

Blean Parish Council
Minutes of the Parish Council Meeting held on Monday 10th October 2022

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

Also present: Ward Cllr. D. Smith – arrived at 7.49pm due to attending a previous meeting and two residents.

1. **Apologies for absence:** Cllr. M. Akers – work commitments; Ward Cllr. A. Ricketts – meeting clash and County Cllr. R. Thomas – meeting clash.

The Chairman welcomed everyone to the meeting mentioning that the last meeting had been in July due to not having a meeting in August and having to cancel the September meeting due to the passing of HM The Queen.

He also mentioned that several deaths had occurred in the village recently including Dorothy the wife of Parish Councillor Godfrey King and Mrs Hazel Letts who had always been an avid participant in Parish Council meetings with always the good of the village at her heart.

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

No changes were reported.

3. **To Approve: Minutes of the last Meeting: of 11th July 2022.**

Proposed Cllr. Flack, Seconded Cllr. King and All Members present **AGREED.**

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

4. **Presentation of a Conceptual Plan for Affordable Housing:**

Cllr. Flack made a Declaration of Interest as she has been involved with this item as a Ward Councillor.

A resident presented a conceptual plan to the Parish Council which involved a plot of land between Nos. 23 and 25 Honey Hill. The land has been purchased and the owner wishes to build a self-build bungalow for his disabled son with the remaining two plots being offered for two self-build dwellings.

Blean Parish Council has no issues with the concept and will await to comment further when a formal planning application is submitted to CCC.

5. **Finance:**

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

Approval for invoice payments – October 2022

DD	Lili Waste Services	Waste Collection October	£107.64 (Vat £17.94)
Bacs	Mr K Waddington	Handyman Wages September	£164.83
Bacs	Mrs D Horswell	Clerk Salary September	£765.39
Bacs	HMRC	PAYE & NIC September	£176.03

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DD	XLN	Telephone & Broadband October	£70.92 (Vat £11.82)
Bacs	BVHMC	Hall Hire 10/10/22	£20.00
Bacs	Meadow Grange	Compost & Bulbs	£33.97 (Vat £5.67)
Bacs	Ben Bowles Agriculture	Cutting of Nature Reserve	£507.00 (Vat 84.50)

Total Paid Out: £1,845.78

Bank Statement as at 30th September 2022 - Current Account £43,714.48

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

Banking Reports for August and September circulated to Cllrs. for approval between meetings.

August 2022

DD	Lili Waste Services	Waste Collection August	£109.32 (Vat £18.22)
Bacs	Mr K Waddington	Handyman Wages July	£164.63
Bacs	Mrs D Horswell	Clerk Salary July	£765.39
Bacs	Mrs D Horswell	Petty Cash – Defib Seals	£22.74
Bacs	Mrs D Horswell	Ink Carts & Stationary	£55.98
Bacs	HMRC	PAYE & NIC July	£176.23
DD	XLN	Telephone & Broadband August	£70.92 (Vat £11.82)
Bacs	Commercial Services	Grounds Maintenance April/May/June	£1593.20 (Vat £265.53)
Bacs	Goodfellers Tree Surgeons	Tree work/Recreation Ground	£960.00 (Vat £160.00)
Bacs	Dean & Chapter	Storage of PC Archives Annual Fee	£30.00 (£5.00)
Bacs	PKF Littlejohn LLP	External Audit Fee 2021/2022	£240.00 (Vat £40.00)

Total Paid Out: £4,188.41

Bank Statement as at 31st July 2022 - Current Account £48,478.20

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

September 2022

DD	Lili Waste Services	Waste Collection September	£86.11 (Vat £14.35)
Bacs	Mr K Waddington	Handyman Wages August	£164.63
Bacs	Mrs D Horswell	Clerk Salary August	£765.39
Bacs	HMRC	PAYE & NIC August	£176.23
DD	XLN	Telephone & Broadband September	£70.92 (Vat £11.82)
DD	ICO	Data protection Annual Fee	£35.00
Bacs	KALC	Course – Cllr. Flack	£42.00 (Vat £7.00)
Bacs	Wicksteed Leisure Ltd	Annual Play Inspection	£144.00 (Vat £24.00)
Bacs	Kompan Ltd	Cradle swing parts for repair	£164.40 (Vat 27.40)

Total Paid Out: £1,648.68

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Received In:

BVHMC Waste Collection & Grass Cutting July & August £99.69

Bank Statement as at 31st August 2022 - Current Account £45,268.00
(This does not include all the outgoing transactions in this banking report).

All payments approved by all Cllrs. Present.

