

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 7<sup>th</sup> October 2019

## Sheet 2093

**Those Present:** Cllr. B. Flack (Chairman); Cllr. G King; Cllr. J. Rouse; Cllr. H. Samuelson; Cllr. P. Wakeling; Cllr. A. Jeffers; Cllr. L. Harvey and Clerk D. Horswell.

**Also present:** Ward Cllr. Alex Ricketts and seven members of the public.

**1. Apologies for absence:** – Cllr. L. Williams – work commitments; County Cllr. R. Thomas – clash of meetings; Ward Cllr. Dan Smith – clash of meetings.

The Chairman welcomed Ward Cllr. Alex Ricketts to the meeting.

**2. Changes to DPI's & Declarations of Interest in matters to be discussed:**  
No changes or Declaration of Interests from Councillors.

**3. To Approve: Minutes of the last meeting held on 10<sup>th</sup> September 2019:**  
Proposed by Cllr. King, seconded by Cllr. Rouse and all Members present  
**AGREED.**  
Signed by the Chairman as a true record.

**4. Approval for Invoice Payments and authorisation: (Banking Report circulated to Cllrs. prior to meeting.)**

## **Banking Report October 2019** **Approval for invoice payments**

Method of payment	Payee	Description	Gross Cost
DD	Serco	Waste Collection Oct 2019	£80.04 Vat £13.34
Bacs	Mr K Waddington	Handyman Wages September 2019	£175.13
Bacs	Mrs D Horswell	Clerks Salary September 2019	£719.33
Bacs	HMRC	PAYE & NIC September 2019	£147.40
DD	XLN	Telephone & Broadband Oct 2019	£61.13 Vat £10.19

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Bacs	BVHMC	Hall Hire October 2019	£16.00
DD	Unity Bank	Service Charge	£18.00

**Total Paid Out**      **£1,217.03**

## **Paid In**

BVHMC – 50% Waste Collection August 2019      **£33.10**

**Total Paid in**      **£33.10**

## **Bank Statement as at 30<sup>th</sup> September 2019**

**Current Account £30,765.35 (Not including all the transactions above)**

Cllr. Flack asked whether the bank service charge was quarterly or monthly, to which the clerk replied that it was quarterly.

All Members present agreed to the bank payments.

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

### **PLANNING REPORT October 2019**

#### **Planning Applications:**

**6. 19/01570 - Proposed two-storey side and rear extension - 35 Blean Hill, Blean, CT2 9EF** - Blean Parish Council has no objections to this application.

**7. 19/01551 - Application for lawful development certificate for proposed roof extension from hip to gable, including 2nd floor window to side elevation, rooflight to front and dormer window to rear - 91 Blean Common, Blean, CT2 9JH** - Blean Parish Council has no objections to this application for lawful development but note from the drawing that the second floor landing window is to be removed and replaced at a higher elevation by a new window to service the staircase to the loft. The Parish Council would presume that this would be of obscured glass to conform with the permitted development regulations.

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### Planning Applications received since last meeting:

1. 19/01595 - Proposed single-storey rear extension with rear dormer and extended front dormer - 27 Chapel Lane, Blean, CT2 9HA – Comments by 4<sup>th</sup> October

2. 19/01647 - Proposed single-storey side and rear extension, 2 no. first-floor side extensions to create ancillary accommodation, erection of 1 no. minaret to south west, extension of existing minaret to south east together with external cladding to front and side elevations - The Markaz, 1 Giles Lane, Canterbury, CT2 7LT - Comments by 4<sup>th</sup> October

BPC asked for time extension to submit comments as CCC Planning Portal has an intermittent fault so documents cannot be viewed.

