

BLEAN PARISH COUNCIL



Minutes of the Parish Council meeting held on Monday 10th November 2025.

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

Also present: Ward & County Cllr. R. Ricketts; Ward Cllr. D. Smith and one member of the public.

1. Apologies for Absence.

Cllr. M. Hayden – on holiday; Ward Cllr. S. Jupe – Sherriff commitment.

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 13th October 2025.

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

4. Finance:

4.1 October Invoice Payments (Banking Report circulated to Cllrs. for approval and payments paid between meetings).

DD	Lili Waste Services	Waste Collection November	£120.91 (Vat £20.15)
Bacs	Mr K Waddington	Handyman Wages October	£260.40
Bacs	Mrs D Horswell	Clerk Salary October	£885.13
Bacs	Mrs D Horswell	Christmas Lights	£28.47
Bacs	HMRC	PAYE & NIC October	£354.38
DD	XLN	Telephone & Broadband November	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	Commercial Services	Grounds Maintenance	£1820.40 (Vat £303.40)
Bacs	BVHMC	Hall Hire November	£24.00
Bacs	Meadow Grange	Installation of Seat	£144.00 (vat £24.00)
Bacs	Cutters Garden Services	Hedge Cutting	£530.00

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Bacs Shaw & Sons Ltd

Minute Book

£106.80 (Vat £17.80)

Total Paid Out: £4,400.84

Bank Statement as at 31st October 2025 - Current Account £45,278.63*

(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.**

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

4.2 To Discuss & Approve: Budget 2026/2027 (Circulated to Cllrs. prior to meeting).

The budget for 2026/2027 was presented to the Council for approval.

Proposed by Cllr. Hutt, Seconded by Cllr. Jeffers and APPROVED by All Cllrs. present.

4.3 To Discuss: Following approval of the budget 2026/2027 set the Precept for 2026/2027.

Cllr. Hutt reminded the Council that Concurrent Funding will not be available for ever and so this needs to be factored in when setting the precept.

Following discussion it was agreed to set the precept 2026/2027 at **£26,247.00** which is a raise of 4.99%. This will be an approximate increase of £1.70p per year for a Band D property.

Proposed by Cllr. Hutt, Seconded by Cllr. Jeffers and APPROVED by All Cllrs. present.

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

PLANNING REPORT October 2025

Planning Applications:

25/01693 - Single storey rear extension together with roof extension and rooflights following demolition of existing conservatory – 57 Honey Hill.

Blean Parish Council has no objection to this application.

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25/00831 - Change of use from convent to 2 dwellings facilitated by external material, fenestration, and roof form alterations together with the erection of 2 semi-detached dwellings following demolition of existing garage - **Monte Bre, 5 Whitstable Road.**

Whilst Blean Parish Council do not necessarily raise objection to this revised scheme, the new description for this amended application is misleading. If you review the revised Design and Access Statement you will note that over half of the existing former convent building is proposed to be demolished, which is in a conservation area. The only mention of demolition in the new description refers to a garage, whereas page 4 section 1 Brief provides details of demolition which should be reflected in the application description.

25/01940 - Single-storey detached garage with balcony and metal balustrade on side elevations following the demolition of existing garage and lean-to - **Moat Cottage, Tile Kiln Hill.**

Blean Parish Council have no objection to this application but think there should be a condition to join the garage with the main dwelling house.

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 Update on Blean Common Development.

There is an ongoing complaint regarding the times of operation which has been raised with Canterbury City Council planning department. Blean Parish Council feel that the lack of communication has been disappointing. A resident's private complaint has been raised with the Ombudsman. Ward Cllr. Ricketts said someone from CCC Planning will be visiting the site.

5.2 To Withdrawal of C12 in the Draft Local Plan.

Following the announcement from the Vice Chancellor of the University that, despite Canterbury City Council withdrawing the proposal C12 from the Draft Local Plan, the University still intends to continue negotiations with developers, the Chairpersons of the three parishes of Blean, Hackington

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and Rough Common sent a combined letter to the Vice Chancellor setting out why this is not acceptable.

6. Reports from Ward Cllrs and County Cllr:

6.1 County and Ward Cllr. Ricketts:

It's been a busy time recently, both in Canterbury and Maidstone, with a mixed bag of good news and bad.

It's difficult to ignore the antics from across the chamber at County Hall, with their initial 57 councillors now down to 48 (at time of writing) due to a mix of sackings, defections and legal difficulties. This has serious implications for decision making and it also appears to be disrupting the work of committees: I'm a member of both the Regulation Committee and the Health Overview and Scrutiny Committee and, once we finally met after the cancellations of early meetings, the chairs of both have since been removed by the leader. Both do important work, and given the pressures and upheaval within the NHS the work of the latter is vital. The Liberal Democrats proposed a motion to set up a cross party and multi-agency Health and Social Care Kent Improvement Board, which was voted down by the majority party.

In further evidence of disruption to the conducting of council business, we are still waiting for a draft budget from the KCC administration, despite it being usual for something to have been prepared and ready for consultation by now.

By contrast Canterbury City Council has issued a budget consultation, and you can respond to each section using the links on the following page. Finances are still tight, but there are some interesting proposals, especially the provision of £5m for purchasing new social housing. Canterbury City Council meets again on 20th November where Local Government Reorganisation will be discussed, and I would love to hear your views.

As ever I hope to meet you in person either at Parish Council meetings, events, at our national headline winning Hare at Blean, or even at the Rough Common Village Hall Christmas Quiz, which I hear will have an excellent quizmaster.

