Hub](#)
3. Country Park upgrades including Grove Ferry [New and improved play areas for KCC's country parks - KCC Media Hub](#)
4. KCC's No Use Empty Scheme, bringing homes and commercial space back into use with loans have had a number of successes [NUE's record-breaking year of property renovations - KCC Media Hub](#)
5. A new speed awareness campaign [Speed awareness campaign launched to improve road safety - KCC Media Hub](#)
6. Consultation on changes to some subsidised bus services [Consultation opens on proposed savings for the Supported Bus Services - KCC Media Hub](#)
7. A reminder about the deadline of 31st March for road closures for jubilee street parties [Kent County Council waives fees for Platinum Jubilee street parties - KCC Media Hub](#)

Canterbury City Council

1. Financial support is available for those struggling with household bills <https://news.canterbury.gov.uk/news/article/291/scheme-opens-to-helppeople-struggling-with-their-bills>
2. There's support available for free adult education. (See attached)
3. The second round of the group purchase of solar panels is now open <https://news.canterbury.gov.uk/news/article/289/solar-panel-scheme-set-to-slash-energy-bills>
4. To help the council achieve its ambitious plans for development there is a need to develop more green spaces <https://news.canterbury.gov.uk/news/article/290/council-makes-plea-for-green-local-plan-sites>
5. The final update which has the biggest bearing of all is an update on house

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building. I'm sharing an internal briefing note from the Chief Executive which may be of interest. It may have less implications for the village given the current policy of homes in the countryside, sustainability and the Stodmarsh issue but you should be aware nonetheless. (see below)

Housing Delivery Test results released

On Friday (14 January), the government published the latest Housing Delivery Test results for local authorities in England.

The results show that over the period April 2018 to March 2021 we have only delivered 65% of our housing targets.

Issues such as legal challenges, water quality at Stodmarsh and the impacts of Covid-19 have all contributed to this poor rate of delivery.

The sanction, as set out in national policies, is the same as for not having a five-year supply of housing sites. We are one of 51 councils in this position.

Policies in our adopted Local Plan which restrict the supply of housing are now deemed "out-of-date" and we must make decisions on planning applications in line with the "presumption in favour of sustainable development".

This applies from 15 January 2022 and until such time as the government publishes results showing that delivery is at least 75% of our targets.

What is it?

The Housing Delivery Test (HDT) is an annual measurement of housing delivery in a Local Plan area.

It is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

It includes residential completions on windfall and strategic sites, gypsy and traveller pitches, students and older persons accommodation.

Results

The requirement was introduced in 2017/18 where we achieved 117%. In both 2018/19 and 2019/20 we achieved 87%.

However, the results for 2020/21 show we have achieved 65%. This is based on completions between April 2018 and end of March 2021.

Our annual housing requirement is 900 homes per year. However in 2019/20 and 2020/21 the government decided to reduce this need by 31 and 122 days respectively, for everyone in light of the impacts that Covid-19 has had on the construction sector.

HDT	2018/19	2019/20	2020/21	Total
Housing requirement	900	824	599	2,323
Total completions	444	602	463	1,509

Impacts

By scoring less than 75% we are subject to the presumption in favour of sustainable development.

Presumption in favour of sustainable development means the policies within the Local Plan which restrict the supply of housing are deemed not relevant/out of date for the purposes of decision making on planning applications and decisions must

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instead be made against policies in the National Planning Policy Framework (NPPF). For instance, Policy SP4 in the adopted Local Plan seeks to direct development to the urban areas and only allow proportionate development in rural areas.

This policy is now “out of date” as it restricts the supply of housing.

Where an applicant can demonstrate that a development proposal can be sustainably accommodated at or next to settlements in the district this is likely to be consistent with the policies set out in the NPPF, even if it is in conflict with Policy SP4.

The “presumption” means that planning permission should be granted unless: policies in the NPPF which protect areas or assets of particular importance provides a clear reason for refusing the development proposed or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF is taken as a whole

The NPPF policies which protect areas or assets of particular importance include: habitat sites (European protected site - Special Protection Areas, Special Areas of Conservation or RAMSAR)

Sites of Special Scientific Interest

land designated as Local Green Space or Area of Outstanding Natural Beauty;

irreplaceable habitats

designated heritage assets

non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments

areas at risk of flooding or coastal change

The Habitat Regulations still apply. As a minimum it means for relevant developments both Strategic Access Management and Monitoring Strategy tariffs will be continued and any impacts on Stodmarsh water quality will need to be mitigated. Given that a strategic mitigation solution to the Stodmarsh issue for small and brownfield developments has yet to be identified, this is likely to moderate the impacts of the “presumption”.

