

ASH-CUM-RIDLEY PARISH COUNCIL

Minutes of the meeting held on Thursday 17 January 2019 at Ash Village Hall, The Street, Ash, TN15 7HB commencing at 7.45pm

Present:

Cllr M Brown
Cllr Mrs Brammer
Cllr Mrs Clark
Cllr Mrs Clucas
Cllr Mrs Connell
Cllr F Cottee
Cllr S Glover (arrived 7.53pm)
Cllr Mrs Hobbs
Cllr Mrs Howie
Cllr J Kelly
Cllr I Mann
Cllr P Nightingale

In attendance:

Alison de Jager – Parish Clerk
Cllr D Brazier – Kent County Council
Cllr C Clark – Sevenoaks District Council (arrived 8.40pm)

- 7537/19
Apologies
- Apologies were received from Cllr M Manley (family commitment), Cllrs V Ngwenya and J Scott (holiday) The apologies and reasons for absence were accepted
- 7538/19
Declarations
Of Interest
- a. Cllr Mrs Connell declared an interest in item 8b as a payment was made to a family member. Cllr Mrs Clucas declared an interest in item 7g as the owner of the Oasthouse Nursery is an acquaintance. Cllr Mrs Howie declared an interest in item 7g as the owner of Fordwood Farm is a friend.
- b. No changes to the Register of Interests. Members were reminded that any alteration or new interests must be registered with the Monitoring Officer within 28 days.
- 7539/19
Dispensations
- None received.
- 7540/18
Minutes
- It was RESOLVED that the minutes of the meeting held on Thursday 20 December 2018 be approved and signed as a true record with the addition of 'a change' to 7512/18: SE/18/03703 and the correction from 560 to 580 units under 7521/18 f. PROPOSED: Cllr J Kelly SECONDED: Cllr F Cottee.
- 7541/19
Casual
Vacancy
- a. It was NOTED that a casual vacancy has arisen due to the death of Cllr John Crane and Cllr Mrs Brammer PROPOSED that the vacancy remains until the next ordinary election of councillors to be held on 02 May 2019 as **per Rule 5(6) Local Elections (Parishes and Communities)(England and Wales) Rules 2006**. SECONDED: Cllr Mrs Connell and UNANIMOUSLY AGREED.
- 7542/19
Policies
- a. A review of the Complaints Procedure was carried out without amendment. PROPOSED: Cllr Mrs Brammer SECONDED: Cllr J Kelly and AGREED.
- b. A review of the Disciplinary Procedure was carried out and Cllr Mrs

7542/19
Policies

Clucas PROPOSED that where reference is only made to the Sports Centre, that this is amended to include the Parish Council. SECONDED: Cllr Mrs Connell and AGREED.

- c. A review of the Grievance Policy was carried out without amendment. PROPOSED: Cllr Mrs Clucas SECONDED: Cllr Mrs Connell and AGREED.

7543/19
Planning

- a. Applications

SE/18/03642: 1 The Row, New Ash Green, DA3 8JB – Change the use from A2(financial service) to A4 (micro pub). Cllr Mrs Connell PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy and that it is subject to a change in the licencing hours from 7am – 12am to open after school has started in the morning and to close at 11pm. It is requested that the windows are at least, partially frosted to give privacy to customers. There should be a designated smoking area to the rear of the building and no drinking allowed outside the premises. SECONDED: Cllr Mrs Clark FOR: 10 AGAINST: 2 ABSTENTIONS: 0

SE/18/03797: 31 Redhill Wood, New Ash Green, DA3 8QP – Single storey rear extension. Cllr Mrs Clucas PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr J Kelly and AGREED.

SE/18/03844: East Lodge, Rosemary Lane, Hodsoil Street, TN15 7JX - Conversion and extension of existing attached garage used as a utility/workshop with alteration to roof and fenestration. Cllr F Cottey PROPOSED that the Parish Council does not object to this application as long as it does not conflict with local planning policy. SECONDED: Cllr I Mann and AGREED.

The planning application for information only was NOTED:

SE/18/03627: Ash Burial Ground, Church Road, Ash, TN15 7HD – Erection of a memorial wall.

- b. Decisions

The decisions, as set out in Appendix A to Agenda A/01/19 were RECEIVED and NOTED.

- c. Appeals – It was NOTED that an appeal has been lodged for North Lodge, Ash Road.
- d. Enforcements - None at time of Agenda. NOTED.
- e. The minutes of the Planning Committee meeting held on 03 January 2019 were NOTED.
- f. It was NOTED that the address for one section of Ash House previously occupied by a single company has been redeveloped as office suites (13 units) and a new postcode has been issued as follows, Ash House Business Centre, Ash Road, New Ash Green, DA3 8JD
- g. Draft Local Plan Regulation 19 Consultation: Cllr m Brown PROPOSED ST2-37: NEW ASH GREEN VILLAGE CENTRE – the Parish Council reserves its position regarding this site until a detailed application is submitted. Original discussions proposed 50 residential units; this has been increased to 70 units with the landowners indicating that their preference is for 100 units. 70 units should be definitive with no increase. Any residential housing should be part of the New Ash Green structure. SECONDED: Cllr J Kelly and AGREED.
ST2-39: THE FORGE, ASH ROAD, ASH – this is a valued and viable local