CCC Updates

- Canterbury City Council is currently consulting on its budget for next year. The links provided include further details on each of these proposals, the consultation is open until **9am on Tuesday 6 January 2026**.
 - [General Fund budget consultation 2026/27](#)
 - [Proposed changes to charges and conditions in council car parks for 2026/27](#)
 - [Housing Revenue Account budget consultation 2026/27](#)

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- [Proposed changes to street trading licence fees for 2026/27](#)
- [Proposed changes to scrap metal dealer licence fees for 2026/27](#)
- The Local Plan Regulation 18 consultation has now closed, and responses are being analysed.
- The deadline for submitting changes to the annual parking review (e.g. double yellow lines) is 1st December.

KCC Updates

KCC Country Parks survey <https://www.lake-research.com/kccparks> The survey will close at midnight on Friday 14th November 2025

- National Highways and Transport Survey 2025-26
<https://letstalk.kent.gov.uk/nht-2025-26> Surveys close 28 February 2026
- The Shelford Landfill site consultation has now closed, although I will be meeting with the owners along with residents and fellow to discuss conditions:
<https://consult.environment-agency.gov.uk/psc/ct2-0pu-valencia-waste-kent-ltd-xp3434hx-v018/>

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. Russell.

The BVHMC AGM took place on Monday 27 October 2025.

There are 18 regular groups and though quiet last couple of months, November is busy, December always quieter. That said, hall still popular venue in immediate community and further afield for birthdays (grown ups and children), christenings and lots of other more diverse bookings eg baby sensory, mother and baby Pilates, little music stars, pottery painting, Kent Plus Tuition And, the New Life Church has booked the hall for their Christmas service with food and celebration for the community on 20 December 🧑🏻‍🎄🎅🏻🎄🧑🏻‍🎄🎅🏻🎄

Funds for the extension to the Village Hall appear to be healthy.

It was noted that Blean Pre-School is feeling the pinch presently most probably now that the Blean Primary School offers pre-school classes too. Hopefully new children will register when funding recommences again in January 2026.

It was discussed briefly how and if it could be possible for parish council, village hall and church to collaborate to our mutual benefit. This came about when talking about BVH replacing their rotten planters come springtime, requiring new notice board (VH board saturated with staples and can't

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get a drawing pin to hold notices). Our Chairperson, Sheriff Jupe, asked about our newsletter and I said Councillor Mike Akers produced the last one during 2024 which was excellent but that no newsletter has been created this year. Mike did ask fellow councillors for content around this time last year before he set off globetrotting to Australia.

Councillor Russell

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly. It was noted there are lots of scams circulating.

7.3 Footpath Report: Cllr. Samuelson.

Footpaths are muddy.

7.4 Highways Report: Cllr Jeffers.

The pavement and road by the Blean Common development is very muddy.

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

Nothing to report as it is not suitable weather to conduct sessions.

7.6 Clerks Report. – November.

Recreation Ground

The play equipment maintenance has been carried out by Meadow Grange. Also, as agreed, Meadow Grange have taken over, for the time-being, the emptying of the teddy bear litter bins in the recreation ground and litter-picking in the recreation ground, nature reserve and around the shops. They will also be planting up the five large planters and three small ones with winter bedding in the next week or so.

Faults Reported:

Dead trees outside shops reported to Landlord 1/8/25 – response received.

Surface of the Crab and Winkle Way – Reported to PROW - Ref 250880766.

CB18 – Overgrown vegetation and blocked drainage - Ref: 251014820.

Correspondence Circulated:

KALC Canterbury Area Committee - Minutes 30 September 2025

Road Safety & Active Travel Group Newsletter

Blean Woods article – October

Annual Parking Review 2025

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KALC NEWS NOVEMBER 2025

Issues in Chapel Lane – parking and speeding – email from resident – agenda item 9.1 for discussion.

8. Matters raised by the Public:

A resident asked whether a small section of double yellow lines could be put on the corner of School Lane and Bourne Lodge Close as vehicles park on the inside corner making it difficult for motorists and cyclists to safely negotiate the corner. This will be submitted to the CCC Annual Parking Review copied to Cllr. Ricketts.

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

9.1 To Discuss: Issues in Chapel Lane – parking and speeding.

The Parish Council had received an email from a resident regarding traffic speeding along Chapel Lane and vehicles parking over residents' driveways.

Councillors thought it best if residents gather evidence of the events in the form of photographic evidence of bad parking practice and times and dates of speeding offences and the registration, if possible, in order for it to be reported.

9.2 Update: BPC Highway Improvement Plan.

Cllr. Akers has the notes suggested by residents and is writing a report.

9.3 Update: Work taken over by Meadow Grange.

As stated in the clerk's report, Meadow Grange are now emptying the Teddy Bear bins and litter picking in the recreation ground, nature reserve and in front of the shops weekly. Also, conducting monthly visual checks on the play equipment.

10. Councillors' Reports:

10.1 Cllr. Mohan reported that in the programme of talks 2026 for the Canterbury Commemorative Society there will be one given by a Senior Lecturer of Canterbury Christchurch University on the Swing Riots on 30th April. Cllr. Mohan will circulate the programme next year.

10.2 Cllr. Hutt reported various roadworks in the area including Clapham Hill 10th – 21st November – SouthEast Water and Chapel Lane – No. 45 – The Shielings – potholes.

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Cllr. Hutt also commented on an article on the BBC news online regarding the Blean Bakery Box which is located at The Hare pub. Packed inside the Blean Bakery Box are cookies for £3.50 in an assortment of unusual flavours and tubs of dunkable cookies with dips from candyfloss to brownie - all baked by Annabelle Cox, founder of Dunk Cookies. All agreed it was a wonderful idea.

11. Any Other Business for discussion at the next meeting on 8th December.

There being no further business the meeting closed at 20.34.

Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed - 8th December.

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

Date _____

Signature _____