

**Blean Parish Council**  
**Minutes of the Parish Council Meeting held on Monday 8<sup>th</sup> November 2021**

**Sheet 2203**

**Those Present:** Cllr. P. Hutt; Cllr. G. King; Cllr. A. Jeffers; Cllr. J. Russell and Clerk D. Horswell.

**Also present:** Ward Cllr. A. Ricketts.

**1. Apologies for absence:** Cllr. B. Flack – attending a CCC Policy meeting; Cllr. H. Samuelson – on holiday; Ward Cllr. D Smith - attending a CCC Policy meeting; County Cllr. R. Thomas – clash of meetings and PCSO William Lawrence – other duties.

As Cllr. Flack was absent from the meeting Cllr. Hutt took the Chair and welcomed everyone to the meeting.

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

No changes.

**3. To Approve: Minutes of the last Meeting: of 11<sup>th</sup> October 2021.**

Proposed Cllr. Jeffers, Seconded Cllr. Russell and All Members present **AGREED.**

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

**4. Finance:**

**4.1:** (Banking Report circulated to Cllrs. prior to the meeting.)

**Banking Report November 2021 - Approval for invoice payments**

Method of payment	Payee	Description	Gross Cost
DD	Lili Waste Services	Waste Collection November 2021	£101.16 (Vat £16.86)
Bacs	Mr K Waddington	Handyman Wages October 2021	£154.45
Bacs	Mrs D Horswell	Clerks Salary October 2021	£730.43
Bacs	HMRC	PAYE & NIC October 2021	£153.77

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<b>DD</b>	<b>XLN</b>	<b>Telephone &amp; Broadband November 2021</b>	<b>£64.73 (Vat £10.79)</b>
<b>Bacs</b>	<b>Blean Village Hall</b>	<b>Hire of Committee Room 8/11/21</b>	<b>£16.00</b>
<b>Bacs</b>	<b>Meadow Grange Nursery Ltd</b>	<b>Plants, compost, Jeyes Fluid</b>	<b>£100.14 (Vat £16.69)</b>
<b>Bacs</b>	<b>Commercial Services Trading Ltd</b>	<b>Quarterly grounds maintenance July/Aug/Sept</b>	<b>£377.59 (Vat £62.93)</b>
<b>Bacs</b>	<b>KALC</b>	<b>Dynamic Councillor Course for Cllr. Russell</b>	<b>£60.00 (Vat £10.00)</b>
<b><u>Total Paid Out</u></b>			<b><u>£1,758.27</u></b>

**Paid in:**

**BVHMC – 50% Waste Collection July & September** **£70.33**

**Total Paid in** **£70.33**

**Bank Statement as at 31<sup>st</sup> October 2021 - Current Account £43,743.60**  
***(This does not include the outgoing transactions in this banking report).***

**4.2 CFF meeting update: In Cllr. Flack's absence this report had been circulated to all Cllrs.**

On Monday 1st November a meeting took place between the Parish Council members of the Canterbury Area KALC committee and the Leader of the Council, Cllr Ben Fitter-Harding. This was a KALC meeting. At the meeting the Leader outlined to parishes the developments regarding CFF. These are:

- The proposed audit will be postponed until further work has been done on the Open Space Strategy, Draft Local Plan and there are more resources available to appropriately carry out a comprehensive audit.
- In the year 2022/23 there will continue to be a budget line of £134,500 and parishes will receive the same allocation as 2021/22
- There will be no clawback of unspent funds for 2021/2022
- In the year 2023/24 there will be a budget line of £134.500 plus inflation [at present 3%]

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- In the year 2024/25 there will be a budget line of £134.500 plus inflation [at present 3%]
- This offers parishes a security in funding for the next 3 years with an inflation increase.
- Parishes will be fully involved in the audit when it takes place and will also be fully consulted on its outcomes and recommendations.

These proposals given by the Leader were well received by the parishes who attended the meeting. I have ensured that the 3 parishes within my Ward are fully aware of the proposals.

### **4.3 Quote for work on the recreation ground:**

The clerk had circulated a quote to Cllrs. from Paul Wells itemizing, with costs, the areas that needed work. It was unanimously agreed to have the bench repositioned to the other side of the recreation ground to make room for the new basket swing and to have the work done that is needed on the kicking wall but to leave the painting of the rocket and maintenance to the benches until the new financial year.

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

#### **PLANNING REPORT November 2021**

##### **Planning Applications:**

**1. 21/02354** - Front and rear dormers, PV panels to roof, alterations to external materials and new open porch to main entrance - **47 School Lane - Blean Parish Council has no objections to this application.**

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

**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

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- 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** - Comments by 12<sup>th</sup> November

**3. 21/02472** - Installation of a ground mounted solar array including associated infrastructure - **Amery Court Farm, Chapel Lane** - Comments by 19<sup>th</sup> November

**4. 21/02564** - Single-storey side extension together with front entrance with open porch. - **Hothe Court Farm, Tyler Hill Road, Blean** - Comments by 26<sup>th</sup> November

### **Decision Notices by CCC:**

No decision notices have been received since the last meeting.