6. Planning: (Report circulated to Cllrs. prior to meeting.)

Planning Applications:

22/01175 - Retrospective application for conservatory between the main house and an outbuilding - **17 Tile Kiln Hill** – Blean Parish Council has no objections to this application although comment that it is a shame that it was a retrospective application. **GRANTED by CCC.**

21/02466 - Retrospective change of use of land from grassland to the siting of tents for use as holiday accommodation together with the siting of shipping container to provide a toilet and shower block - **Chapter Farm**, Denstroude Lane – to be discussed by CCC Planning Committee on 26th July – this has been **GRANTED.**

22/01548 - Relocation of boundary fences belonging to Greenfields and Melrose and erection of a fence - **Melrose And Greenfields,, Pean Hill** – **Blean Parish Council has no objections to this application and comment that it is formalising an amicable arrangement between the two neighbours.**

Tree Notice:

22/01612 - T.P.O no. 4 2013 - Fell to ground level thirty two Ash trees that are either dead or predominantly dead as a result of Ash dieback,, T28 - Ash - Reduce to a low pollard of approximately five metres above ground level,, T30 - Goat Willow - Crown reduce one by two metres overall back to previous pruning points - **The Damsons , 41A Chapel Lane** – **The Parish Council have read the comprehensive report that has been submitted with this application and it is clear that sadly the area is badly affected by Ash dieback. The Parish Council are happy to support this application and commend the applicant on his management of the area and his plans to return the site to its former use as an orchard.**

22/01874 - Extension to roof with rooflights to front and dormer to rear, together with two-storey rear extension - **20 Chapel Lane** - **Blean Parish Council are concerned that the roof alterations will detract from the appearance of the external bungalow with the rear extension projecting above the external ridge line.**

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There is also concern that the rear extension will result in loss of daylight and outlook to the rear windows of the new dwelling at no 18.

It is felt that this is creating a building which will dominate the street scene of both Chapel Lane and Bourne Lodge Close.

22/01946 - TPO No 8 1990 - Crown reduce one Ash tree and one Field Maple by 30%, located at the front of the property - **Honeysuckle House, 28 Honey Hill – Blean Parish Council has no objection to this application.**

22/01977 - Single-storey rear extension - **15 Chapel Lane - Comments by 21st October.**

22/02036 - Roof extension, dormer to rear, together with rooflights and solar panels to front - **20 Chestnut Avenue - Comments by 28th October.**

Decision Notices by CCC:

22/01123 - Application for lawful development certificate for existing use as a single dwelling – **53 Blean Common - WAS LAWFUL**

22/01612 - T.P.O no. 4 2013 - Fell to ground level thirty two Ash trees that are either dead or predominantly dead as a result of Ash dieback,, T28 - Ash - Reduce to a low pollard of approximately five metres above ground level,, T30 - Goat Willow - Crown reduce one by two metres overall back to previous pruning points - **The Damsons , 41A Chapel Lane – GRANTED**

21/02703 -Variation of condition 2 (drawings) of planning permission CA//19/00788 for the proposed two-storey detached dwelling along with cycle store; to allow a loft bedroom with en-suite, four new rooflights, removal of the Solar PV panels to the south-east and addition of a front porch – **16 Chapel Lane – GRANTED**

Appeals:

Application Ref No	CA/21/02283
Site Location	Land To The Rear Of 36 Tile Kiln Hill Blean Canterbury Kent
Proposal	3no. two-storey detached dwellings.
Appeal Officer	Kelly Tonkin
Decision type	Delegated

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Recommendation	Refuse
Appeal Decision	Dismissed

Appeal Decision

Site visit made on 9 August 2022 by Stewart Glassar BSc (Hons) MRTPI an Inspector appointed by the Secretary of State Decision date: 22nd August 2022

Appeal Ref: APP/J2210/W/21/3288261 36 Tile Kiln Hill, Blean, Kent CT2 9EE •

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

- The appeal is made by Mr Steven Lee against the decision of Canterbury City Council.
- The application Ref CA/21/02283, dated 16 September 2021, was refused by notice dated 12 November 2021.
- The development proposed is described as ‘3 No. 4 Bedroom detached dwellings to the rear of 36 Tile Kiln Hill, Blean, Kent CT2 9EE.’

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on (a) the character and appearance of the wider area, with particular regard to the effect on the setting of a designated heritage asset; and (b) nutrient neutrality with particular regard to the Stodmarsh Nature Reserve Special Area of Conservation (SAC) and Ramsar site.

