

BLEAN PARISH COUNCIL



Minutes of the Parish Council Meeting held on Monday 10th March 2025.

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

Also present: Ward Cllr. D. Smith; Ward Cllr. S. Jupe and two members of the public.

1. Apologies for absence: Cllr. A. Jeffers; Cllr. M. Akers; Cllr. M Hayden; Ward Cllr. A. Ricketts and County Cllr. R. Thomas.

The Chairman welcomed everyone to the meeting.

2. Changes to DPI's & Declarations of Interest in matters to be discussed: None declared.

3. To Approve: Minutes of the last Meeting: of 10th February 2025.

The Minutes were **PROPOSED** by Cllr. Hutt, **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 March	£149.34 (Vat £24.89)
Bacs	Mr K Waddington	Handyman Wages February	£244.07
Bacs	Mrs D Horswell	Clerk Salary February	£891.93
Bacs	Mrs D Horswell	Ink Cart & Printer Paper	£43.99
Bacs	HMRC	PAYE & NIC February	£288.42
DD	XLN	Telephone & Broadband March	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	BVHMC	Hall Hire March	£24.00
Bacs	Save the Blean	Donation	£500.00 Paid on 17 th

February as agreed and ratified at 10th Feb meeting subject to the confirmation of documents requested by the Parish Council.

Bacs	Guardian Security & Fire Ltd	Fire Extinguishers Maintenance	£67.20 (Vat £11.20)
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Total Paid Out: £2,335.30

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Bank Statement as at 28th February 2025 - Current Account £32,235.06*

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

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

PROPOSED by Cllr. King, SECONDED by Cllr. Hutt and all Cllrs. present APPROVED the bank payments.

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

Planning Applications:

25/00122 - Two-storey side extension and first floor rear extension, solar panels to side elevation following demolition of garage and side extension – **33 Blean Hill.**

Blean Parish Council has no objections to this application with the only comment being that they would like to see the tree that is removed being replaced somewhere on the property.

24/02219 - Two-storey detached dwelling - **8 Blean Common.**

Blean Parish Council comments: The plans / design and access statement show that the vehicular access would be from Vicarage Lane at the rear and that the proposed materials would be yellow stock brick, black weatherboarding and clay tiles with black window frames - this is the same as the adjacent dwelling approved under 24/01275, which seems sensible to the Parish Council.

However the Parish Council are concerned that the proposed and the approved (on the adjacent plot) will appear cramped with the roofs being approximately 1m apart from each other and the proposed dwelling's porch being approximately 1m from the road (Vicarage Lane) .

Also, they consider that the design of the proposed dwelling's front elevation should be the same as the adjacent approved dwelling, rather than what is currently proposed. See the proposed street scene. Being so close to each other they should read as a pair.

25/00185 - Variation of condition 2 (drawings) of planning permission CA/24/00565/FUL for the single-storey extension to West elevation of Church outbuilding together with enlargement of existing windows; to allow a change of colour of the cladding, windows and doors - **The Church Of Saint Cosmus Saint Damian Tyler Hill Road. BPC has no objection to this application.**

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Application for designation of neighbourhood area for Chestfield Parish Council

Chestfield Parish Council has submitted an application to Canterbury City Council for the designation of a Neighbourhood Area in line with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The proposed Neighbourhood Area, as submitted by Chestfield Parish Council, includes the existing Chestfield Parish boundary along with additional land to the west of the Parish, to include the full extent of the draft site allocation policy 'W4 - Brooklands Farm' as identified in the Draft Canterbury District Local Plan (Regulation 18) (2024).

In accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations (2012) (as amended), Canterbury City Council is inviting representations from residents, businesses and other stakeholders regarding the application made by Chestfield Parish Council.

The consultation is open for 6 weeks from 11 February 2025 to 25 March 2025.

Decisions by CCC:

24/02284 - Prior approval for change of use from offices to 2 dwellings - **26 Tyler Hill Road** - Prior Approval Not Required

Appeals

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

24 School Lane

Retrospective application for single-storey detached agricultural storage.

Awaiting Decision.

