

Blean Parish Council
Minutes of the Parish Council Meeting held on Monday 13th September 2021

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

Also present: Ward Cllr. D Smith and two members of the public.

1. Apologies for absence: Cllr. A. Jeffers – on holiday; Cllr. P. Wakeling – health issues. Ward Cllr. A. Ricketts – attending Harbledown and Rough Common Parish Council meeting and PCSO William Lawrence – not on duty.

The Chairman welcomed everyone to the meeting

2. Changes to DPI's & Declarations of Interest in matters to be discussed:
 Cllr. King reported to the meeting that he has taken on the role of Chairman of the Village Hall.

3. To Approve: Minutes of the last Meeting: of 4th May 2021.
 Proposed Cllr. Hutt, Seconded Cllr. King, 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 August 2021 - Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Lili Waste Services	Waste Collection August 2021	£90.30 (Vat £15.05)
Bacs	Mr K Waddington	Handyman Wages July 2021	£190.00
Bacs	Mrs D Horswell	Clerks Salary July 2021 Zoom	£730.43 £14.39 (vat £11.99)
Bacs	HMRC	PAYE & NIC July 2021	£162.77

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Bacs	PKF Littlejohn LLP	AGAR year ending 31/3/21	£240.00 (Vat 40.00)
Bacs	Blean Village Hall	Hire of Committee Room 13/9/21	£16.00
Bacs	Wicksteed Leisure Ltd	Play Equipment Inspection	£72.00 (Vat £12.00)
Bacs	Cutters	Strim footpaths x 3	£80.00

Total Paid Out

£1629.87

Paid in:

CCC – Capital Grant (Basket swing)

£2000.00

BVHMC – Waste Collection for June & July

£ 60.20

Total Paid in

£2060.20

Bank Statement as at 31st August 2021 - Current Account £47,025.31

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

Proposed Cllr. King, Seconded Cllr. Samuelson, All Members present **AGREED.**

4.2 For Approval: Nature Reserve cut and baling – Increase of £50

The cost of the annual cutting, baling and clearing of the Nature Reserve has increased by £50.00 this year. All Members present agreed and approved the increase.

4.3 To Accept: External Auditor Report and Certificate 2020/21

The clerk reported that the AGAR report and certificate for 2020/2021 had been issued from the External Auditors PKF Littlejohns stating that *‘no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met’.*

The Notice of Conclusion of Audit had been posted on the BPC website and on the Parish Council noticeboard.

A vote of thanks was given to the clerk for her work on this.

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

PLANNING REPORT August & September 2021

Planning Applications:

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 - 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

7. **21/01486** - Erection of a one and a half storey self-build dwelling and car port - **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.

Planning Applications Received since last meeting:

1. **21/01727** - Removal of condition 6 (occupied hours) and 8 (occupied floorspace) of planning permission CA/11/01333/FUL for the erection of office block(Class B1 Use) - **Freeman House, John Roberts Business Park, Pean Hill - Blean Parish Council object to the removal of the conditions due to the noise impact on the neighbouring residential properties.**

2. **21/01728** - Removal of condition 3 (occupied hours) and 5 (occupied floorspace) of planning permission CA/07/01677/BLE for the erection of building for use as offices (Class B1 use) - **Viking House, John Roberts Business Park, Pean Hill - Blean Parish**

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Council object to the removal of the conditions due to the noise impact on the neighbouring residential properties.

3. 21/01794 - Prior approval application for change of use from agricultural building to residential dwelling - **Lucketts Farm, Blean Hill - Blean Parish Council have no objection, in principle, to the conversion of the redundant farm buildings particularly for the purpose they are going to be used for.**

4. 21/01895 - Erection of a two-storey detached dwelling - **Linden Lea, 2 Blean Common - Blean Parish Council raise objection to this application due to the significant loss of many visually prominent trees and poor design. The dwelling has its back to Blean common with, apart from one window, a bland elevation facing the main road.**

5. 21/01811 - Change of use from Bed and Breakfast to residential dwelling - **53 Blean Common - Blean Parish Council has no objection to this application.**

6. 21/01881 - Creation of new car park for use of the public house and development of existing car park to provide 6 no. two-storey houses with associated vehicle access and parking - **4 Blean Hill - Blean Parish Council made strong objections with regard to this development on the previous application 20/02414**
Subsequently, some alterations have been made to address part of the concerns of the Parish Council and, in part, have improved the green credentials of the development.