Reasons

Character and Appearance

3. The appeal site is a grassed area of land which extends behind No.36 Tile Kiln Hill and wraps around the rear of Nos. 34 and 32 Tile Kiln Hill. The site also includes the existing parking area to the south of the host building and which would provide the access from Tile Kiln Hill through to the proposed development.
4. The area in the vicinity of the appeal site is characterised by two storey detached and semi-detached properties located on either side of Tile Kiln Hill. The layout and pattern of development follows that of the road, with little development extending east or west beyond these frontage properties. There are gaps between buildings which provide views through to the open countryside. The area generally has a pleasant character of modest linear development framed by countryside beyond and to which the appeal site positively contributes.
5. Although the houses would not be constructed on the highest part of the site, they would nonetheless be comparable in height to the nearest houses on Tile Kiln Hill. As such the development would be visible between properties on Tile Kiln Hill, and noticeable from the main access road between Nos.36 and 34.

Appeal Decision APP/J2210/W/21/3288261 <https://www.gov.uk/planning-inspectorate> 2 6. The proposed development would be akin to a short suburban close. The proposed houses would be set at 90° to Tile Kiln Hill and would be served by a significant length of access road and car parking. In this respect it would not reflect the prevailing pattern of development near to the site and its strong relationship with the main road that runs through the village at this point. The result would also be to

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erode part of the green space which helps frame the existing linear pattern of development in the area.

7. Given the nature and scale of the proposal, the development would represent a very evident expansion of built form on the eastern side of Tile Kiln Hill with the resulting loss of an important component of the area's character. I therefore find that the proposed development would harm the character and appearance of the area.

8. Although part of the proposed access, which currently provides the parking for No.36, is within the Blean Conservation Area (BCA), the majority of the appeal site and the bulk of development would be adjacent to its boundary and thus within its setting. Paragraph 200 of the Framework requires that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

9. While a detailed appraisal of the character of the BCA has not been put before me, it appears to me that its significance is that of a village within a rural setting that has expanded over time but retains some older, more traditional buildings. Its linear development and the openness of the locality are the defining features of the BCA and make the greatest contribution to its significance.

10. Replacing the existing parking area to No.36 and utilising it as the access for the new houses would have a neutral effect on the designated heritage asset. However, given my assessment of the character of the BCA and my conclusions as to the effect of the development on the character and appearance of the area, I find that the remaining parts of the development would cause harm to the setting of the BCA.

11. The proposed development would therefore be contrary to Policies SP1, SP4, DBE3, HE1, HE6 and HE8 of the Canterbury District Local Plan 2017 which, amongst other things, seek to ensure new housing is appropriately located, contributes to the character of the area and protects heritage assets such as conservation areas from harmful development.

12. The proposal would also be contrary to Paragraphs 130 and 199 of the National Planning Policy Framework (the 'Framework') which, amongst other things require development to be sympathetic to local character and place great weight on the conservation of designated heritage assets.

13. Given the scale and position of the proposed development, I conclude that the harm I have identified to the designated heritage asset would be moderate. This would be 'less than substantial' in the context of paragraph 199 of the Framework. Nevertheless, considerable importance and great weight should still be given to the conservation of this designated heritage asset when balancing the harm against any public benefits. This is a matter I return to below.

Appeal Decision APP/J2210/W/21/3288261 <https://www.gov.uk/planning-inspectorate> 3 Nutrient Neutrality

14. The appellant indicates that a pre-commencement condition relating to the detail and installation of a treatment works should be acceptable and would overcome the concerns in relation to the Stodmarsh Nature Reserve SAC and Ramsar site.

15. The Stodmarsh Nature Reserve is protected under, amongst other things, the Conservation of Habitats and Species Regulations 2017 (the 'Regulations'). Under these Regulations, a decision maker needs to be convinced that the proposal would not have significant effects on the protected area. Until it is proven by objective evidence that there would not be significant effects from the development, either on its own or in combination with other plans and projects, it must be assumed

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that any effects would be significant and thus would adversely affect the integrity of the designated site. This requirement therefore establishes a very high bar.

16. As I have no details of the suggested treatment works, I would not be able to screen out at this stage likely significant effects on the integrity of the protected area arising from nutrients associated with the proposed dwelling. Accordingly, a pre-commencement condition of the sort suggested by the appellant would not reach the threshold required by the Regulations.

17. The appellant has also made reference to the option of using a Unilateral Undertaking (UU). Notwithstanding the lack of evidence regarding mitigation, I do not have a signed UU before me to secure any such mitigation.

