

**Minutes of Brook Parish Council Meeting held in  
Brook Village Hall on Thursday, 29<sup>th</sup> June 2017**

**Present**

John Tomkins (Chair)  
Alison Finn  
Larry Linin

Simon Betty  
Janet Jessop

2 Borough Councillors and 37 members of the public attended the meeting

To be actioned by

The meeting started at 7.00pm	
<b>Apologies for absence</b> Apologies for absence had been received from Janet Medhurst.	
<b>Declaration of interest in items on the agenda</b> Cllr Finn declared a conflict of interest in the Local Plan (SS12)	
<b>Minutes</b> of the Meeting on 18 <sup>th</sup> May 2017 were approved as a true record.	
<b>Matters Arising from the Minutes</b> The hedges and the verge on Spelders Hill have been cut back by the Caretaker. Kent Highways have been filling pot holes at the end of Troy Town Lane.	
<b>Agreement on support/not to Lobbying Letter</b> The letter written by Shadoxhurst Parish Council, requesting support in lobbying the Minister of State for Housing and Planning from all Parish Councils in the Ashford Borough was circulated to the Parish Council prior to the meeting. Cllr Betty proposed that Brook Parish Council support this letter and Cllr Tomkins seconded this. All were in favour.	
<b>Tackling Speed</b> It was agreed that 4 Parish Councillors would attend the Tackling Speed Training and Cllr Tomkins agreed to co-ordinate this.	
<b>Finances</b> The Financial Statement was circulated and a budget against expenditure was also circulated. There is £3512.58 available in the bank. The Council approved expenditure on the Village Hall usage, Church Clock upkeep and Internal Audit.	
<b>Correspondence</b> All correspondence had been circulated.	
<b>Any Other Business</b> The path beside Brook Bank is looking rather over-grown. Cllr Tomkins agreed to contact Susan Wood for Paul to undertake some maintenance. Cllr Howard invited applications for some grant funding. Cllr Linin explained that he had been involved in an incident outside the school at school collection time. Cllr Tomkins has suggested requesting a visit from KFRS/Ambulance services at school collection time to see if an emergency vehicle could pass through Brook. There then followed a discussion about schools/education allowance and also the possibility of a school bus.	
<b>Public Session</b> One member of the public wished to comment on how good the caretaker is. He is a great asset to the village.	

<p><b>The next meeting</b> was confirmed as Thursday, 20<sup>th</sup> July 2017, the Clerk would like any items for the agenda by Monday 10<sup>th</sup> July, please.</p>	All
<p><b>Discussions regarding Local Plan Site SS12 – open public discussion</b></p> <p>Cllr Tomkins outlined the current situation:  In 2014, a site was put forward by the land owner as a potential site to build on. This site is next to Nats Lane. This was rejected as unsustainable for a number of reasons including flooding, drainage and it is in an AONB and close to a Site of Special Scientific Interest.  The Local Plan 2030 was then submitted to the Planning Inspectorate who refused the adoption of the plan due to the lack of housing provision. Therefore, sites were again submitted as in 2014 and the same site has been submitted. The argument that stands for this site is how it would affect the current landscape, ie: non-ribbon development.</p> <p>Cllr Betty re-iterated the above stating that there will be a public consultation on these sites that will end at the end of August and there will be a circular for all to respond.</p> <p><i>What sort of housing is proposed?</i>  Cllr Martin responded explaining that the Government requesting planned needs to be built rather than planning but not building them. SS12 must be delivered within 5 years. Brook is currently “unsustainable” but the HOU4 policy in the Local plan means that housing can be built in such an area without taking previous refusal comments into consideration. It is important now to highlight the change of characteristics of the village.  Cllr Howard explained that it is currently outline permission so there is no detail but it is thought to be a mix of housing types – 2, 3 and 4 bedroom homes (40% affordable housing). In terms of this site – the arguments given before still stand but more arguments against it need to be found.</p> <p>Cllr Howard asked, Is it a “no” or is there a negotiating stance of limiting the number of houses? The public were urged to take part in the consultation as silence is heard as support. The Landscape protection Policy that is being discussed at Parish Council level will <b>not</b> stop the build.</p> <p>Cllr Tomkins summarised that only linear development should be allowed in this village in this Area of Outstanding Natural Beauty. This proposal causes concern as it is back-fill which Brook has never had before.</p> <p>Cllr Howard explained that the process can be affected but the residents of Brook need to consider what is acceptable.  Cllr Martin explained that once a site is in the plan, it <b>will</b> be developed.</p> <p><i>When is the plan not sustainable?</i>  Cllr Martin responded that the old arguments are no longer valid but will not be considered at this stage. Is cumulative development as bad as one hit larger development?</p> <p><i>Why 10 houses in Brook when there are all the other developments are around?</i>  Cllr Martin responded explaining that Ashford has had a lot of development, mainly due to HS1). We have been a development area for many years, from before John Prescott’s time. There will be clear sites in the consultation and these will be seen at the open event that will take place in the Village Hall.</p> <p><i>During a meeting with some Parish Councillors and Ian Grundy of Ashford Borough Council, it was suggested only 4 houses could be built to maintain the linear development.</i>  Brook has been put forward as there is a shortfall in the number of houses. Negotiation would be a great way forward.</p> <p><i>Building any houses will open the flood gates – say no.</i></p> <p>Cllr Tomkins closed the meeting, Councillors are to consider having a proposed Landscape Protection Policy document for Brook drawn up by Peter Brett Associates at a cost of £500.</p>	