### **For Discussion:**

**5.1 - 21/02283** - 3no. two-storey detached dwellings - **Land To The Rear Of 36 Tile Kiln Hill**

**5.2 - 21/02356** - Replacement dwelling, including associated garage and single-storey outbuilding, following demolition of existing dwelling and outbuilding - **3-5 Tile Kiln Hill**

Both applications were discussed with input from Cllr. Flack's report (see attached).

### **5.3 - Update from Gladmans:**

Gladmans have submitted a planning application to create a wetland at Godmersham to offset the Nitrate and Phosphate output from the proposed development behind The Royal Oak.

Cllr. Hutt is to attend Godmersham Parish Council meeting on Tuesday 9<sup>th</sup> November to explain the backstory behind Blean's and other planning developments. It was thought that it will be interesting to know what Natural England and the Environment Agency think of the plans.

Cllr. Hutt will send a report to the Parish Council following the meeting.

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

**6.1 County Cllr. Thomas:** No report.

**6.2 Ward Cllr. Flack:** Please see report attached to these minutes.

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### **6.3 Ward Cllr. Ricketts** reported on the following:

Wincheap Park & Ride is to go

Southern Water – Parishes should put forward any drainage problems

Public conveniences working group – this is a cross-party working party helping Parish Councils to provide toilets

Parking restrictions to be in by December

Fly-tipping – CCC are hot on it – report it

E-scooter trial extended

Ragwort – report it

### **6.3 PCSO Report:**

It was noted that PCSO William Lawrence will be at the village hall on Wednesday from 10.30am to 12 noon if any residents have issues they would like to raise with him.

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

#### **7.1 Village Hall Report: - Cllr. King**

Hirers are continuing to enquire about booking the hall for a range of activities which is encouraging as we have some expensive outlays to meet.

Replacing the posts around the car park will cost in the region of £2,500 to £2,750, and a fault which has developed to the south end of the building will also be expensive to rectify. The building has been checked by a structural engineer, and arrangements are in hand for repairs, with the area taped off for safety purposes.

A Christmas Market is to be held on Saturday November 27<sup>th</sup> with all available stalls already taken by a range of hirers. There will also be childrens activities included in the event.

**7.2 N.H.W. Report** – Report attached to these minutes.

**7.3 Footpath Report** –Cllr. Samuelson and Cllr. Hutt - No report.

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

Cllr. Jeffers reported that there is still no news on the Crab & Winkle Way/Tyler Hill Road crossover although it was included in BPC's Highway Improvement plan. Ask Cllr. Thomas to chase with KCC.

Cllr. Jeffers said that the weekend closures of various roads meant diversions onto the A290.

#### **7.5 Parish Council Update – clerk**

1. Wicksteeds came to repair the seesaw today but the engineer realised that the wrong part had been made so a new part will have to be made.

2. The chains on the swings have been replaced as identified in the annual inspection.

3. BPC have received the insurance money for the seesaw.

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### **Items circulated to Cllrs.**

#### **Free sandbag giveaway! - CCC**

1. If you live in a property that is vulnerable to flooding, we have free sandbags to give away, ready for you to fill with either sand or soil - both are equally effective.

You can come and collect up to 10 empty sandbags from us on Friday 12 November between 10am and 2pm at our staff car park in Military Road (at the rear of the building near to Canterbury Crown Court).

Please stay in your vehicle when you arrive and our officers will do the rest. No booking is required.

2. CCC **draft budget for 2022/23** has been published, setting out proposals for our share of the council tax, extra spending on priorities, capital spending, parking charges and other fees, and savings.

3. KALC NEWS OCTOBER 2021

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

No matters raised as no public present.

#### **9. Matters to be discussed:**

##### **9.1 Commemorative tree for the Queen's Platinum Jubilee**

Following advice from Michael Walters it was decided that a Rowan Tree would be the best option for a commemorative tree to be planted in the Nature Reserve. Cllr. King offered to look at local nurseries for costings.

##### **9.2 Speed issues on the A290 – update from meeting**

Cllr. Hutt gave an update on the meeting that he had arranged at the request of the residents with KCC, Police and the PCSO.

##### **9.3 Policy for Events on the Recreation Ground**

Cllr. King, as the Village Hall representative, reported that, on H & S grounds, the Village Hall committee did not want temporary fencing erected around the grassed area that they are responsible for. The Lettings Officer indicates to hirers where the boundary is of the area that they can use when hiring the Hall. This was not thought to be stringent enough and did not show the demarcation of the grounds areas. The clerk was asked to check with the Parish Council's insurers to see if this was acceptable.

##### **9.4 Southern Water**

It was agreed that the Parish Council should make a representation to Southern Water.

##### **9.5 Christmas message to residents**

It was agreed that a leaflet with a Christmas message would be an excellent way to engage with residents. It was thought that it should include vacancies for Councillors and the opportunity for residents to volunteer to join the Speedwatch team.

##### **9.6 Advertising of Clerk's position**

It was agreed that the position of clerk should be advertised in the KALC news.

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**10. Councillors' Reports:**

**10.1** Cllr. King reported that the information on the Innovation Board on The Green is in need of renewing as it has faded and is unreadable.