In this new application Blean Parish Council note that the use of cesspits is being proposed as mitigation for the nutrient neutrality issues of the Stodmarsh Reserve etc. There is concern regarding this retrograde step within our area. However, we feel that there is no sound planning grounds to object to this use of the cesspits for the properties.

Blean Parish Council would ask the officer to consider the use of a condition to ensure that, once resolution has been reached with the Stodmarsh issue, the properties are connected to the mains drainage system.

The Parish Council ask that the officer would also consider a second condition with regard to the emptying of the cesspits as is stated on the drawings accompanying the application - namely: Tanker [emptying the cesspits] to park within the pub access road at non peak traffic times. This will prevent disturbance to the residents wishing to gain access to their properties but also avoid disturbance of the traffic on the A290.

7. 21/01983 - Two-storey side extension - **1 Westfield – Comments by 17th September**

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Decision Notices by CCC:

1. **21/00646** - Application for lawful development certificate for existing use of agricultural land as residential garden - **24 Tile Kiln Hill – GRANTED**
2. **21/01659** - Application for lawful development certificate for existing change of use from agricultural land to residential garden – **Lyndale, 24 School Lane - WAS NOT LAWFUL**
3. **21/01727** - Removal of condition 6 (occupied hours) and 8 (occupied floorspace) of planning permission CA/11/01333/FUL for the erection of office block(Class B1 Use) - **Freeman House, John Roberts Business Park, Pean Hill – GRANTED**
4. **21/01728** - Removal of condition 3 (occupied hours) and 5 (occupied floorspace) of planning permission CA/07/01677/BLE for the erection of building for use as offices (Class B1 use) - **Viking House, John Roberts Business Park, Pean Hill – GRANTED**
5. **21/01486** - Erection of a one and a half storey self-build dwelling and car port - **Land Rear Of 30 Tile Kiln Hill – REFUSED**

5.1 For Information: Gladmans Appeal – deferred until late October

Cllr. Flack spoke of Gladmans plan of mitigation for Stodmarsh and that a planning application will be submitted to Ashford Borough Council concerning Godmersham.

6. Reports from Ward Cllrs. and PCSO:

6.1 Ward Cllr. Smith:

Cllr. Smith spoke of traffic problems in Canterbury due to road closures on the slip road. Cllr. Samuelson mentioned the speeding lorries on St. Thomas's Hill.

6.2 Ward Cllr. Flack:

Cllr. Flack reported on the following matters:

- There is to be a consultation workshop on 27th September in The Guildhall which will be a consultation on Canterbury City Council governance changes
- A local resident who has experience in catering is to re-open the Blean Tavern
- Parish Engagement meeting is due to be held later in the month when it is hoped the Parish Charter will be moved forward.
- Local Plan
- The intermittent bin collections in Mount Pleasant which is due to the location of the properties

Cllr. Samuelson said that credit must be given to CCC for keeping green bin collections unlike in other areas.

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Cllr. Flack said that there is technology in the drivers cabs now so any missed collections get flagged directly to them.

Councillors are getting a briefing on collections next week.

6.3 PCSO Report: Please see report attached to these minutes.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. King

The hall management team met on Monday September 6, when the minutes of previous meeting was agreed. It was confirmed that a notice had been put in place advising car hirers that the car park is for hall users only and that other vehicles may be locked in when the gates were closed at the end of the day.

The lettings officer advised an encouraging increase in enquiries and confirmed booking, including new regular hirers. Concern was expressed at the parish council's requirements that if hall hirers wish to use the MemorialField they should furnish a Risk Assessment and Public Liability Insurance. The term used was "large groups", although the precise nature as to how large is large was not specified. We have lost bookings because of this requirement, which in the current climate we cannot afford to do.

Tamsin Parry has resigned from the position of Chairperson as she is moving away from Blean. The vice - chair, Godfrey King, was elected to take over at least until the AGM which will be held in late October.

