

**HIGH HALDEN PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**held on Monday 8 January 2024 at 7pm in the Memorial Hall**

**175/23] Administration:** Fire Exits, Fire Meeting Point, Mobile Phones. The Clerk confirmed that there has been no requests to record the meeting.

**176/23 Present and Apologies:**

**Present:** Cllr. Robinson (Chairman), Cllrs: Mrs. Amsler, Ms. Dawes, Mrs. Pickering, Mr. Sargent and Mrs. Wheeler.

**In Attendance:** Mrs L Goldsmith (Clerk), Ward Member Alan Pickering, 2 members of the public

**Apologies:** Cllr. Mr. Drury and the reason for absence was accepted.

**177/23 Declarations of Interest:**

Cllr Mrs Pickering: Voluntary Declaration as the spouse of the ward member.

**178/23 Minutes of the meeting of the 11 December 2023:**

**Resolved:** That the Minutes of the Parish Council meeting held on the 11 December 2023 be approved and confirmed as a true record.

**179/23 Report from the Clerk (information purposes only):**

Church Hill: A new 30mph/national speed limit sign and post have finally been installed this week outside Church Hill Barn.

The new waste contract commences on the 24 March 2024. Further information from ABC is expected shortly as to whether there will be any changes to collection days.

**180/23 Open Session:**

Local medal winning teenager Matilda Mulcahy advised Members of her success as part of British Barefoot Water Ski group. Matilda is currently fundraising to represent Great Britain at the 2024 World Barefoot Championship due to be held in Florida in October and asked if the Parish Council could consider a donation.

**181/23 Highways**

**a) Highways Improvement Plan:**

The Clerk has analysed the raw speed data in detail and has advised KCC that the Parish Council strongly support a proposal to install an additional VAS on the A28 and is willing to fund this initiative. The Clerk was asked to request a meeting with the Community Engagement Officer at KCC to discuss the Highways Improvement Plan objectives for this year.

**182/23 Allotments**

**a) To receive an update on the allotments and site visits**

Members noted that the Clerk has carried out a number of site visits and that all ten allotments have been offered to applicants. The signed tenancy agreements and fees are trickling in. The developer constructing the houses at the end of the trackway has requested that the main entrance gate is locked when they are not on site and also that access is slightly limited whilst the works are taking place in the interests of health and safety. Members agreed that although the Parish Council does have full access to the allotments at all times that the gate should be locked when the builders are not there to avoid unwanted visitors. Members also agreed to reduce the hours of access during this period to 8am to 5pm in the winter months and 8am to 8pm in the summer months and asked that these be reviewed in six months. The Clerk is meeting with the landowner this week to discuss putting more hardcore down on the footpath and car park and to collect eleven keys for the padlock on the gate. The Clerk will keep an inventory list for the keys as requested by the landowner. The landowner is also going to issue some conditions for the allotment holders regarding access whilst the building works are taking place.

**b) To consider installing sheds at the allotments**

The Clerk advised Members that the Parish Council has so far spent £19,768.37 on legal fees, the car park, footpaths and fencing for the allotments. The Clerk will be submitting a claim for the S106 funding of £15,917.63 available for providing allotments from the Ransley Field development, A further approximate £15,000.00 is expected to be available in the near future from the other developments in the village along with funds for ongoing maintenance. Members discussed whether to provide sheds for each plot. The Clerk

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reported that most of the applicants so far had expressed an interest in having a shed. It was agreed that the Clerk should investigate the cost of installing a small shed on each plot to include foundations. The Clerk will also find out when the other S106 funds may be available to draw down as these could be used to fund the purchase of sheds.

#### **183/23 Section 106: Proposal to install a Multi-Use Games Area (MUGA)**

##### **a) To receive feedback from the working group meeting held on the 20 December 2023**

It was noted that the working group had a meeting on the 20 December 2023 to discuss the format of the next round of consultation. The working group agreed that the consultation should be both online and in-person.