**10.2** Cllr. Russell commented on the article on fraud that was in the NHW report and wondered whether it would be useful to post notices such as this on the noticeboard in Woodlands Estate.

**10.3** Cllr. Jeffers commented that to get a wider recognition of the Parish Council it might be a good idea to produce a newsletter twice a year.

**10.4** Cllr. Hutt drew Cllrs' attention to the Parish Council website which he has been working on. He intends to add links to old maps of Blean and to the museum.

He also intends to put photos of individual members of the Parish Council on it.

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

There being no further business the meeting closed at 8.49pm.

The next Parish Council meeting is on Monday 13<sup>th</sup> December at 7.30pm.

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

Date \_\_\_\_\_

Signature \_\_\_\_\_

**Cllr [BARBARA FLACK](#) Ward Councillor Blean Forest Ward**

Please accept my apologies but I have to attend the Decision Review Committee meeting this evening at the Guildhall.

**CCC update**

- The draft budget will be presented at the Policy Committee on 10th November. Following this meeting it will go out to public consultation.
- The Grounds Maintenance and Associated Works contract is being brought under the control of Caneco on 1st December.
- At the up coming Community Committee meeting on 17th November a 6 monthly performance report regarding Caneco will be presented during the meeting.

**CFF update**

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**Update on Parish Charter -**

A very productive meeting took place between KALC Area members representatives, myself and officers to progress the work on the Parish Charter. We have reached agreement on two-thirds of the document and a further meeting is taking place next week. Following this the draft charter will be considered for approval by KALC Area members and then by the Community Committee on behalf of the CCC.

### **Planning applications within Blean Parish boundaries**

- 4 Blean Hill - CCC planning has turned down the proposal by the developer to use cesspits as a mitigation for the Stodmarsh neutrality/nutrient issues. The developer has now lodged an appeal for non-determination of the application within the time frame. It is likely, according to officers, that the Planning Inspector will refer the application back for determination by CCC once a resolution has been found for the neutrality/nutrient issues at Stodmarsh.
- Cobweb Corner 3-5 Tile Kiln Hill - I have been in discussion with the residents and there are number of issues regarding this new application. I will be calling in this application to the Planning Committee quoting areas of overbearing, design, impact on amenity etc.
- Land at the rear of 36 Tile Kiln Hill - this application is in my opinion unacceptable on various grounds which I have made the parish council aware of via email. My initial discussions with officers indicates that the officer is applying various policies which would indicate a refusal.
- Update on Gladmans - I have requested a meeting with the Head of Planning to discuss the implications of the mitigation proposals from Gladmans re: engineered wetlands within the Ashford Borough Council district. I have also spoken with the Chair of Godmersham Parish Council providing him with background information about the development at Blean Common and its impact on Blean village. I would like to thank Cllr Hutt who has accepted an invitation to attend the next meeting GPC.

### **Other items:**

Sadly, there have been reports of caravans in the area and I would urge the Parish Council and Village Hall to ensure the protection of our open spaces from unlawful intrusion.

CCC are making strong representation to Southern Water with regard to the poor infrastructure which has resulted in sewage leakage and discharge particularly on our coasts. I would ask the Parish Council to think about adding their representation as in Blean we suffer from poor infrastructure which has and continues to result in flooding and sewage spillage.

## **NEIGHBOURHOOD WATCH REPORT- October 2021/November 2021**

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

5 reports, relevant to the village, were received from Kent Police between 6<sup>th</sup> October and 1<sup>st</sup> November and forwarded electronically to the 17 links around the village of Blean.

Fraud is a very important in these scam-riddance days and the article below is the police reaction to one I haven't mentioned before- investment fraud:

*What is Investment Fraud? There are many different types of investment fraud. They usually involve criminals contacting people out of the blue and convincing them to invest in schemes or products that are worthless or do not exist. Once the criminals have received payment, they cease contact with the victim. How to protect yourself from investment fraud Be suspicious if you are contacted out the blue about an investment opportunity. This could be via a cold call, an email or an approach on social media. Don't be rushed into making an investment. No legitimate organisation will pressure you into making a transaction or committing to something on the spot. Take time to do your research. Seek advice from trusted friends, family members or independent professional advice services before making a significant financial decision. Even genuine investment schemes can be high risk. Use a financial advisor accredited by the Financial Conduct Authority. Paying for professional advice may seem like an unnecessary expense, but it will help prevent you from being scammed. Always check the FCA Register to make sure you're dealing with an authorised firm and check the FCA Warning List of firms to avoid. Only use the telephone number and email address on the FCA Register, not the contact details the firm gives you and look out for subtle differences. Just because a company has a glossy website and glowing reviews from 'high net worth' investors does not mean it is genuine – fraudsters will go to great lengths to convince you they are not a scam. Remember, if something sounds too good to be true, it probably is. If you think that you have been a victim of this or any other scam, then contact your Bank immediately and report it to Action Fraud at [www.actionfraud.police.uk](http://www.actionfraud.police.uk) or calling 0300 123 2040*

David Greenman  
NHW coordinator for Blean      6<sup>th</sup> November 2021