

## Blean Parish Council

### Notes of an informal meeting that was held by Blean Parish Council on Zoom on Monday 26<sup>th</sup> July 2021

**Those Present:** Cllr. B. Flack (Chairman); Cllr. P. Hutt (Vice-Chairman); Cllr. H. Samuelson; Cllr. A. Jeffers; Cllr. G King and Clerk D. Horswell.

**Also present:** Ward Cllr. Dan Smith.

The Chairman welcomed everyone to the meeting and explained that, due to the vulnerability of some Cllrs, it had been deemed sensible to hold an informal meeting virtually. The meeting room is very small and, being that there were contentious planning applications to be discussed, there could potentially, be a large number of residents wanting to attend, thereby making it a crowded and unsafe environment.

**1. Planning:** (Planning Report circulated to Cllrs. prior to meeting.)

#### **PLANNING REPORT July 2021**

##### **Planning Applications Received since last meeting:**

- 1. 21/01327** - Single-storey outbuilding for use as physiotherapy treatment room, home office and workshop - **7 Whitstable Road** - Blean Parish Council has no objections to this application.
- 2. 21/01149** - Two-storey detached dwelling and single-storey detached dwelling with use of roof space as living accommodation, together with integral garages and parking - **Land To The Rear Of 7 Whitstable Road** - Blean Parish Council has no objection in principal to this application as the principle to develop has already been established. However, there is concern about the shared access and impact on the traffic movements. As the site sits within the Stour Catchment Area the Parish Council presumes an assessment is to take place or will this application remain undetermined until a solution has been found to the Stodmarsh issue?
- 3. 21/01391** - Application for Listed Building Consent for external and internal alterations including single-storey extension and conversion of granary to form a home office associated with dwelling, involving removal of fence, replacement timber windows, installation of steps, replacement of windows with timber doors and new staircase - **The Granary, Honey Hill Farm, Honey Hill** - Blean Parish Council has no objection to this application in conjunction with 21/01390.  
This is a granary house in part of the Grade 2 listing of Honey Hill farmhouse. The conversion is in keeping with the building and keeps a historic building viable after falling into disrepair in previous years.

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**4. 21/01390** - Erection of a detached dwelling house incorporating granary building to form a home office associated with dwelling - **The Granary, Honey Hill Farm, Honey Hill** - Blean Parish Council has no objection to this application, a sensitive build, diminutive to the 'listed' Granary.

**5. 21/01322** - Two-storey extensions to both sides together with timber and zinc/aluminium cladding, new garage and parking arrangements - **3-5 Tile Kiln Hill** - Blean Parish Council have asked the Ward Councillor to 'Call into Committee' this application as, in conjunction with the Ward Councillor, the following concerns have been raised.

- Seek an amendment to the design of the roof – as it is a long ridge line.
- Seek an alternative finish to the dark cladding on the extension facing toward No.1.
- Seek the relocation of the bedroom window facing No. 55.
- Seek a street scene so we can appreciate scale and impact.
- Seek a reduction in the design of the garage – to reduce the 'top heavy' design caused by the pitch of the roof.
- Request a Construction Management Environment Plan due to the narrow access and location of the site with regard to the residents and close proximity to Blean Primary School.

**6. 21/01291** - Change of use of land to allow camping, touring caravan pitches and mobile cafe together with the conversion and extension of existing stable block to provide a site office store, toilet and shower block and use of a shepherd's hut for holiday accommodation with landscaping, parking, access and other associated works - **Brook Farm, Denstroude Lane** - **Comments by 30th July**

**7. 21/01486** - Erection of a one and a half storey self-build dwelling and car port - **Land Rear Of 30 Tile Kiln Hill** - **Comments by 30th July**

#### Decision Notices by CCC:

**1. 21/00975** - Two-storey side extension - **1 Westfield** – **GRANTED**

**2. 21/01073** - Porch to front elevation - **10 Chestnut Avenue** – **GRANTED**

**3. 21/00259** - First floor extension and two-storey rear extension following demolition of existing rear extension - **11 Whitstable Road** – **GRANTED**

**4. 21/00800** - Part single and part two-storey rear extension together with render to existing rear walls at ground floor level - **2 Tile Kiln Hill** – **GRANTED**

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### 1.1 Land Rear of 30 Tile Kiln Hill:

Blean Parish Council object to this application on the following grounds:

- It is behind the building line
- It is back land infill development.
- It could set a precedent
- Contrary to the linear development of Tile Kiln Hill
- Disturbance to the neighbours on the side of the new access
- Contrary to the Local Plan
- The Parish Council notes the comments from Kent Highways but feel it would be a danger on a very busy road.
- There are mitigatory issues for Stodmarsh Neutrability Nutrients issue.