However, sites outside the catchment, such as at and around Whitstable, and larger sites within the catchment which can demonstrate nutrient neutrality, will be assessed against NPPF policies.

The other impact is that we are required to produce a Housing Delivery Test Action Plan within the next six months.

We have produced and published Housing Delivery Test Action Plans for 2018/19 and 2019/20.

We will produce a 2020/21 action plan based on updated evidence and a review of the previous action plan.

Reasons for the result

The main reasons for failing the HDT are:

there have been numerous legal challenges which slow down construction in the district. Several large sites have been heavily impacted by this (eg South Canterbury) which has had a critical impact on delivery rates

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Covid-19 had a negative effect on housing delivery. National lockdowns, followed by social distancing slowed down construction and submission of planning applications concerns about water quality at Stodmarsh has slowed, and in most cases halted, planning permissions being granted in the majority of the district other delays meaning the strategic sites have not come forward as projected in the 2017 Local Plan, including unsuitable applications resulting in refusals and resubmissions

supply and availability of materials has also had some negative impacts on sites building out quickly

How to get out of presumption

We will be in “presumption” until the government publishes a result that is above 75%, and we can demonstrate a five-year land supply.

We can expect the next results in around a year from now.

Our latest five-year land supply statement demonstrates a 5.3 year supply. We therefore anticipate that this will be a short-term issue and allocating additional sites through the new Local Plan should further support delivery in the coming years.

NEIGHBOURHOOD WATCH REPORT- February 2022/March 2022

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

6 reports, relevant to the village, were received from Kent Police between 13th February and 12th March forwarded electronically to the 17 links around the village of Blean.

Burglary is still rife nationwide. It is some good hints below:

Research* shows that a set combination of security actions provides up to 50 times more protection for your home versus no security. A combination of WIDE actions is the most effective and recommended by police throughout the country. Additionally, at Neighbourhood Watch we believe neighbours keeping an eye out for each other is also key to preventing burglary. Click on each area to find out more:

- WINDOWS: Lock your windows
- INTERIOR: Put your interior lights on a timer
- DOORS: Double or deadlock your doors
- EXTERIOR: Put your exterior lights on a sensor
- (N)EIGHBOURS: Keep an eye out for neighbours

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As with all types of crime, prevention is much better than cure. Taking simple measures, such as locking your windows, leaving indoor lights on a timer, double or deadlocking your doors, and having exterior lights on sensors, can significantly reduce your chances of being burgled. Click below to download our useful burglary prevention checklist to double-check you have left your home safe when you walk out your front door.

DOWNLOAD OUR NEW BURGLARY PREVENTION CHECKLIST

Opportunity plays a big role in enabling crimes to be committed, particularly burglaries. Most domestic burglaries are committed by opportunists. Criminals will look for homes that:

- *seem unoccupied*
- *have little or no apparent security*
- *have doors or windows left open, or*
- *where they think they won't be seen.*

A home's overall impression will influence whether a burglar targets it. As a general rule, if it looks like there is someone inside, the burglar is likely to go elsewhere. A home in a dilapidated state will seem easier to break into, so a simple deterrent might be tidying up a garden, or repainting doors and window frames.

One crime often produces the opportunity to commit another. For example, a burglar may return after a break-in because they know when the owners will likely be out and can expect the property to be full of new replacement items.

Before upgrading your home security think about what part of your home seems more vulnerable, how often you are at home, and when it is empty. Then speak to your local Neighbourhood Officer to get advice bespoke to your needs. Remember, wherever possible to always ensure security products you purchase are Secured by Design or Sold Secure – these are good quality, independently tested products.

Remember, many security products may fail because of how they have been fitted or the quality of their fixings. Products must be fitted correctly and with robust fixings.

David Greenman Blean NHW coordinator 13th March 2022

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PCSO Report

Blean, Rough Common and Tyler Hill

FEBRUARY 2022

<i>Information provided by:</i>	<i>PCSO William Lawrence Canterbury Community Safety Unit. @kentpolicecbury</i>
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Crimes of note:

06/02/2022 Hall place enterprise- Burglary ROUGH COMMON

21/02/2022-Hackington Road Attempted Burglary TYLER HILL

Anti-social behaviour and other incidents of note:

There has been an incident in Blean when an elderly resident has been targetted by people asking to do work to his roof. They were suspected to be rouge traders from a company called baker and sons.

Items of good work: Nothing to report

Updates of previous reported issues:

I have inherited the St Stephens ward of Canterbury in addition to our ward. I will still be your PCSO however I will be splitting my time between both wards.