##### **b) To agree the consultation documents and timing of the consultation events on the possible design and layout of the lower recreation ground**

Following the working group meeting the Clerk had circulated a draft online survey and copies of consultation boards to be used for the in-person events prepared by Proludic. It was suggested and agreed that consultation events are held in the village hall and at the school. It was agreed that the working group should meet virtually to review the questions and materials for both the online survey and boards and then meet again with Proludic to approve the documents and agree the dates for the consultation exercise. Details about the consultation will be placed in the newsletter, website, Facebook and on noticeboards. The Clerk has asked ABC if the S106 allocation for a MUGA can be allocated to this project i.e. to be used to support an alternative design.

#### **184/23 Anti-social behaviour:**

There has been no meeting with the agencies. The Clerk has placed a general article in the newsletter asking residents to continue to report any incidents of anti-social behaviour to Kent Police. The Clerk reported that it was mentioned at the recent KALC Area Committee meeting that a number of parishes have seen an increase in incidents of anti-social behaviour. The Chief Inspector, who was present at the meeting, advised that it is vital that these incidents are reported to inform the Police intelligence and subsequent allocation of resources. The Clerk was asked to remind Southern Housing to make contact with the landlady of The Chequers on the Green where a number of incidents have occurred. The Clerk was asked to report to Member's concern about the condition of the Ransley Field site to Sage Homes and find out when further landscaping works will take place. Members discussed the ongoing issue of trying to engage with young people and involve them in activities. The Clerk will ask the local football clubs if they could reach out to these groups. It was agreed for all Members to give some further thought to this issue.

#### **185/23 Section 106**

Members noted that the Clerk has received communication from ABC regarding a planning proposal near High Halden which potentially has S106 attached to it in respect of enhancements for sports and allotments. ABC has asked if the parish council have any planned enhancements that they are looking to realise in the village on their land, with any of the above, so that they can shape the context of any potential contribution. It was agreed that the Clerk should ask for any potential funding to be directed towards providing outdoor sport and gym equipment for all generations.

#### **186/23 KALC Community Awards Scheme 2024**

Members discussed the scheme and agreed to bring nominations to the next meeting.

*The Chair invited Cllr. Pickering to lead on the planning proposals.*

#### **187/23 Planning**

##### **To discuss any planning applications received:**

##### **PA/2023/2263: Egerden Farm, Martens Lane, High Halden**

Conversion of an agricultural building into two residential dwellings with associated landscaping, amenity land, and parking with access from Martens Lane following the demolition of existing agricultural building.

**Resolved: Support.**

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**PA/2023/2259: Land 100m east of Homestall Farm, Ashford Road, High Halden**

Erection of 2no. residential dwellings, two bay car barns and associated parking and landscaping.

**Resolved:** Strongly object as this land is in the greenbelt and is also outside the village confines which was done specifically to stop this type of ribbon development. We want to keep this area free of development and stop the urbanisation of our rural community. The Clerk to request that the Ward Member calls the application in if the Officer is mindful to approve it.

**Planning applications received after the distribution of the agenda:**

**PA/2023/2396 – Vicarage, Ashford Road, St Michaels, Tenterden**

Erection of 23 dwellings, new road junction, play/amenity spaces and 15-metre buffer zones

**Resolved: Object.** We strongly object to this planned development of 23 houses in the hinterland of one house positioned along the A28 in High Halden/St Michaels. This additional development in the village does not take into account the significant growth already taking place in High Halden. The Local Plan 2019 had agreed developed sites either already built or in the process of being built and further approvals under the Local Plan. With these approved developments High Halden has already grown by 25% which in any sense is more than sufficient for one community. The new estate of 25 houses would also be approximately 130 meters in distance from the Pope House Farm estate of 45 houses which is now built. If this development is permitted, it would mean another ribbon development being starved of multi accessibility to the main A28 road and only accessible via a single dwelling driveway to rear and would increase traffic significantly by approximately 50 cars from a 'narrow' road prior only serving as private access to the vicarage and garage. Furthermore, this estate would cut back deeply into the countryside and severely impact the settled community. Please note that this planned development is outside the village confines which was done specifically to stop this type of ribbon development. This development, if permitted, would significantly increase the urbanisation of a semi-rural community. The Clerk to request that the Ward Member calls the application in if the Officer is mindful to approve it.