3. 19/00788 - Proposed two-storey detached dwelling along with cycle store - 16 Chapel Lane, Blean, CT2 9HA – To be heard at the CCC Planning Committee on 17<sup>th</sup> September

4. 19/01724 - Application for prior approval for proposed change of use of agricultural building to 4 no. dwellings with associated building operations - Brook Farm Barn, Denstroude Lane, Denstroude, Blean, CT2 9JX - Comments by 11<sup>th</sup> October

5. 19/01817 - Proposed single-storey rear extension, rear dormer and porch to Front - 27 Whitstable Road, Blean, CT2 9EA - Comments by 18<sup>th</sup> October

### Decision Notices by CCC:

1. 19/01536 - Proposed single-storey detached dwelling - 21 Chestnut Avenue, Blean, CT2 9HY – REFUSED

2. 19/01551 - Application for lawful development certificate for proposed roof extension from hip to gable, including 2nd floor window to side elevation, rooflight to front and dormer window to rear - 91 Blean Common, Blean, CT2 9JH – WOULD BE LAWFUL

3. 19/01570 - Proposed two-storey side and rear extension - 35 Blean Hill, Blean, CT2 9EF – GRANTED

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**4. 19/01495 - Proposed two-storey detached dwelling - Honey Hill Farm, 11 Honey Hill, Blean, CT2 9JP – GRANTED**

**Cllr. Flack said that all the issues raised by the Parish Council for this application had been addressed by the applicant and were acceptable to the Planning Officer.**

## **6. Report from Ward Cllrs, County Cllr. and PCSO:**

### **6.1 Ward Cllr. Report:**

**Ward Cllr. Alex Ricketts reported that:**

- **He sits on the Policy and Resources Committee which will be in discussion on Wednesday about consideration of new council offices as the old offices need repair and there is a need for smaller offices.**
- **New Park and Ride at Wincheap**
- **SSSI's are not being looked after as much as they should**
- **E.K.H. the recommendation is that it should be brought back in-house as also the waste contract.**
- **Pesticides and Weedkillers issue – Cllr. Ricketts is gathering information.**

### **6.2 PCSO Report: Report attached to these minutes.**

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

**7.1 Village Hall Report: No report as there had not been a meeting since the last BPC meeting. It was noted that the AGM will be on 21<sup>st</sup> October at 7pm when Andy Burgess will be presenting the conceptual plans of the extension of the Hall.**

### **7.2 N.H.W. Report (attached to these minutes)**

**It was noted that scams feature high on the report with new ones being TV licence, Thomas Cook and £600 scam.**

### **7.3 Speedwatch Update:**

**David Gammon reported that there had been two sessions:**

**18/9 – Blean Tavern – 389 vehicles with 103 travelling at 35mph or over.**

**2/10 – Royal Oak – 305 vehicles with 10 travelling at 35mph or over.**

**Two more sessions have been scheduled for October. The Police Co-ordinator, Alan Watson, came along at the last session and said that the volunteers needed full sleeved jackets. He asked if they would be interested in taking part in a trial which will be a Speedwatch device with a camera. The volunteers would then be asked to testify in any court cases. The volunteers have accepted the offer.**

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### *7.4 Footpath Report:*

The clerk reported on the Kent College footpaths which, despite assurances last year that the work would be done there has been no action. The Facilities Manager, on being contacted, has said that a new farm manager is due to be appointed and he will make sure the work is on her schedule.

Cllr. Samuelson reported that he has cleared the footpath at the school.

### *7.5 Parish Council update: (attached to these minutes)*

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

The following issues were raised by members of the public present:

#### **8.1 Blean Tavern – who has bought it?**

Cllr. Flack replied that a developer has bought the site. If, and when, a planning application is submitted the public and the Parish Council will have the opportunity to comment.

Cllr. Samuelson added that the school has worked tirelessly in the past on the issue of parking and had an ad hoc arrangement with the former landlords to allow school parking in the pub car park. If the Parish Council and school are made aware of who has bought the site they will both write to the purchasers.

#### **8.2 Are CCC going to charge for green bins?**

Cllr. Flack replied that nothing definite had been decided and it was speculation.

#### **8.3 Keat Farm Mincing Wood TPO – what work is being done?**

Cllr. Flack said that she thought it was coppicing but will refer back to the documents.

