

**Minutes of Mersham with Sevington Parish Council Meeting held in
the Church Room, St John The Baptist Church, Mersham on Monday, 18th January 2016**

Present	Peter Turley (Chair) Colin Kibble Jan Oakley-Hills Mick Smithers	Rob Hansen Gavin Murphy Henrietta Sawdon Kenton Stewart
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In attendance: Cllr Paul Bartlett, Alex Stafford (Ashford Borough Council, Planning Department), Roland Mills (Ashford Borough Council, Planning Department), Mia Scaggiante (planning consultant for Crest Nicholson), Crispin Hanson, Crest Nicholson and Brian Sutherland, BDB (architect for Crest Nicholson) and Tracey Block (Clerk)

	To be actioned by
The meeting started at 7.30pm	
Apologies for absence had been received from Cllrs Fletcher and Whitehead.	
Declaration of interest in items on the agenda There were no declarations of interest.	
Minutes of the Meeting on 16 th November 2015 were approved as a true record and signed accordingly.	
Matters Arising from the Minutes The new bench has been received and is in Cllr Turley's garage. The old bench at Broadoak has been removed and the new one will be installed shortly.	
Public Session There were no members of the public in attendance.	
<p>To receive a presentation from Alex Stafford and Roland Mills regarding a "Local Centre" at Finberry. Roland Mills and Alex Stafford were welcomed to the meeting. They presented the idea for the "Local Centre" which will have some small business start-up units with accommodation above known as live-work units. There will be walking/cycling links and flats will be on the corners to provide an active frontage to the centre. The school has been agreed and there is an application for a care home. This would comprise 80 units over 3 storeys set up as flats. The Parish Council requested that these not be "flat" based but instead be a home. There will be 4 communal spaces. All highlighted that one large building was less desirable than 4 smaller ones of 2 storeys.</p> <p>The legal agreement is currently that there will be 20% affordable housing on this development. Should the agreement be 30% in the new plan would this application meet the additional required affordable housing? Allotments are to be available for residents. The Parish Council urged the Council Planners to look at the CQC reports on flat based care homes.</p> <p>In addition to this care home there will be a supermarket/food store and 4 units which comprise a pub/restaurant with small garden, parking and delivery area.</p> <p>The plot known as "The nib" is residential led and so the office space may not be all offices and may ultimately be residential. This would, however, be a fresh application.</p> <p>Cllr Bartlett asked when the "nib" will transfer to Mersham with Sevington Parish Council's ownership. This was agreed at a meeting before Christmas. Roland and Alex will look into this.</p> <p>It is noted that there is an extension to the AXA application of an additional 4 weeks.</p>	

<p>It was considered that U19 could impact on the sales of the properties in Finberry.</p>	
<p>To receive a presentation from Crest Nicholson regarding the Land South of Captain's Wood Phase of Finberry development.</p> <p>Mia Scaggiante, Crispin Hanson and Brian Sutherland were welcomed to the meeting. Illustrated boards of the building plans for the land south of Captain's Wood were presented to the Parish Council. This was for Bilham Lawn which comprises 86 properties and 326 properties for the other area. The layout comprises high density housing, graduating to lower density housing on the perimeter of the developed area with a mix of 2 – 5 bedroomed apartments and houses and are generally over 2 ½ - 3 storeys. There will be a mix of hanging tiles, clad and brick properties with chimneys and vernacular design.</p> <p>Parish Councillors asked about provision of off-street parking. It was acknowledged that on-street and courtyard parking problems in the earlier built area had caused a few issues but these current planned properties are on larger plots which allow for parking on the plot and visitor parking sites are being provided in verges in between tree planted areas creating an avenue effect. It is hoped that this addresses the parking issues and makes parking easier for residents. A final plan is to be submitted within the month.</p> <p>Cllr Bartlett pointed out that there is some expectation with regard to provision of solar panels.</p> <p>Cllr Bartlett asked about the bus route and parking restrictions. Brian Sutherland assured that the road width will allow for a corridor to be maintained allowing for buses/emergency vehicular access with 3 bus stops in the development.</p> <p>The Parish Council was assured that there would only be emergency access to Cheeseman's Green.</p> <p>There is a problem with water run-off on Cheeseman's Green and Roman Road. Can this be investigated?</p> <p>Cllr Murphy asked whether there is a bin strategy to allow for bin storage in the high density housing. The Parish Council was assured that there is a bin strategy, mainly by using rear gardens.</p> <p>The issue of dog waste bins was raised. These are not in the plans but will be added as development is progressed.</p> <p>Estate charges were queried. There is currently an Estate Management Company that is a shared cost between residents to pay in to in order to maintain the open areas. It is hoped that ultimately there will be a residents association set up who will manage the maintenance of the open spaces.</p> <p>Noise from the lorry park is a real problem, as is light pollution. It is wondered if there is any way some screening can be incorporated to alleviate these issues. It was suggested that the district play area could have some screening involved to alleviate the problem.</p> <p>Provision of cricket grounds and football pitches was queried. There is provision of flood-lit play areas at the planned community centre which will incorporate 3 x 5-a-side pitches.</p>	
<p>To Receive reports from the Borough Councillors</p> <p>The Parish Council were advised that views regarding Junction 10a will be put to the Highways Agency by Ashford Borough Council. There will be a planning meeting solely to discuss this matter and the Parish Council is encouraged to use this opportunity. The date is to be advised.</p> <p>Chequer Tree is being dealt with by Laura Payne.</p> <p>Cllr Kibble asked Cllr Bartlett if the Planning Authority talk to the NHS Trust when considering the Core Local plan. Cllr Bartlett assured Cllr Kibble that they consider the other when planning and considering additional housing etc. The Local Authority is expecting a huge deficit over the next 20 years.</p> <p>The situation with Petworth was discussed further, the Environment Agency have turned the issue back to</p>	