- 7543/19
Planning
- business, servicing the community and providing employment. It is used by local trades people and residents, preventing journeys into Dartford and Gravesend. PROPOSED: Cllr Mrs Clucas SECONDED: Cllr Mrs Connell and AGREED.
- ST2-40: OAST HOUSE NURSERY, ASH ROAD, ASH – the Parish Council objects to the inclusion of this site as it is in horticultural use in the Green Belt and there is no case for very special circumstances. PROPOSED: Cllr Mrs Brammer SECONDED: Cllr J Kelly FOR: 5 AGAINST: 3 ABSTENTIONS: 4
- It was AGREED that the Parish Council supports the following policies:
H1 – Market and affordable housing mix
H2 – Provision of affordable housing
LA1 - Landscape and Areas of Outstanding Natural Beauty
OS1 – Open Space, Sport and Leisure.
- 7544/19
Finance
- a. The current financial position and accompanying reports were NOTED.
 - b. The cheques signed since the last meeting were authorised. PROPOSED: Cllr P Nightingale SECONDED: Cllr Mrs Brammer and AGREED.
 - c. It was NOTED that the next meeting of the Finance Committee will be held on 12 February 2019.
 - d. Cllr Mrs Clucas PROPOSED that the renewal of the Society of Local Council Clerks (SLCC) annual membership for the Clerk in the amount of £247.00 is AUTHORISED. SECONDED: Cllr Mrs Connell and UNANIMOUSLY AGREED.
 - e. Cllr Mrs Brammer PROPOSED that £250.00 is donated to Victim Support under **Section 137 of the Local Government Act 1972**. SECONDED: Cllr S Glover and UNANIMOUSLY AGREED.
- 7545/19
Sports Centre
- a. It was NOTED that the next meeting of the Sports Centre Management Committee will be held on 11 February 2018.
- 7546/19
Barnfield Park
- a. The minutes of the Liaison Group meeting held on 07 January 2019 were NOTED.
- 7547/19
Northfield
- a. It was NOTED that the next meeting of the Northfield Management Committee will be held on 14 January 2019.
- 7548/19
Burial Ground
- a. It was NOTED that the next meeting of the Burial Ground Committee will be held on 21 January 2019.
 - b. It was NOTED that a letter has been received from Savills advising that the Diocese of Rochester does not want to progress with the sale of the glebe field in Ridley.
- 7549/19
Youth
- a. 8 – 12's –no report.
 - b. Youth – no report.
- 7550/19
Highways
- a. Cllr F Cottee raised concerns regarding the delay in notification of road works. Advice was received two days after the recent works on the A227 commenced. This caused chaos for two nights. Cllr D Brazier advised that at the utility companies have rights in statute to carry out repairs, they can do so whenever. Advisories may go out on the same day. There is very little KCC can do, these are often emergencies.

The meeting was suspended at 9.11pm to receive reports from the County and District Councillors.

The report from the County and District Councillor is attached to these minutes (the report from Cllr C Clark was emailed to members before the meeting.)

The meeting reconvened at 9.29pm

- 7551/19
Footpaths
- a. No report. (Cllr Mrs Clucas left the meeting at 9.30pm)
- 7552/19
Transport
- a. It was NOTED that the next meeting of Arriva and the Parish Councils will be held on 05 March 2019.
- 7553/19
Ash, Hodsoll Street, Ash & New Ash Green
- a. Ash – Finding Your Feet will be shown at Ash Village Hall on 23 January 2019. Tickets £6.00
- b. Hodsoll Street – Cllr M Brown PROPOSED that a letter is sent to the Post Office supporting the request for a replacement post box for the one stolen from Haven Hill. SECONDED: Cllr Mrs Clark and UNANIMOUSLY AGREED.
- The defibrillator training was very successful and a second training session has been arranged for 02 March 2019 at Hodsoll Street Village Hall.
- The Coffee Caravan will be visiting Hodsoll Street on 26 February 2019 and 26 March 2019.
- c. Ridley - The surface of Rectory Road is very slippery and worn. A re-surface request will be made to KCC Highways. The Clerk will ask the thatcher to visit Bowdler's well to advise on the repair process.
- 7554/19
Bulletin and Website
- a. Bulletin – The Bulletin has been delivered and the next issue will be published in April.
- b. Website – all information is up to date.
- 7555/19
Focus Group and Police
- a. It was NOTED that the minutes of the Focus Group meeting held on 14 January 2019 will be distributed with the February Agenda. It was NOTED that no Police representative attended the meeting.
- 7556/19
Lunch Provision
- a. No Report.
- 7557/19
KALC
- a. No Report.
- 7558/19
Reports, Circulars and Correspond.
- The reports, circulars and correspondence as set out in A/01/19 were NOTED.

The meeting closed at 9.46pm

Signed: Date:

Chairman