

# BLEAN PARISH COUNCIL



## Minutes of the Parish Council meeting held on Monday 14<sup>th</sup> July 2025.

### Sheet 2458

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

**Also present:** Ward Cllr. D. Smith; Ward Cllr. S. Jupe (entered the meeting at 7.45pm) and two members of the public.

#### **1. Apologies for Absence.**

Cllr. J. Russell – previous appointment; Ward & County Cllr. Ricketts – attending Chestfield PC meeting.

The Chairman welcomed everyone to the meeting.

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

No changes were declared.

#### **3. To Approve: Minutes of the last Meeting: of 9<sup>th</sup> June 2025.**

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

#### **4. Finance:**

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

DD	Lili Waste Services	Waste Collection July	£120.91 (Vat £20.15)
Bacs	Mr K Waddington	Handyman Wages June	£260.60
Bacs	Mrs D Horswell	Clerk Salary June	£885.13
		Keys for car park posts	£7.00
		Ink Cartridges	£26.99
		Laminating Pouches	£9.99
		Postage for return of routers (Refundable)	£22.55
		Disposable Gloves KW	£13.98
Bacs	HMRC	PAYE & NIC June	£354.18
DD	XLN	Telephone & Broadband June Credit	-£112.79
DD	HugoFox	Monthly Website Charge	£11.99

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Unity Trust Bank	Monthly Service Charge	£6.00
Bacs BVHMC	Hall Hire July	£24.00
Bacs Goodfellers	Tree work as stated in tree survey	£540.00 (Vat £90.00)

**Total Paid Out: £2,170.53**

### **Bank Statement as at 30<sup>th</sup> June 2025 - Current Account £57,158.77\***

*(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.**

**Note: credit from XLN due to being mis-sold a new package for telephone & broadband.**

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

### **4.2 To Discuss Quote from Meadow Grange for work to be carried out on the play equipment.**

This had been circulated to Cllrs. prior to the meeting. It was noted that there is £2,350.68 of S106 money set aside for this expenditure.

**Proposed by Cllr. Jeffers, Seconded by Cllr. Hutt and all Cllrs. present APPROVED the quote.**

The majority of the work will be carried out in early September when the school holidays are over. Cllr. Jeffers commented that the safety surfaces around all the play equipment are uneven.

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

### **Planning Applications:**

**25/00831** - Change of use from convent to 5 dwellings facilitated by external material, fenestration, and roof form alterations together with the erection of a detached two-storey dwelling following demolition of existing garage. **Monte Bre, 5 Whitstable Road, Blean, Kent, CT2 9EA.**

CCC are re-consulting on this proposal for the following reason(s) Amendments to the internal configuration of the dwellings have been made and site plan with title deed overlaid underneath has been put forward.

**BPC have nothing further to add to their comments on the previous application.**

Cllr. Samuelson requested that it be minuted that Kent College are not involved in the new application.

**25/00984** - Two-Storey detached dwelling - **10 Honey Hill, Blean – Comments by 25<sup>th</sup> July.**

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**25/01119** - Single-storey rear extension and front porch extension - **8 Mount Pleasant – Comments by 1<sup>st</sup> August.**

**Decisions by CCC:** None.

## Appeals

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

**24 School Lane**

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

**Awaiting Decision.**

**5.1 To Discuss: 25/00984** - Two-Storey detached dwelling - **10 Honey Hill.**

After discussion the following comments were made:

Although Blean Parish Council believe the site is outside the village envelope, they have no objection in principle given that CCC granted planning permission for 2 detached houses opposite a couple of years ago. However, they do raise concern at the loss of a number of trees plus there will be pressure to remove more trees from future occupiers as the rear bedroom windows are only a 1.5m from existing trees to the north. It is felt the proposed dwelling should be redesigned to avoid this.

**5.2 Update on Blean Common Development.**

Variation of section 106 legal agreement of planning permission CA//15/02523/OUT; to vary the agreed tenure mix to 50% affordable rent and 50% shared ownership.