<p>Ashford Borough Council. An enforcement notice should be issued. Cllr Bartlett agreed to follow this up with Ashford Borough Council.</p>	
<p>Report from Community Warden The Community Warden was not in attendance at the meeting.</p>	
<p>To consider the Co-option of a New Councillor Henrietta Sawdon completed the forms to become a Councillor.</p>	
<p>Planning Matters: A list of Planning Applications was circulated as Appendix A with the agenda, those requiring a response were:</p> <p>Reference 15/01644/AS Address: Premier Inn, Hall Avenue, Orbital Park, Sevington, Ashford, TN24 0GN Proposal: Erection of fencing to enclose existing timber compound housing air conditioning units No objections raised</p> <p>Reference 15/01663/AS Address: Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent Proposal: Application for reserved matters relating to outline application 11/00473/AS for the construction of an 80 unit extra care facility with associated parking, landscaped areas, surface water drainage measures and associated works. The Parish Council requests that the Borough Council reconsiders the layout of the care facility. Access is an issue as is sound. Flats are not popular for care facilities. It is requested that this application be reconsidered to address the issue of this being over 3 storeys. The Parish Council would prefer to see a 2 storey property that could be considered more of a home.</p> <p>Reference: 15/01676/AS Address: South Stour Cottage, Mersham, Ashford, TN25 7HU Proposal: Lawful development certificate (proposed) for the installation of a sewage treatment plant to replace 2 existing septic tanks. No objections raised</p> <p>Reference: 16/00004/AS Address: Unit 1, Ashford Business Park, Barrey Road, Sevington, Ashford, TN24 0SG Proposal: 4 no. internally illuminated flexface fascia signs. 1No. non illuminated Goods in sign No objections raised</p> <p>Reference: 16/00019/AS Address: The Cottage, Kingsford Street, Mersham, Ashford, Kent, TN25 6PE Proposal: Proposed replacement dwelling and detached garage The Parish Council raises objections with regard to the perimeter not being in keeping with the properties nearby which are all hedges. The additional height of the property raises concern and the Parish Council requests that the Council takes neighbours views into consideration when determining this application.</p> <p>Reference: 16/00023/AS Address: Premier Inn, Hall Avenue, Orbital Park, Sevington, Ashford, TN24 0GN Proposal: Variation of condition 13 on planning approval 15/00610/AS (Three storey hotel extension and amendments to car park layout to provide additional spaces) to amend the time period in which the details for BREEAM are required to be submitted No objections raised</p> <p>Reference: 16/00018/AS Address: Chequer Tree Equestrian Centre, Chequer Tree Farm, Mersham Proposal: Recladding of existing agricultural/equestrian building, Change of use of existing riding school including renovation and modification of external cladding for use as general</p>	

agricultural building

No objections raised

Reference: 10/01711/COND/AS

Address: Site Comprising Land South and Land East of Land Parcel 27 Park Farm, Hamstreet Bypass, Kingsnorth, Kent

Proposal: Discharge of Condition 18

No objections raised

Reference: 16/00049/AS

Address: Swanton Court, Cheesemans Green Lane, Sevington, Ashford, Kent, TN24 0LL

Proposal: Replacement of timber sub frame and refurbishment of existing metal framed windows to reinstate leaded-lights.

