

ROLVENDEN PARISH COUNCIL

MINUTES of the Parish Council Meeting held on **Tuesday 21 June, 2016 at 7.30pm** in The Pre-School Room, Rolvenden Village Hall, Maytham Road, Rolvenden, Cranbrook, Kent TN17 4ND for the purpose of transacting the following business:

Present: Cllr. Mr. D. Murray, Cllr. Mrs. D. Curtain, Cllr. Mrs. I Newman, Cllr. Mrs J. Marston, Cllr. Mr. G. Tiltman, Cllr. Mr. M. Hook, Cllr. Mrs. J. Stace, Cllr. Mr. J. Wilkins and Mr. G. Willard - Clerk to the Council.

Apologies for absence: Were accepted from Cllr. Mr. Brian. Hindley (unwell).

(a) Declarations of Members' Disclosable Pecuniary Interests: under the Localism Act 2011 to be made relating to items on this Agenda – Item 172 [ii] Planning Applications for Consultation received 14-21 June from Ashford Borough Council. Application reference 16/00865/AS – Cllr. Mr. Duncan Murray declared the Applicant to be a friend and someone for whom he has carried out professional services.

(b) Declaration of Members' Other Significant Interests: under the Kent code of Conduct adopted in August 2012 by the Parish Council, to be made relating to items on this Agenda – Item 178 Finance – Cllr. Mrs. Denise Curtain declared an Interest as Book-keeper for the Parish Council's Contractor J.P. Oakeley (Grass Cutting in the Parish).

(c) Declarations of Members' Other Interests: not required to be disclosed under (a) and (b) but voluntary announcements made only for transparency reasons – Cllr. Mr. Michael Hook declared his membership of the Weald of Kent Preservation Society & Cllr. Mrs. Irene Newman declared an Interest as a neighbour of the Applicant for Planning (Case No. 16/00370/AS).

171. DRAFT MINUTES of the Parish Council Meeting held on Tuesday 17 May, 2016, copies having previously been sent to each Parish Councillor, were agreed, approved and signed as a Correct Record.

172. Planning: All related matter were accepted

[i] Applications for CONSULTATION from Ashford Borough Council were considered:

16/00756/AS Conversion of garage loft and swimming pool loft into habitable accommodation including insertion of 11 (No.) dormer windows and enlargement of previously approved dormer on the South elevation (partial revision to planning approval 14/00152/AS retrospective) – Kenthurst, Sandhurst Lane, Rolvenden, Cranbrook, Kent TN17 4PQ. Discussed.

Resolved: The Parish Council had no objections to the Application per se but is anxious that the privacy of the neighbours be respected particularly in respect of the private, walled garden belonging to the neighbouring property. Letter detailing the Parish Council's comments subsequently sent to Ashford Borough Council on 24 June, 2016.

16/00835/AS Subdivision of plot and construction of new single storey, 3 bedroom detached property with new access from Maytham Road – Little Court, Maytham Road, Rolvenden, Cranbrook, Kent TN17 4ND. Mr. & Mrs. Hamilton, owners of Barton Lodge, Rolvenden, Cranbrook, Kent TN17 4ND were present and Mr. Hamilton detailed their concerns and objections to this Application. Discussed.

Resolved: The Parish Council strongly object to the Application for the following reasons: (a) The proposed development is considered to be a Garden Infill Development and the Parish Council has fought this type of development in recent years. (b) The access for this development off Maytham Road is outside the 30mph area and close to a bend which is both tight and blind. The parking and turning area in front of the property would be very limited and in addition, parking in that location

I6/00835/AS continued.

would force traffic onto the wrong side of the road with limited visibility close to this dangerous bend. (c) The *Character Assessment* of the built areas of the Parish, undertaken as part of the draft Neighbourhood Development Plan, confirms our objection that the dwellings in the Character area (referred to for reference as *Barton Lodge Bend* but adjoining *Sparkeswood Park*) are all *highly individual and notable properties with relatively large, landscaped gardens in a park like setting, which strongly reflect the era in which they were built*. (d) The high Victorian Wall at the location in question is a feature in that area, particularly in such close proximity to the setting of Lodge House and the development would mean the demolition of the wall and the removal of the hedgerow. (e) The proposed development is considered over development and not in keeping with the area.