Application Ref: CA/23/00521

Appeal Ref: 3335774

Butlers Court Farm Blean Common

6 detached dwellings consisting of 3 no. one and a half storey, 2 no. two and a half storey and 1 no. 2 storey dwelling together with formation of access and associated hardstanding following demolition of existing industrial buildings.

Awaiting Decision.

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In his absence Cllr. Jeffers had sent the following report which was discussed:

I have a couple of points to make on Land at Blean Common.

Firstly, the officer's delegated report on CCC website for 24/02/2024 reserved matters application (RMA) is missing. The delegated report currently displayed is for 25/00259 relating to development at Christchurch University, NORTH Holmes's Road?? Where is the correct report as what the case officer had said about BPC's comments dated 29/01/2025 on the RMA application, if anything. Secondly, disappointingly it appears that none of BPC's comments have been considered and taken on board by CCC and the developer. I am of the opinion that the proposals represents a poorly designed and cramped form of development which is also contrary to Kent Police Secure by Design criteria relying totally on low bollard lighting for the streets and with the existing public right of way at the back of the Blean Common properties that would have 1.8 m high close boarded fencing along the back gardens of plots 13 to 18 so with their backs to the footpath. This is not safe for users of the path especially at night. The PROW should be incorporated properly into the layout of the proposed development.

Lastly, I would be grateful to have a response to my email of 23/02/2025 to Jessica Harrison or whoever is the case officer regarding the lack of existing and future landscaping along the Blean Common frontage of the proposed development.

Cllr. Hutt reported that he is attending the Parish Engagement meeting with CCC on Tuesday.

6. Reports from County Cllr. and Ward Cllrs:

6.1 County Cllr. Thomas had sent the following report:

Firstly, I must send my apologies as tonight clashes with another meeting. In terms of an update, since last month there are a couple of updates to report. Council tax has been agreed for 2025/26. The underlying message would still be around uncertainty in the long term with big savings still needed to "stand still" as outlined by the Leader <https://news.kent.gov.uk/articles/this-is-the-right-budget-for-the-tough-times-in-which-we-have-to-operate-kcc-leader-tells-councillors-as-budget-approved>

As you know Kent is not on the Devolution Priority Programme, however, there is a paper to note at [Council on Thursday](#) which includes the [Minister's letter](#) outlining what he would like to be done. With all of the neighbouring authorities "in the fast lane" concerns remain as to what it means for services, growth and devolution in Kent. Time will tell!

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6.2 Ward Cllr. Jupe report:

Cllr. Jupe said she is looking forward to doing a session with Blean Speedwatch when Cllr. Akers returns. Cllr. Samuelson said he has started doing the Speedwatch online training.

Cllr. Jupe reported that a local cub group would like to use their biodiversity grant to plant trees and bulbs around the perimeter of the Nature Reserve.

Cllrs. thought it to be a good idea, Cllr. Hutt said, although the Parish Council own the Reserve, the volunteers who look after it would need to be consulted.

6.3 Ward Cllr. Smith report:

Cllr. Smith reported on the appeal for Butlers Court Farm, Blean Common - 6 detached dwellings consisting of 3 no. one and a half storey, 2 no. two and a half storey and 1 no. 2 storey dwelling together with formation of access and associated hardstanding following demolition of existing industrial buildings.

The appeal has been allowed and planning permission has been granted.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. King

More users have been added to the hirers list, and also parties, so very well supported. The present chair is relinquishing her post after next month and I will then become chairman.

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly.

7.3 Footpath Report: Cllr. Samuelson.

All the footpaths are muddy and overgrown.

7.4 Highways Report: Cllr Jeffers.

No report.

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

No report.

7.6 Clerks Report.

Recreation Ground & Nature Reserve

Work to be carried out on the play equipment as per Inspection Report. The first cut has been made on the recreation ground. The surface is still quite boggy in places.

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Issues Reported:

Dirty bus shelters and road signs.

Missing panel in Blean Common/Tyler Hill Road junction bus shelter.

Correspondence Circulated:

Email from resident ref Green Lane

Canterbury Area KALC meeting – 17th February – Chartham Village Hall.