Consideration is being given to the regular monthly coffee mornings resuming at the end of this month, and Christmas arrangements are also being looked into. It is hoped that we can decorate the hall as usual.

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

7.3 Footpath Report –Cllr. Samuelson and Cllr. Hutt

Nothing to report at the present time.

7.4 Highways Report

Cllr. Jeffers has written to KCC regarding the outstanding issues on BPC's Highway Improvement Plan which is the crossover on Tyler Hill Road/Crab & Winkle Way. It is considered that the road markings on the side roads which require fresh white-lining should be done routinely.

7.5 Parish Council Update – clerk Report attached to these minutes.

Responding to the report Cllr. Flack said that the recent vandalism is regrettable but, it is intermittent, and we do not suffer too much from it in Blean.

8. Matters raised by the Public:

No matters were raised by the public present.

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9. Matters to be discussed:

9.1 For Discussion: Code of Conduct talk by Cllr. Decker at October meeting.

The Chair of the Standards Committee, Cllr. Dekker, has asked whether she can give a talk to BPC on the Code of Conduct. The suggestion was to invite her to give the talk at 7pm prior to the start of the Parish Council meeting at 7.30pm.

Cllr. Samuelson asked whether all future Parish Council meetings could start at 6.30pm or 7pm. This will be an agenda item for the October meeting.

9.2 For Discussion: CCC Capital Grant Application 2022/2023 – closing date 1st November.

Cllr. Flack said that there is a larger pot of money this time as there is a roll-over from this year. She suggested that BPC submits an application to replace the picnic table in the recreation ground which is well-used but is now badly damaged. It was thought it would be useful to have one that was wheelchair friendly. Quotes for ones both in wood and plastic will be obtained for the October meeting.

Cllr. Smith mentioned the free tree schemes that are available. Cllr. Flack said that the apple tree in the Nature Reserve needs replacing but that will only be a small scheme.

9.3 For Discussion: Play Equipment Inspection report.

Paul Wells is happy to do the work that needs doing on the play equipment following the Wicksteed report. The clerk will provide him with a list of the work and ask for quotes and a time-frame.

9.4 For Discussion: Clerk working from home.

Cllr. Flack explained that the ventilation is not adequate for the office to be used and the size makes social distancing difficult. In view of this and the fact that the clerk is happy to work from home it was agreed that this arrangement should continue and to be reviewed in three months time. The clerk checks the phone messages and office letterbox regularly.

On this basis the Parish Council will formally write to BVHMC to extend the agreement of paying 50% for the utility bill.

10. Councillors' Reports:

10.1 Cllr. King reported that the panel in the bus shelter that had been replaced by Serco has been stolen.

10.2 Cllr. Samuelson spoke about the Draft Local Plan and the issue of an Eastern and Western bypass which would have an impact on Dukes Meadow of which he declared an interest. Cllr. Flack said that the Draft Local Plan will be published next spring when after consultation the concept becomes more certain. It will then go to an Inspector at which stage the Parish Council can comment.

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10.3 Cllr. Hutt spoke of the Parish Council website and the numerous hits from abroad. He also spoke of the potential re-opening of the Blean Tavern which has been an interesting topic on social media. He also commented that the fish and chip van is to be back on Saturday.

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

There being no further business the meeting closed at 8.35pm.

Date _____ **Signature** _____

PCSO Report Blean, Rough Common and Tyler Hill August 2021

PCSO William Lawrence Canterbury Community Safety Unit.

Information provided by: @kentpoliceburby

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Crimes of note:

01/08/2021-Possession of a controlled drug cannabis Blean common BLEAN
12/08/2021-Theft from motor vehicle Bishopden court CANTERBURY
18/08/2021-Burglary Rough Common road ROUGH COMMON
20/08/2021-Common Assault Chapel Lane BLEAN

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Anti-social behaviour and other incidents of note:

Nothing To Report

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Items of good work:

Public engagement event at Blean Village hall was well attended, it was a great event to meet residents and listne to there concerns. This is something that will be done on a monthly baisis with venues alternating between Blean, Rough Common and Tyler Hill. Future dates will be published in

due course.