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

**6.1 Ward & County Cllr. Ricketts:** Due to his absence Cllr. Ricketts had sent the following reports:

Canterbury North Update: May 2025

[alex.ricketts@councillor.canterbury.gov.uk](mailto:alex.ricketts@councillor.canterbury.gov.uk)

KCC Email: [alex.ricketts@kent.gov.uk](mailto:alex.ricketts@kent.gov.uk)

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## Sheet 2461

Welcome to a rather hot and sticky June update, and a quick apology if you have not received a leaflet from us recently, the hot weather has hampered delivery a little (despite many volunteers braving the heat). From a KCC point of view it has been a relatively quiet June, as most of the committee meetings have been postponed or cancelled. I'm hopeful that I will get to attend a meeting soon, especially the Health Overview and Scrutiny Committee. In the meantime I have been busy attending the training provided by officers and working with my group colleagues. I'm pleased to say the officers I have spoken to on a number of issues have been incredibly helpful.

I'm pleased to say that Canterbury City Council is holding meetings, and I steered a licencing item through Cabinet, then chaired the Joint Transportation Board. I have been in discussions with residents and officers about the work that has begun on the development at Blean Common, and I'm hoping to meet the developer in the near future.

I attended Blean Parish Council and the CT5 forum's sustainable transport group,

I may also have served you a burger at the Blean Village fete, which was a roaring success, despite the kids winning the tug of war - again.

With respect to these fine events, the highlight of my month was marching in the Canterbury Pride parade, behind the civic team. A brilliant event, delivered under difficult circumstances.

I have dealt with inquiries ranging from parking, to missed or damaged bins, overgrown vegetation, blue badges, potholes(of course), roadworks, school placements, and many others. Please do get in touch if I can help you with anything. If you're free on 12th July I will be appearing at the Rough Common Village fete, where you might be able to pelt me with wet sponges...although I'm hoping this year it will be "Soak a Sheriff" instead.

Further updates since the above report:

I'm still hoping to meet with officers and the developers over the Blean Common development, and hopefully now emails are being replied to.

We are being updated on Local government reform, but it looks very much like things are moving ahead in Kent, with the submission deadline of November this year, and a decision in

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April next year. Unless things change this means the lection to a shadow authority in 2027 and the full introduction of unitaries in 2028. At a local level this means there will be at least one renewal of the parish charter during that period.

### **6.2 Ward Cllr. Smith:**

Reported that there is more pressure on local authorities to produce a Local Plan and CCC are being pressured to get theirs in place.

### **6.3 Ward Cllr. Jupe:**

Reported that the timetable for CCC's Local Plan is a mini consultation taking place in September for 12 weeks which will be on changes that have been made and then being finalised at the end of January 2026.

Cllr. Jeffers commented that he still has not had a reply from CCC regarding the Construction Management Plan for the development at Blean Common and is considering putting in a formal complaint.

Cllr. Samuelson asked about the re-surfacing work being done at Westgate Towers.

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

### **7.1 Village Hall Report: - In her absence Cllr. Russell had sent the following report:**

Firstly, the new Chair of BVHMC, Councillor Ms Stephanie Jupe, Sheriff of Canterbury, was welcomed (with open arms) by the Committee.

June was a very busy month with the highest number of bookings for 5 years in contrast to a very quiet July with only one booking as at 7 July (normally 5 – 6 bookings). However, August is looking okay and September is busy.

The annual summer fete raised £3,050. This was less than last year which may have been because of the very hot weather.

The new boiler is being installed on 22 August.

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

All relevant reports are circulated to Cllrs. weekly.

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

Nothing to report.

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

Cllr. Jeffers reported that vegetation from the hedges on the footpath from Straylees upwards on Blean Hill is overgrown.

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

Cllr. Akers reported that a Speedwatch session is to be arranged shortly. Cllr. Mohan is to do his practical training.

### **7.6 Clerks Report.**

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

Work is to be carried out on the play equipment following the Inspection Report.

Goodfellers have completed the tree work on the recreation ground as identified in the Annual Tree Survey:

Scots Pine - Crown suppressed by larger Pine tree growing in adjacent private garden. Needle growth now dead since last inspection - Fell leaving trunk standing as monolith at 2m.

Small, dead 4m tall Ash within group to flank of adjacent shed. Fell small Ash to western side of shed.

