

BLEAN PARISH COUNCIL



Minutes of the Annual Parish Assembly held on Monday 14th April 2025.

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Prior to the Parish Council meeting the Annual Parish Assembly was held.

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

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

The Chairman welcomed everyone to the assembly and said there were to be two talks given. One by Julia Kirby-Smith giving an update on the Save The Blean project and one by Michael Walters on the RSPB.

Save The Blean

Julia gave an update of the position they are at now with communications back and forth with Canterbury City Council. An online petition has attracted 25,000 signatures from all over the UK, the purpose of which was to demonstrate to CCC how people felt. The petition was taken to the CCC cabinet meeting two weeks ago. Following on from this a solution needs to be provided involving partners including Kent Wildlife Trust. STB are in the early stages of developing a plan for the site – working title Blean Bio Park – that includes a country park with a range of fascinating heritage sites, reforestation and rewilding areas, green capital projects that will benefit the whole district, and land set aside for agriculture to protect local food production. They have had workshops and run a survey which has had 124 responses. The group are also having meetings with the University once a month. They are very aware of the financial situation that the University is in and are putting together a proposal to present to the Governing body as an alternative. There will be an update in May from CCC on what the timescales will be.

There followed a Q & A session which included talking about the figures to purchase the land.

RSPB

Michael, although having retired as RSPB Warden in 2012, gave the talk as the present Warden was unavailable. He gave the history starting in 1982 when they started buying land in Church Wood followed in 1989 by getting together with Kent Wildlife Trust, KCC, CCC, Sale Borough Council and the landowner when another large area came up for sale. It was passed over to RSBPB with KWT

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having the history of managing woodland. In 2000 Natural England Woodland Trust, who owned Monkey Court, merged with RSPB and it was then all managed as a single Reserve. It extends two miles East to West with three main habitats. Michael then spoke about the coppicing work that is carried out.

Kent is the chief county for nightingales and Blean is famous for heath fritillary butterflies and, although, the white admiral and washed fritillaries had been extinct they have come back in the last few years.

There are two nice areas of heathland, which is extremely rare in Kent, which is managed by livestock. So many species of birds have been lost, in the past forty years we have lost ten species of birds. The woods are getting drier which will affect how the woodland grows. There is a re-wetting project with dams and leaky dams in minor ditches to slow down the flow of water.

There is good news in that there are now buzzards and we may get red kites and ravens. There have been sightings of mandarin ducks although these need large trees with cavities to breed in the woods.

Cllr. Hutt thanked both speakers for their very interesting talks.

Jane Rouse made a plea for volunteers to help with the village fete which is planned for 28th June but may not be able to go ahead if more helpers are not found.

She also mentioned that volunteers are urgently needed for the village hall committee as the Chairman has resigned and the treasurer will be resigning soon.

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Minutes of the Parish Council meeting held on Monday 14th April 2025.

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

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

1. Apologies: Cllr. King – health issues.

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

Cllr. Jeffers declared an interest in Planning Applications 25/00573 and 25/00574 as they are neighbouring properties to him.

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

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.**

4. Finance:

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

| | | | |
|------|---------------------|-----------------------------|-----------------------|
| DD | Lili Waste Services | Waste Collection April | £120.91 (Vat £20.15) |
| Bacs | Mr K Waddington | Handyman Wages March | £198.27 |
| Bacs | Mrs D Horswell | Clerk Salary March | £891.93 |
| Bacs | HMRC | PAYE & NIC March | £277.02 |
| DD | XLN | Telephone & Broadband April | £108.36 (Vat £18.06) |
| DD | HugoFox | Monthly Website Charge | £11.99 |
| | Unity Trust Bank | Monthly Service Charge | £6.00 |
| Bacs | BVHMC | Hall Hire April | £36.00 |
| Bacs | KALC | Annual Subscription | £703.91 (Vat £117.32) |

Total Paid Out: £2,354.39

Received In:

| | | |
|------------|---------------------------------|---------|
| Bacs BVHMC | Waste Collection Jan & Feb 2025 | £100.76 |
|------------|---------------------------------|---------|

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Bank Statement as at 31st March 2025 - Current Account £30,528.95*

(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. Akers, SECONDED by Cllr. Jeffers and all Cllrs. present APPROVED the bank payments.

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

Planning Applications:

21/00135 - Reserved matters application for the approval of appearance, access, landscaping, layout and scale for the proposed residential development for four detached dwellings pursuant to outline planning permission CA/15/01572/OUT - **Builders Yard Rear Of 53, Tile Kiln Hill.**

Further to Blean Parish Council's last comments of 23/02/21 it would seem that the foul and surface water drainage and archaeology details are still outstanding as no such details have been submitted. These conditions cannot therefore be discharged.