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

#### **9.1 Nature Reserve report: (background information circulated to Cllrs prior to meeting)**

Following on from agenda item 9.1 from last meeting when the Parish Council unanimously agreed for the bench to be reinstated the complainant was unhappy and raised the matter with the local MP Rosie Duffield whose office contacted the Ward Cllrs. Cllr. Flack declared an interest as Blean Parish Council Chairman and the three Ward Cllrs. visited the site. Ward Cllr. Ricketts then wrote his response to the MP's office. It was noted that there are people present in the Nature Reserve most days and there has been no evidence given of any anti-social behaviour.

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All Members of the Parish Council present unanimously agreed to uphold their previous decision to reinstate the bench and Cllr. Ricketts said as far as he was concerned the matter was closed unless there is any new evidence.

Cllr. Flack commented that she was saddened by the comment from the PCSO that the bench should be removed and the vegetation cut back as, at no time, did the PCSO discuss the matter with the Parish Council who own Keirs Meadow.

### **9.2** Website - New Regulations – Cllr. Email addresses (background information circulated to Cllrs prior to meeting)

The new regulations come into force in September 2020. After discussion it was agreed to wait to see the outcome of the meeting by KALC in October. Cllr. Flack said that the matter is also on the agenda of the next Parish Council Rural Forum. Cllr. Flack said that she would recommend, in the meantime, that Cllrs. set up new email accounts for themselves just for Parish Council business.

### **9.3** Parish Plan 2020-2025 (previous questionnaire circulated to Cllrs prior to meeting)

This is due for renewal for the next five years. Cllrs. were pleased to note that all the short and long term aims set out in the previous Parish Plan had been achieved all except affordable housing which was still being pursued. Cllr. Flack said that a Neighbourhood Plan is another option but is much more complex and costly.

For a Parish Plan it is best to form a sub-committee made up of two lead Councillors and key people in the community who will devise a questionnaire in paper form and on-line. The questionnaires would also be available at Village Hall coffee mornings. Firstly, a public meeting, possibly in February 2020, will need to be held. Cllr. Flack asked Cllrs. to think of ideas in the meantime.

### **9.4** Tree Survey Report (circulated to Cllrs prior to meeting)

A tree survey of the recreation ground and Nature Reserve has been completed by Landscape Services who had provided a quote for the work they had identified needed to be done. The quote for a tree to be felled (T.P.O. so planning permission will need to be sought) work on other trees, ivy to be cut from trees and ditch clearance was £1,920.66. The work on the ditch is important as it is vital for drainage. It was noted that BVHMC own part of the ditch so the costings will need to be arranged with them. Cllrs. Flack and King Declared an Interest as Trustees. All Cllrs. present AGREED to the work being done subject to planning permission being submitted and granted.

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### **10. Councillors' Reports:**

**10.1 Cllr. Wakeling raised concern over growing vegetation on the strip of land bordering Honey Hill Farm. Cllr. Flack said that it was a planning condition that screening had to be put in.**

**10.2 Cllr. King said that Seapier Stud has a new owner. He also reported that all the fire hydrants he is responsible for are fine.**

**10.3 Cllr. Harvey reported abandoned cars in Chapel Lane. It is thought that the Police are aware. Cllr. Harvey also reported that the vision turning right out of Chapel Lane onto the A290 is impaired by the hedge being overgrown of the property on the corner. Clerk to send letter to the residents.**

**10.4 Cllr. Jeffers mentioned that the stile on CB18 has still not been replaced.**

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

**Cllr. Flack proposed that Mr Phil Hutt be co-opted onto the Parish Council. Seconded by Cllr. Samuelson.  
All Cllrs. present AGREED.**

**Next Parish Council meeting is on Monday 4<sup>th</sup> November.**

**There being no further business the meeting closed at 9.05pm.**

Date \_\_\_\_\_

Signature \_\_\_\_\_

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*Blean&Rough Common and Tyler Hill*

*September 2019*

*Information provided by: PCSO Amy Burningham, Canterbury Community Safety Unit.*

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*Crimes of note:*

- St John Crescent Tyler Hill 12<sup>th</sup> September Fraudulent communications
- Marley Court 11<sup>th</sup> September domestic burglary

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

- Nuisance youths Nature Reserve, Blean. Youths are causing antisocial behaviour. Have contacted local MP who was concerned. Looking to work with parish council to resolve this.