#### **Correspondence Circulated:**

**KCC Road Safety and Active Travel Group Newsletter.**

Link to **Local Councils Explained 2025.**

**KALC News July.**

**Kentish Stour Countryside Partnership Annual Review 2024/2025**

**Has Made Document Amendment 5 – Canterbury**

**Has Made documents for Amendment 5 a Speed Limit Order on Various Roads, Thornden Wood, Blean and Chestfield in the District of Canterbury.** This order will be on public deposit from 4 July until 18 August 2025 and can be viewed on line from 4 July at

[www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations) and will be advertised in the Kent Messenger on Friday 4 July and this order comes into effect on the same day.

Any person wishing to question the validity of the Order or of any of its provisions on the grounds that it is not within the powers of the relevant enabling Act or that a requirement of any such enabling Act or of any relevant regulations made thereunder has not been complied with may, within 6 weeks from the date on which the Order was made, make application for the purpose to the High Court. **In the District of Canterbury THE KENT COUNTY COUNCIL (VARIOUS ROADS, CANTERBURY) (SPEED LIMITS) (CONSOLIDATION) ORDER (AMENDMENT No.5) ORDER 2023** Notice is given that KENT COUNTY COUNCIL hereby make the above named Order

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under sections under Sections 81, 82, 84 and 124 of the Road Traffic Regulation Act 1984, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Paragraph 20 of Schedule 9 to the Act: The effect of the Order will be to reduce the National Speed Limit (60mph) to 40mph on the following length of roads in Thornden Wood, Blean and Chestfield, Canterbury: **HACKINGTON ROAD** – From its junction with Thornden Wood Road for a distance of 310 metres in a southerly direction. **RADFALL ROAD** – From its junction with Thornden Wood Road for a distance of 600 metres in a northerly direction. **THORNDEN WOOD ROAD** – From its junction with Radfall Road and Hackington Road for a distance of 35 metres in an easterly direction. The Order was made on 3 July 2025 and its provisions will come into effect on 4 July 2025. A full statement of the Council's reasons for making the Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the made Order may be examined at Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through [tro@kent.gov.uk](mailto:tro@kent.gov.uk) or viewed online from 4 July 2025 at [www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations) Anyone may, by application to the High Court within 6 weeks of the date of publication of this Notice, challenge the validity of the Orders or of any provision contained in them on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or any instrument made thereunder, or that there has been a failure to comply with any statutory requirement to the Orders. Simon Jones Corporate Director Growth, Environment & Transport

**Email from resident:** The rough surface on the Crab and Winkle Way from Tyler Hill Road to Amery Court. There were plans to resurface this five plus years ago and the surface is now markedly worse. Could the Parish Council then request Edward Kikosek, the community liaison officer at KCC, to instruct Kent Highways to implement improvement works. Thank you. The Parish Council maybe interested to learn that some work will be undertaken in the near future, at Blean Church on the Crab and Winkle Way to try and alleviate winter flooding there.

### **Faults Reported:**

Concrete Posts outside 14 Blean Common cracking and metal rods protruding. Ref: 886265  
Letter written to 14 The Green: Overhanging hedge and vegetation onto pavement.

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

No matters were raised by the public.

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**9. Matters to be discussed and updates on pending projects:** (Any relevant papers circulated to Cllrs. prior to the meeting)

**9.1 Update: Change of Status of the green lane C & W Way.**

BPC are disappointed with the response from KCC and will write to them supporting the changes put forward by Mr Atkins.

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

This has been installed just inside the entrance.

**9.3 To Discuss: CCC 2026/2027 Parish Capital Grants. Open from 1/7 to 28/10.**

It was agreed to apply for funding to replace the two seats on The Green.

**10. Councillors' Reports:**

**10.1 Cllr. Hutt** reported that a potential hirer of the Hall had asked BPC for use of the recreation ground for an organized event. It was agreed that this could only be agreed if a copy of their public liability insurance was forwarded to the clerk, no BBQ's or loud music and the understanding that the recreation ground must remain an open space for all users.

**10.2 Cllr. Samuelson** mentioned the noticeboard at the school which he was going to paint but, upon inspection, thinks it should be dismantled as it is unstable.

**11. Any Other Business for discussion at the next meeting on 8<sup>th</sup> September.**

There being no further business the meeting closed at 20.24.

Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed - 8<sup>th</sup> September, 13<sup>th</sup> October, 10<sup>th</sup> November, 8<sup>th</sup> December.

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

Date \_\_\_\_\_

Signature \_\_\_\_\_