Updates of previous reported issues:

Nothing to report.

NEIGHBOURHOOD WATCH REPORT- Apr 2021/September 2021

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

25 reports, relevant to the village, were received from Kent Police between 15th March and 10th September and forwarded electronically to the 17 links around the village of Blean.

There has been a significant amount of vandalism and littering in the village in the last six months. If you witness this being perpetrated you can ring the police on the non-urgent number 101. You can only call the police if you have witnessed the act taking place. They will not accept a report otherwise.

Here is more advice from the police regarding phishing

Phishing and hacking in the NHS:

Action Fraud has received over 700 reports from members of the public about fake emails purporting to be from the NHS. The emails claim to be able to provide people with a “digital passport” that “proves you have been vaccinated against COVID-19”. These emails are fake, and the links within them lead to genuine-looking websites that steal your personal and financial information.

How to protect yourself:

*In the UK, coronavirus vaccines will only be available via the National Health Services of England, Northern Ireland, Wales and Scotland. You can be contacted by the NHS, your employer, a GP surgery or pharmacy local to you, to receive your vaccine. Remember, **the vaccine is free of charge.** At no point will you be asked to pay.*

- *The NHS will never ask you for your bank account or card details.*
- *The NHS will never ask you for your PIN or banking passwords.*

- *The NHS will never arrive unannounced at your home to administer the vaccine.*
- *The NHS will never ask you to prove your identity by sending copies of personal documents such as your passport, driving licence, bills or pay slips.*
- *Your vaccination status can be obtained for free through the official NHS app, NHS website, or by calling the NHS on 119.*

How to report scams:

If you receive a call you believe to be fraudulent, hang up. If you are suspicious about an email you have received, you can report it by forwarding the email to: report@phishing.gov.uk. Suspicious text messages can also be reported by forwarding them to the number: **7726** (it's free of charge).

If you believe you are the victim of a fraud, please report this to Action Fraud as soon as possible by calling 0300 123 2040 or visiting www.actionfraud.police.uk.

David Greenman
NHW coordinator for Blean. 09th September 2021

CLERK'S REPORT September 2021

Ken Waddington has been busy clearing the litter and keeping the recreation ground tidy. During the play equipment annual inspection, it was found that the seesaw had been vandalized, the springs taken and bolts undone. It has been taped off for safety until it can be repaired with a warning notice put on it advising children not to play on it. The buffers have also been taken off the Hip Twister outdoor gym equipment probably with the same special spanner as would have been needed for the seesaw.

On receipt of the Wicksteed's Inspection report it shows that the suspension unit of the seesaw has been damaged at a cost of £902 + vat to be repaired. A crime reference number has been generated by the Police and BPC's insurance company informed.

Ken has indicated that, although he would like to continue with the job of litter-picking, emptying the Teddy Bear bins and maintaining the planters by the Tyler Hill Road bus shelter, he does not feel that he can continue with the larger jobs such as play equipment painting, repairs and varnishing etc. This has been discussed with local builder, Paul Wells, who is happy to take on these jobs. A list of jobs as shown on the Wicksteed's Inspection report will be sent to him.

The hedge that borders the field behind the Royal Oak along the A290 has been cut well back from the road.

The bus shelter (TH Road/Blean Common junction) glass panel that had been smashed has been dealt with by Serco with Ken and Cllr. King helping to clear the area of glass when the incident was found to have happened.

The street nameplate at Chapel Lane has been knocked down, CCC have been advised and are dealing with it.

The recreation ground hedge and three footpaths that the Parish Council are responsible for have been cut by the contractors recently.

The works on the A290 are completely finished now.

Following a resident informing us that Kent Highways have indicated they have not received a Highways Improvement Plan from BPC (which was submitted in July 2019) an email has been sent to Kent Highways to confirm that they did receive it...as yet we have had no reply.

CCC Open Space Survey has been completed and returned.

Cllr. Hutt attended a University Residents meeting on 7th September.

The clerk attended a Parish Council Engagement meeting on 8th September. Minutes to follow.

Consultation on Canterbury City Council governance changes - Monday 27 September from 5.30pm to 7.30pm, at the Guildhall in Canterbury