No objections raised

To receive an update on the Village Caretaker Scheme

Ashford Borough Council has agreed to pay 50% of the start up costs and Andrew Wickham, County Councillor has agreed to fund the remaining costs.

A job description and advertisement have been drawn up and interviews are expected to take place in February. Cllr Turley will circulate the job description to all Councillors.

PT

To discuss and agree a policy for "in memory" bench requests.

A resident has come forward to say she would like to purchase an "In Memory" bench.

It was agreed that the bench opposite the royal Oak should be suggested as the best place for a replacement bench to be placed. It was agreed that the benches should be either recycled plastic or wooden. The Clerk is to contact the resident with these details.

TB

Financial Matters

a. To note the Parish Council's financial position.

The Financial Statement was circulated.

A budget against expenditure was also circulated

The balance at bank is £28,010.00

b. To authorise any payments including the Clerk's Salary, Salaries for Messers King and Branson.

The following payments were authorised:

Cheque	Payee's Name	Reason for Payment	Amount	Notes
501704	Mr B Branson	Litter picking	£150.88	
501705	I King	Litter picking	£123.85	
501706	Countrywide Grounds	December Invoice for grass cutting	£280.00	Inc £46.67 VAT
501707	Realise Futures (bench)	New bench to be placed at Broadoak	£419.94	Incl. £69.99 VAT
501708	T Block	Wages	£365.36	
501709	Farthing Common Plant Centre	Christmas Tree	£ 94.92	Inc £15.82 VAT
501710	B Branson	Litter picking	£100.88	
501711	I King	Litter picking	£ 83.85	
501712	T Block	Wages	£371.21	
501713	Countrywide Grounds	January Invoice for grass cutting	£280.00	Inc £46.67 VAT

501714	HMRC	PAYE payments	£210.00		
501715	EDF	Payment for electricity supply for Christmas Tree	£ 64.98	Inc 10.83 VAT	
Any Other Business					
<p>Cllr Murphy reported that he had been called by a resident of the village to say that the gulley is blocked in the drainage system on the road near the Junior Playing field, it is causing water to run into one of the resident's garage. Cllr Murphy is to report this to Kent Highway Services.</p>					GM
<p>Cllr Kibble reported the speed and street name signs are damaged near the Forstal in Blind Lane. The Clerk is to report this.</p>					TB
<p>It was also noted that the electricity pole opposite the school is leaning.</p>					
<p>The Village Protection Scheme was discussed. Following a recent meeting attended by some of the Parish Councillors, the scheme will cost approx £1,000 per Parish Council and forms small clusters of villages that can discuss matters and feed back into the Local Plan.</p>					
<p>KALC have also discussed the feeding back of ideas into the Local Plan. The KALC group have met with Simon Cole, Ashford Borough Council Planning Officer, and all Parish and Town Councils are able to put together thoughts and feed them back through KALC AND Simon Cole at the consultation stage.</p>					
<p>Residential and Commercial feed-back will be dealt with separately. Cllr Fletcher is to discuss the housing allocation with Gerry Clarkson. The Parish Council, therefore, felt that going through Simon Cole is the best route to where Mersham with Sevington need to be. All agreed with this. Cllr Kibble and Cllr Fletcher are to discuss matters with Simon Cole and KALC are to send out a spreadsheet to all parishes to take this forward.</p>					CK/GF
<p>The Village Plan was discussed. The Clerk is to try and find a copy on-line, if unavailable, Cllr Murphy offered to scan a copy and the Clerk will upload it to the website.</p>					GM
<p>It was noted that there had been a spate of burglaries in Bonnington and Bilsington recently.</p>					
<p>J10a is likely to be affected by the proposed Lorry Park in Stanford. It was suggested that Councillors and the Parish Council should submit comments regarding the proposed lorry park. Cllr Oakley-Hill is to circulate a draft response.</p>					All
<p>Councillors are encourage to look at the site at: https://www.gov.uk/government/consultations/management-of-freight-vehicles-through-kent</p>					
<p>Or the facebook page: SOS Kent.</p>					
<p>The "behind the hedge" footpath lights were mentioned as they do not work terribly well, particularly in bad weather.</p>					
<p>A response to the U19 plans is to be drafted and circulated by Cllr Turley.</p>					PT
<p>It was noted that the Church Road residents particularly want that to become a Cul-de-Sac and it is hoped that Cheeseman's Green Lane will be shut off.</p>					
<p>The next meeting was confirmed as Monday, 15th February 2016, the Clerk would like any items for the agenda by Friday 5th January, please.</p>					All
<p>There being no further business, the meeting was declared closed at 9.40 PM.</p>					