Parish Engagement Meeting 4.30pm 11th March The Guildhall.

Blean Woods National Nature Reserve report - Mid-January to mid-February 2025.

Clerks Forum

I attended the KALC Clerks Forum online on Friday where the main topic was the devolution process. Due to Medway and KCC not being selected to be a part of the Government's priority programme there is now work being done on the re-organisation of the top two tiers (Medway, KCC and District Councils). Parish and Town Councils may soon be asked to identify their current assets.

Waste Collection Legislation. Email from LiLi Waste Collection.

Dear Valued Customer,

The UK government is finally taking action to support the waste industry. From April 2025, **new legislation** will make recycling easier for businesses across the country, and we're here to ensure that you're fully prepared!

At Lili Waste Services, we've always been committed to helping our customers recycle efficiently. We make waste disposal simple, cost effective and sustainable, ensuring that everything we collect from you is either reused or recycled, with zero waste going to landfill.

What Does This Mean for Your Business?

Starting April 1, 2025, the new Simpler Recycling law will require all businesses with 10 or more employees to have separate collections for:

General Waste – Non-recyclable items

Dry Mixed Recyclables – Plastic, cans, paper and card

Glass – Bottles and jars

Food Waste – All food cooked or raw.

This concerns the large bin shared by BVH and BPC but being it only applies to customers with 10 or more employees we will be ok to carry on putting mixed rubbish in it.

8. Matters raised by the Public:

No matters 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 To Discuss: Change of Status of the green lane C & W Way:

An email has been received from a resident:

I am writing in the hope that the Parish council might be persuaded to support some changes to the status of the green lane that runs from the end of Chapel Lane through the farm and ends up opposite the entrance to the Crab and Winkle way on the Tyler Hill road.

I have attached a photo showing the damage caused last week by one vehicle, judging from the tyres probably a Unimog.

This part of the green lane is kept mown and is a very attractive walk for many people in the village BUT it is a legal route for any traffic, albeit a somewhat pointless one. The driver of the vehicle has exercised his right to use it and destroyed it for everyone else with one trip.

I would like to suggest two courses of action that could be taken, neither of which would succeed without the support of the Parish council!)

To ask Kent Highways to make it a pedestrianised route, open to pedestrians, bikes and horses only, this has been done some years ago with a Green lane in the Chilham area,

OR 2) If that is not possible to close it to motorised traffic in the winter months.

The rationale for this would be the amount of damage being caused by motorised traffic is destroying the environment for other users.

Is this something you might be prepared to support?

The Parish Council had a discussion in which it was thought this should be supported and that the best option would be option 1 to make it a pedestrianised route, open to pedestrians, bikes and horses. The clerk will make contact with the resident to discuss further action.

9.2 To Discuss – Annual Parish Assembly Format.

It was agreed to ask the following speakers to give a talk at the Annual Parish Assembly on 14th April.

1. Save the Blean Action Group to give an update on actions so far and how the money donated has been spent.
2. RSPB.

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3. Cllr. Jupe suggested Akela from the local cub group who would like to do work in the Nature Reserve.
4. Village Hall Representative to encourage more residents to become involved with the village hall.

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

This is in hand, and we are in touch with the resident.

9.4 Update: Donation towards new seat at The Winding Pond.

No further update.

10. Councillors' Reports:

10.1 Cllr. Russell reported that the café in the parade of shops in Tyler Hill Road will be open soon.

10.2 Cllr. King spoke of the decision by the VH committee to turn off the boiler that supplies the heating and hot water for the parish office as it is not working. There was a discussion between him and the clerk concerning the ownership of the boiler.

10.3 Cllr. Hutt reported that a streetlight on Honey Hill has been hit by a bus.

11. Any Other Business for discussion at the next Parish Council meeting on 14th April which will follow the Annual Parish Assembly.

There being no further business, the meeting closed at 20.09.

Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed.

14th April – Annual Parish Assembly followed by the Parish Council meeting.

12th May – Annual Parish Council meeting.

9th June

14th July

8th September

13th October

10th November

8th December.

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

Date _____

Signature _____