Letter detailing the Parish Council's objections subsequently sent to Ashford Borough Council on 24 June, 2016.

I6/00855/AS and I6/00864/AS Listed Building Consent. Single storey conservatory to rear elevation. Primrose House, 20 High Street, Rolvenden, Cranbrook, Kent TN17 4LN. Discussed. Resolved: The Parish Council objects to the application for the following reason: The design, shape and type of conservatory is not sympathetic to the nature and style of the current property. Letter detailing the Parish Council's objections subsequently sent to Ashford Borough Council on 24 June, 2016.

[ii] Applications for CONSULTATION received between 14-21 June from Ashford Borough Council to be considered and accepted.

I6/00865/AS Application for Listed Building Consent. Replacement of ceilings, replacement of UPVC door, replacement of UPVC window. Removal and partial replacement of crittal window. Removal of internal hall and reconfiguration of cloakroom. 34 High Street, Rolvenden, Cranbrook, Kent TN17 4LN. Discussed.

Cllr. Mr. Duncan Murray who had already declared an Interest under the Declarations of Members' Disclosable Pecuniary Interests (a) withdrew from the room for the duration of the discussions.

Resolved: The Parish Council supports this Application and notification of their decision was sent to Ashford Borough Council by letter on 24 June, 2016.

I6/00894/AS Proposed dormer window and enlargement of roof light. 5 Sparkeswood Avenue, Rolvenden, Cranbrook, Kent TN17 4LU. Discussed.

Resolved: The Parish Council supported this Application and notification of their decision was sent to Ashford Borough Council by letter on 24 June, 2016.

[iii] Consent GRANTED by Ashford Borough Council to the following applications and all noted.

I6/00370/AS Part two storey/part single storey rear extension, new first floor side window and change from weatherboarding to tile hanging, 4 Gybbons Road, Rolvenden - Five conditions.

I6/00499/AS Installation of hardwood driveway gates, September House, Frensham Road, Rolvenden Layne - Four conditions.

I6/00496/AS Demolition of existing single storey garage, kitchen, utility space and outbuildings and construction of new single storey extension to side to provide additional domestic accommodation. Kingpost Cottage, 79 High Street, Rolvenden - Three conditions.

I6/00498/AS Listed Building Consent for application I6/00496/AS as above - Five conditions.

I6/00571/AS Demolition of existing conservatory; replacement orangery, Thornden, Thornden Lane, Rolvenden Layne - Three conditions.

I6/00572/AS Listed Building Consent Demolition of existing conservatory; replacement orangery. Thornden, Thornden Lane, Rolvenden Layne - Six conditions.

[iv] Application WITHDRAWN at Applicant's request accepted and noted.

I5/01681/AS Combining two small ponds to form one larger pond. Total area not exceeding 0.34 Hectares. Pooh Corner, Benenden Road, Rolvenden. TN17 4JE.

[v] Halden Field - related matters to be accepted and considered. No further information to report.

[vi] Barratt Field - related matters to be accepted and considered. No further information to report.

[vii] Planning related issues not raised elsewhere on this agenda to be accepted and considered. None.

I73. Neighbourhood Development Plan – Lynn Curtis-Woodcock informed the Parish Council that work was still in progress and that a meeting with Ashford Borough Council has been arranged to discuss policy areas.

I74. Kent Association of Local Councils – Councillor's Conference to be held on Thursday 7 July at The Orchards Venue, East Malling, Kent. Promotional flyer available for inspection.

I75. Kent Highways – Meeting arranged with Lisa Willoughby and Darren Anderson from KCC Highways on Wednesday 13 July at 10.00am. Any Councillors wishing to attend should meet at the Village Hall initially.