18. I would need to undertake an Appropriate Assessment in accordance with the Regulations if I was minded to grant planning permission. However, as I have found the proposed development would result in harm contrary to the development plan in respect of the other main issue, there is no need for me to consider this matter further. Other Matters

19. The appellant has drawn my attention to a development on the opposite side of the road for housing and which it is suggested displays many similarities with the appeal scheme. The Council indicates that it was an existing backland site and therefore the context is different. I have not been provided with full details of this other case so cannot be sure it represents a direct parallel, particularly given the stated previous use of the site. 20. Notwithstanding this lack of information, the existence of this other permission would not overcome the harm caused to the Conservation Area that I have identified. In view of the above and given that I must determine the current appeal on its own merits, the weight I could attribute to this other scheme is limited. Planning Balance & Conclusion 21. The harm identified to the BCA would be 'less than substantial'. Nevertheless, any harm to the significance of any designated heritage asset should require clear and convincing justification and in accordance with paragraph 202 of the Framework, I must weigh the harm against the public benefits of the proposal.

Appeal Decision APP/J2210/W/21/3288261 <https://www.gov.uk/planning-inspectorate> 4 22. The appellant has not specifically identified any public benefits associated with the scheme. However, the appeal site would provide three additional dwellings with reasonable access to services and would also accord with the Framework's support for windfall sites. However, the site would make only a small contribution towards housing supply. There would be associated social and economic benefits although some of these would be limited by virtue of time and the scale of the proposal. Overall, and for these reasons, the proposal would have limited public benefits.

23. Accordingly, I find that the public benefits would not outweigh the harm caused to the heritage asset, which the Framework identifies as an irreplaceable resource and advises that great weight should be given to its conservation.

24. The appellant refers to Housing Delivery Test results which suggest that the Council has only delivered 65% of its target and on that basis the Local Plan is out of date. If I were to find that the Council was unable to demonstrate a 5- year housing land supply, then Paragraph 11 of the Framework would ordinarily be engaged such that the most important policies for determining the scheme would be out of date. However, the application of policies in the Framework that protect designated heritage assets [one of the areas referred to in footnote 7 to paragraph 11 d) i)] provides a clear reason for refusing the development proposed. Accordingly, the presumption in favour of sustainable development would not therefore apply in this case.

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25. I have found that the proposal would cause harm to the character and appearance of the area and the setting of the BCA. Any weight in favour of the scheme is therefore significantly and demonstrably outweighed by the harms I have identified, which would be permanent and long lasting and therefore worthy of substantial weight.

26. The proposal would conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan.

27. Therefore, for the reasons given, I conclude that the appeal should not succeed.

Stewart Glassar INSPECTOR

6.1 To Discuss: Gladmans latest documents – Blean Common Appeal

Blean Parish Council have sent comments to the Planning Inspectorate (copied to CCC) following the receipt of documents from Natural England and Gladmans.

Cllr. Flack has asked to be involved in the Statement of Case and Statement of Common Ground.

7. Reports from County Cllr. and Ward Cllrs:

7.1 Ward Cllr. Flack:

Cllr. Flack reported that the draft of the Local Plan is being released tomorrow for the formal public consultation period to begin. There will be a series of drop-in and stakeholder meetings.

7.2 Ward Cllr. Smith:

Cllr. Smith said that the Draft Local Plan was the most important issue with no development at the University being included. The proposed transportation link needs to be studied.

He also spoke of the continuing bus service issues.

8. Reports and Updates:

8.1 Village Hall Report: - Cllr. King

Hall volunteers spent one Sunday all day cleaning the hall, making small repairs, sorting and disposing of old chairs, painting the shed, staining the posts and many more tasks in an attempt to reduce the costly amount of maintenance.

New and regular bookings are still being taken, with the occasional regular hirers no longer using the hall due to lack of members.

The September coffee morning lunches and makers market was very successful, with £413 profit, half of which was donated to Macmillan charity.

The annual general meeting will be held on Monday October 31 at 730pm, which will be open to the public.

8.2 N.H.W. Report & PCSO Report:

9th September Burglary Chapel Lane BLEAN

Recent report of Anti Social behaviour in Blean park - officers have been to the area and everything is in order.

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Message from PCSO Lawrence:

Please note this will be last parish report I will be sending. This is because as of today 30/09/2022 I am resigning as a PCSO as I am due to start my officer training in October. At the moment there is no planned replacement for me for the foreseeable future.

If you need any assistance or need to make any enquires please email Canterbury CSU at csu.canterbury@kent.police.uk.

It has been a privilege to be your PCSO and I wish you all the best.