25/00389 - Two-storey detached dwelling - **29 School Lane.**

Blean Parish Council is concerned that the proposed dwelling being less than 1.7m from no 29, will appear cramped and detract from the streetscene on this side of School Lane, with the clear characteristic of spatial gaps between the existing pairs of semi-detached dwellings. As a result, the proposed development immediately adjacent to the Blean Conservation Area will not preserve or enhance its special architectural or historic character or appearance and its setting.

25/00573 - T.P.O. no 26/1990, T1-Ash Tree, Reduce tree by 4m to previous points located in the rear garden - **125 Blean Common**

Blean Parish Council has no objection to this application.

25/00586 - Single-storey front, side and rear extensions together with raising the height of the roof following demolition of existing conservatory and front extension to garage - **60 Blean Common - Comments by 2nd May.**

25/00584 - Single-storey side extension with dormers to front elevation following the demolition of existing garage - **Hollydene, Pean Hill - Comments by 2nd May.**

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25/00574 - T.P.O. no 26 1990- T1- Oak tree located in rear garden- 2m reduction - **127 Blean Common – Comments by 2nd May.**

25/00550 | Application for lawful development certificate for proposed change of use of existing agricultural access to primary access and associated works – **36 Blean Hill – This does not need planning permission.**

Decisions by CCC:

24/01651 – Porch to side elevation – 3 Westfield – GRANTED

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 – GRANTED.**

Appeals

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.

The appeal is allowed and planning permission has been GRANTED.

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

24 School Lane

Retrospective application for single-storey detached agricultural storage.

Awaiting Decision.

6. Reports from County Cllr. and Ward Cllrs:

6.1 County Cllr. Thomas report:

As there are the KCC elections on 1st May there have been no formal meetings.

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Devolution: As previously reported Kent and Medway have not been included by the Government but they are expected to write to all Councils with an update of where they are following lots of discussions and meetings.

Cllr. Thomas said he is not seeking re-election and thanked the Parish Council and residents for their support over the years. Cllr. Hutt responded by thanking Cllr. Thomas for all his help and support and wished him well for the future.

6.2 Ward Cllr. Ricketts report:

There have been lots of meetings on the Local Government Review. Also, Parish Charter meetings where it is noted that there is a gap between devolution and the public which will be filled by parish Councils. There are to be more Parish Charter meetings.

There will be an update on the Local Plan once the KCC elections are over.

Cllr. Ricketts is chasing up the matter of the loose dog in Blean.

Kent extra Active Travel funding to complete the West and East link of the Crab & Winkle Way from Whitstable to Herne Bay.

6.3 Ward Cllr. Jupe report:

Cllr. Jupe spoke of the need of Parish Councils to do a list of their assets.

There is a meeting concerning Broad Oak Reservoir on 18th June at Broad Oak Village Hall.

7. Reports and Updates:

7.1 Village Hall Report: - No report.

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly.

7.3 Footpath Report: Cllr. Samuelson.

Still overgrown.

7.4 Highways Report: Cllr Jeffers.

There is continued speeding on the A290.

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

Cllr. Akers will arrange some sessions now the weather is better.

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7.6 Clerks Report.

No report.

8. Matters raised by the Public:

No matters raised by the public.

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 – there has been no further update.

9.2 To Discuss – Mill Field, Tyler Hill Road. An email has been received from Ben and David White concerning Mill Field which has been circulated to Cllrs.

They would welcome an open and free ranging meeting with Blean PC to discuss the possibility of using Mill Field as part of their own plans and ideas. A proposal which could highlight options other than those of Kent University to meeting Blean's housing needs are available on a much smaller and less impactful scale.

This was discussed but it was thought it would be better for Mr White to engage with CCC.

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

This is in hand and will be put in the Nature Reserve soon by Meadow Grange Nurseries.

9.4 Update: Donation towards new seat at The Winding Pond. No update.

9.5 Litter Picking. Email from resident forwarded to Cllr. Jupe on 27th March regarding the provision of extra bins and who to contact at CCC depending if it is on Council land. Cllr. Jupe has replied that there are no bins available from CCC at the present time and she will let us know when there are.

10. Councillors' Reports:

10.1 Cllr. Jeffers reported that work on the Blean Common development has started but there is no Construction Management Plan on the CCC Planning Portal from which he would expect CCC to enforce the conditions.

It was wondered if it is known when the café will be opening. There is no information other than it is thought it may be open by the summer.

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10.2 Cllr. Hutt said there is a Broad Oak reservoir meeting on 18th June at 6pm in Broad Oak village hall.

11. Any Other Business for discussion at the next meeting on 12th May which will be the Annual Parish Council meeting.

There being no further business, the meeting closed at 21.00.

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

12th May – Annual Parish Council meeting.

9th June

14th July

8th September

13th October

10th November

8th December.

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

Date _____

Signature _____