Fingerpost: The Fingerpost is now ready to be installed and upon consultation with KCC Highways the Parish Council were informed that they were free to appoint their own Contractor to install the Fingerpost with the stipulation that the Contractor must (i) hold New Roads and Street Works Act Accreditations for Excavation and Reinstatement. (ii) have £5 million (minimum) public liability insurance in place. Cllr. Mrs. Denise Curtain to speak to Kibblewhites to establish whether they meet the required KCC stipulations.

Other Highways related issues to be accepted – none.

I76. Recording Device – The purchase of a suitable recording device to enable future Parish Council Meetings to be recorded as an aid to producing accurate Minutes and ensuring transparency of all proceedings, to be considered. Discussed.

Resolved: A suitable device to be purchased by Cllr. Mrs. Irene Newman and to comply with legal requirements, signs informing attendees at Meetings that the proceedings are subject to an audio recording need to be produced and displayed. The Clerk to ascertain whether the recordings need to be kept and archived and for what period of time.

I77. HM the Queen's 90th Birthday Celebrations – Cllr. Mrs. Irene Newman proposed that the Fete Committee be thanked for organising such a successful event. Discussed.

Resolved: Clerk to send letter of thanks to Fête Committee.

I78. Finance – related matters were accepted.

At this point a member of the public and resident Mr. S. Bryant objected to the amount of the invoice issued by J.P. Oakeley for Grass Cutting in the Parish. It was his opinion that the Parish Council is not getting value for money while using the appointed Contractor.

After much discussion and interruption from Mr. Bryant it was suggested that the performance of the Contractor be monitored during the first year of the Contract (which is, in any case, a Probationary Period. The Contractor was made aware of this upon appointment.) It was further suggested that a comparison be made between the current Contractor's account and the accounts issued by Contractors in previous years.

In response to a complaint from another member of the public concerning the displaying of successful Tenders in the Parish, Cllr. Mr. Duncan Murray explained that formal practice for Tenders is to ensure the results of Tenders remain anonymous so as not to single out individual Contractors.

[i] Resolved to pay the following:

J.P. Oakeley - £970.00 for Grass Cutting in the Parish (invoice INV100)

Mr. John Farley - £350.00 plus VAT of £70.00 for making and supplying the Fingerpost Signpost for Rolvenden village as requested. Total £420.00.

Mr. S. Brooks – 4 weeks @ £30.00 per week for collecting litter in the Parish during the month of June. Total £120.00.

J.M. Serra - £413.83 for Clerk's wages for May 2016 plus re-imbursement of expenses of £92.62. Total £506.45.

G. Willard - £637.14 for Clerk's wages for period 1 May 2016 to 21 June 2016 plus re-imbursement of expenses of £2.37. Total £639.51.

[ii] Accounts presented at this meeting to be accepted and considered for payment – none.

[iii] Financial matters not raised elsewhere on this Agenda to be accepted and considered – none.

179. Other Matters for Information – *issues can be raised which involves no more than an exchange of information NO DECISIONS can lawfully be made on matters raised under this exchange.*
LGA1972 Sch12.

[a] Cllr. Mr. Graham Tiltman mentioned that there were some concerns over the number of billboards along Regents Street (B2086 to Benenden). Also it has been noted that the device on the telegraph pole above the Jubilee Seat in the High Street has been stolen/removed.

[b] Cllr. Mr. John Wilkins and resident Mr. S. Bryant raised the issue of the large Chestnut tree being removed from the junction of Sparkeswood Avenue and Tenterden Road/High Street without prior consultation. Apparently this was as a result of possible damage the tree roots may cause to the foundations of the adjacent property.

[c] It was suggested that Hole Park should be approached to ensure that proper Risk Assessments are being carried out for each of the events that they hold throughout the year and particular mention was made concerning traffic along the B2086.

[d] Cllr. Mrs. Denise Curtain raised the subject of the speed indicator along Hastings Road near to Rolvenden Junior School. This has been missing for some time as it was supposedly removed for repair. The Clerk to liaise with KCC Highways to ascertain what is happening with the indicator.

The Chairman, Cllr. Mr. Duncan Murray concluded the Meeting at 9.25pm.

Signed _____ Date _____