Cllrs. noted the report and message from PCSO Lawrence and expressed concern that there would be a feeling of a lack of security.

8.3 Footpath Report: Cllr. Samuelson and Cllr. Russell.

Cllr. Samuelson is to cut the pathway leading to the school following a report from a resident.

8.4 Highways Report: Cllr Jeffers.

Notifications of local road closures have been received and publicised.

8.5 Clerk's Report:

Recreation Ground

The parts have been received for the cradle swing and Ken has repaired it.

The rope from the fort has now broken (it was identified in the annual inspection report as being weak). Home-Front, who were the suppliers, have been contacted for a quote for a replacement. Ken has been repainting the planters by the bus shelter and outside the parish office and will plant up with bulbs and winter bedding for the winter.

The annual recreation ground and play equipment was carried out by a Wicksteeds Inspector on 31st August. A report of which has been circulated to Cllrs.

CCC Planning Training – 21st September – online – attended by Cllr. Russell and Cllr. Hutt. The recording has been circulated to all Cllrs.

KALC Training - Building a Two way Conversation with your community – attended by Cllr. Flack. The recording has been circulated to all Cllrs.

CCC Parish Engagement meeting – 19th July – notes circulated to Cllrs.

Repainting the white lines of the disabled bay outside the shop – reported to CCC and is on the contractors list to do.

Report of overgrown footpath from Whitstable Road to the rear of the school – reported to KCC PROW ref 221022664 – awaiting allocation to an officer – Cllr. Samuelson to action.

KCC Members Tree Scheme – circulated to Cllrs.

KALC Canterbury Area Committee meeting – signing off of the Parish Charter – Monday 21st November at 5pm in the Guildhall.

Bus Shelters - Works Orders have been raised by CCC for jet washing of the two bus shelters.

Vicarage Lane new street name sign has been ordered by CCC.

Cllr. Flack commented on the signing of the Parish Charter and that it will be reviewed after the first year and thereafter on a four year cycle.

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

We held a first Speedwatch and training session on 12/9, the equipment all works fine and the activity had the desired result with traffic slowing markedly.

We are now able to train our own Speedwatch volunteers and need to plan our campaigns. I have been in contact with a group further towards Borstal Hill and we have a commitment to connect us with other groups between Whitstable and Canterbury for co-ordinated campaigns.

Area needs to be risk assessed.

9. Matters raised by the Public:

No matters raised by the public present.

10. Matters to be discussed: (Any relevant papers circulated to Cllrs. prior to the meeting).

10.1 Village Sign Update:

The sign has been repaired and painted. Due to the thinness of the metal it had to be wet painted. It is now waiting to be sign written before the work of erecting it on a new pole can be undertaken.

10.2 Safe crossing on the A290:

This was discussed following an email from a resident expressing a wish for a crossing on the A290 in the vicinity of Mount Pleasant. This has been explored by the Parish Council many times before and due to the visibility guidelines and criteria by Kent Highways this would not be possible.

10.3 Annual Recreation Ground Inspection Report:

The report had been circulated to the Cllrs. The majority of the issues raised by the inspector were minor and of low importance. It was agreed that a new picnic table is needed due to the wood on the present one being rotten. Cllr. Flack is to look at alternatives.

10.4 Crab & Winkle/Tyler Hill Road crossover – what further action can the PC take?

It was agreed to write to Simon Jones (KCC) with the catalogue of correspondence that has been sent by the Parish Council.

10.5 Highway Improvement Plan – does it need updating?

After discussion it was felt that the H.I.P. needed updating to include traffic calming on Tile Kiln Hill similar to that on St. Stephen's Hill and warning signs in Chapel Lane.

The clerk said that she had responded to the K.A.L.C. survey on H.I.P's.

Cllr. Samuelson left the meeting at 8.58pm.

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10.6 Parish Plan – should BPC be conducting a survey with residents with their desires for the village?

It was thought it best to tweak the existing Parish Plan with a survey to include hard copies and to be included on Blean Residents Facebook page.

11. Councillors' Reports:

11.1 Cllr. Russell asked if there is a Christmas market.

There are craft fairs and lunches leading up to Christmas.

11.2 Cllr. King spoke of the smoke that had occurred on several occasions near Woodlands Estate and that it was the owner of the land who had cut down trees and was burning them.

11.3 Cllr. Hutt reported that he is going to meet with Hazel Bielby to discuss the Nature Reserve.

12. Any Other Business for discussion at the next meeting:

The next meeting will be on Monday 14th November at 7.30pm in the Committee Room.

There being no further business the meeting closed at 9.22pm.

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

Date _____

Signature _____