### 1.2 Brook Farm, Denstroude Lane:

Cllr. Flack is to meet with the Planning Officer on 4<sup>th</sup> August.

Blean Parish Council raise objection to this application and have asked the Ward Councillor to 'Call in' the application on the following grounds:

- Road infrastructure
- Cumulative impact on the environment
- Sewerage and drainage issues

### 1.3 Chapter Farm, Denstroude Lane:

Cllr. Flack reported that she had met with CCC Karen Britten and residents of Denstroude Lane and felt that the residents left the meeting feeling they had been listened to.

This is an ongoing issue and Mr Farrow, CCC Enforcement Officer, is to visit again to view the metal container which is an issue.

## 2. Reports from Ward Cllrs.

Cllr. Smith raised the issue of keeping an eye on sites in the area as they are put forward.

## 3. Reports and Updates: *(Reports circulated to Cllrs prior to meeting)*

### 3.1 Village Hall Report – Cllr. King

Cllr. King reported that two more groups have returned this month which now totals eleven. Pilates and Mother and Baby Yoga have begun their sessions. The Art Society have discussed Covid Safety issues and are having four trial sessions in July and hope to fully return in September, by which time it is expected that about two thirds of all regular groups will be back at the Hall, and virtually all groups restarting by late Autumn. An increasing number of enquiries for private parties, social gatherings and a wedding have been received. No community events are planned at present.

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#### **3.2 N.H.W. Report & PCSO Report (attached)**

#### **3.3 Footpath Report – Cllr. Samuelson**

Cllr. Samuelson reported that all the footpaths are overgrown and he will try to get the one by the school cut back.

#### **3.4 Highways Report – Cllr. Jeffers**

Cllr Jeffers reported that the hedge by the Royal Oak car park to 140 Blean Common is overgrown – he has reported it on the KCC website.

He said that the new road surface is finished although the road signs are still up saying that there are roadworks until 28<sup>th</sup> July. There are issues with speeding.

Cllr. Flack mentioned that there is still the issue of the crossover on Tyler Hill Road/Crab & Winkle. This was identified on BPC's H.I.P. plan. Cllr. Jeffers will liaise with the clerk to get contact details to get this issue raised again.

#### **3.5 KALC Report – Cllr. Hutt**

Cllr. Hutt had attended the latest KALC Canterbury Area committee meeting the Minutes of which have been circulated today.

### **4. Matters to be discussed: (All papers circulated to Cllrs. prior to the meeting)**

#### **4.1 For Discussion: CCF Funding**

Cllr. Flack said that there is to be an audit across all functions of Concurrent Funding with the usage and meaning of the open spaces to residents. She asked Cllrs. to think about how to present BPC's evidence.

#### **4.2 For Information: Capital Grant Application**

BPC have been successful with their application for a CCC Capital Grant and the Birds Nest swing has been ordered from Wicksteeds. When we have the dimensions of the safety surface it will need to be decided where it should be sited.

#### **4.3 For Discussion: Monkey Court**

The overgrown vegetation at the entrance has been reported on KCC website.

#### **4.4 Consultation: Kent Bus Service Improvement Plan**

Cllr. Flack said that, although Blean is very lucky with their bus service, Cllrs. should support other parishes who are not so fortunate and respond to the consultation individually.

#### **4.5 For Discussion: Use of the Recreation Ground for private events**

A meeting is to be arranged with the Village Hall Committee to draw up a policy between BPC and VHC.

#### **4.6 Consultation: Local Plan – 9<sup>th</sup> August.**

Cllr. Flack asked for comments to be in by 6<sup>th</sup> August so that BPC can respond as a parish.

### **5. Councillors' Reports:**

Cllr. Flack said that it is hoped to have a face to face meeting in September.

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## *PCSO Report Blean, Tyler Hill and Rough Common*

*JULY 2021*

*PCSO William Lawrence Canterbury Community Safety Unit.*

*Information provided by: @kentpolicebury*

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### *Crimes of note:*

- Keynes college CANTERBURY theft of Pedal Cycle 01/07/2021
- Turing College CANTERBURY theft of Pedal Cycle 03/07/2021
- St Edmunds School CANTERBURY theft of wallet 13/07/2021

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### *Anti-social behaviour and other incidents of note:*

- Nothing to Report

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### *Items of good work:*

- Patrolling the Tyler Hill woods and Alcroft Grange making sure there is no ASB or off-road bikes.

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### *Updates of previous reported issues:*

- Speed checks in Tyler Hill 3 TORS issued for excess speed and 3 other drivers details submitted to speed watch. In Blean another 11 TORS were issued for excess speed. TOR (Traffic offence report)



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