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*Items of good work:*

- Caught youths attempting to light fire in Blean Woods.

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*Updates of previous reported issues:*

- Patrols of Woodlands Estate, due to concerns over issues in the woods. Especially nuisance motorbikes.

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## **NEIGHBOURHOOD WATCH report- September/October 2019**

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

Four reports, relevant to the village, were received from Kent Police between 05<sup>th</sup> September and 02<sup>nd</sup> October 2019 and forwarded electronically to the 17 links around the village of Blean.

Phone and cyber scams are still prevalent and often have their origins overseas.

*Please be aware of the following scam, as described by a NHW member:*

*A Herne Bay scheme resident advertised his car for sale in Autotrader. Three men came from London and inspected the car with particular interest in the boot and spare tyre. The bonnet was open whilst the boot was being inspected, which was evidently a distraction tactic.*

*They then pointed out that oil was in the water reservoir that led to the radiator, and that the head gasket would probably need replacing, which would be expensive. They said that they were still willing to do a deal – although no deal finally happened.*

*The vehicle had been serviced and MOT'd prior to being offered for sale and no such fault was found. The oil had seemingly been squirted in whilst the seller was showing two of the men the spare tyre.*

*Please exercise extreme caution when advertising any item for sale from your home, especially when multiple perspective buyers come together.*

*The member reporting has informed the Police on 101 and given them the mobile telephone contact number that he was given by the prospective purchasers.*

*Unfortunately, no note was made of the registration number of the car in which the prospective buyers had arrived and left.*

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The City Council have produced crime prevention packs which can be distributed to the community for free. They consist of five items all of which can be used for property protection. If you would like to have one of these packs, let me know using the address/phone number above.

David Greenman  
NHW coordinator for Blean  
04<sup>th</sup> October 2019

## **Parish Council Update**

- 1. Ken has started to lay the turfs in front of the kicking wall where the surface has worn away. He has supplied some from his garden and will purchase the rest on behalf of the Parish Council.**
- 2. The rainbow planter has been delivered (to be sited next to the seat outside the shops) and Ken will plant it with winter plants and bulbs.**
- 3. The salt bin on the corner of School Lane and Tyler Hill Road has been damaged by a car (reported to KCC). It is still usable and will need to be refilled.**
- 4. Recreation Ground: Landscape Services have conducted a tree survey and have sent a report of the work needing to be done. They have also supplied a quote to clear the ditches (circulated to Cllrs. prior to meeting).**
- 5. No.1 The Green – the residents have arranged to have vegetation cut back from the road name sign.**
- 6. Nature Reserve: The Meadow has been flailed but cannot be baled and taken away this year as the hay is not good enough now (our usual man was not able to cut it this year) so Michael and Hazel are raking it into piles (a long, hard job). The cost of the cutting is £60 + vat (waiting for invoice so not on the banking report). Next year it will be approx. £300 to be cut, baled and taken away (to be included in BPC budget for 2020/2021).**
- 7. We have applied for a Glo-in-the-dark dog poo poster that CCC are offering.**
- 8. The routine monthly inspection of the play equipment and outdoor gym equipment has been done by Ken with no problems being identified.**
- 9. The NHW Co-ordinator handed out Community Safety packs to residents at the September coffee morning. These have been supplied by CCC.**
- 10. KCC Parish Seminar to be held at the Canterbury Cricket Ground on Wednesday 13<sup>th</sup> November 9.50 – 13.00 if anyone is interested in attending.**