(The Clerk was also asked to share this response with Tenterden and St Michaels).

**Approvals:**

**OTH/2023/2042: Land west of Harbourne Bungalow, Ashford Road, High Halden**

Removal of 8 metre section of hedgerow. Will be removed under ecological watching brief and be replanted.

**OTH/2023/2043: Land west of 1 Summer Cottage, Ashford Road, High Halden**

of 8 metre section of hedgerow, to be replanted like for like.

**OTH/2023/2041: Ashford Road, High Halden**

Widening of existing access by removing 4m of hedgerow, to be replanted like for like.

**PA/2023/2058: Oakleigh Farm, High Halden Road, High Halden**

Proposed two storey dwelling with detached garage and change of use of land from paddock to residential following demolition of existing dwelling, garage/stable, hay store and removal of sand school.

**OTH/2023/2126: Proposed Water Pipe 100m South East of Barn B New Barn Farm, Ashford Road, High Halden**

Removal of 4m section of hedgerow for site access, to be replanted like for like.

**Refusal:** None to consider.

**Withdrawn:**

**PA/2023/0946 – Greenluck Farm, Harris Lane, High Halden**

Proposed development of 4No2 bedroom log cabin style buildings with associated parking and garden areas and proposed solar panels in agricultural field.

**Appeals: 22/00085/AS – 1 Durrants Green, Ashford Road, High Halden**

New detached dwelling and detached garage

**Other Planning Matters**

ENF/2023/0258: Gateway feature at the development at Hopes Grove has not been sited in accordance with the agreed plans under 17/00952/CONB/AS. Enforcement has formally concluded that the gates do not cause any significant detrimental harm to the visual amenity and do not think it would be expedient to pursue them being moved. The Clerk was asked to enlist the help of Ward Member Alan Pickering in getting the gates moved to the location that was approved as part of the planning process.

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ENF/2023/0359: Old Place Farm, High Halden: An alleged breach of the erection of an outbuilding in the curtilage of a listed building has been investigated by Enforcement and the owner has been invited to submit a retrospective planning application.

## 188/23 Financial Report

### /23-1 To agree payments in accordance with the Budget:

Cllr. Dawes checked the invoices against the payment schedule and it was and it was **resolved** for Cllr. Dawes and Robinson to authorise the payments online.

### Payments

Cheque/Transfer	Details	£
Transfer	L Goldsmith (Expenses)	90.52
Transfer	L Goldsmith (Salary)	807.52
Transfer	HMRC (L Goldsmith)	201.80
Transfer	Memorial Hall (Hall Hire October to December)	105.00
Transfer	Mint Fresh (Bus stop cleaning)	77.22
Transfer	B Croucher (Caretaking Services)	52.10
Transfer	N Power (Pavilion electricity)	122.91
Transfer	L Goldsmith (Reimbursement website domain and postage)	146.75
Transfer	South East Water (Pavilion Water)	121.32
Transfer	Capel Groundcare (Allotment fencing and planting)	10,139.26
Transfer	Whitehead Monckton (Legal fees Allotments)	3312.00
Transfer	BMS Electrical Contractors (Defibrillator installation)	231.74
DD	Google Cloud	73.60

### Receipts

Details	£
Ashford Borough Council (S106 reimbursement drainage works)	20,568.44
Interest (Unity Trust Savings Account)	62.38

### Balances as at 8 January 2024

**Unity Trust Current Account: £11,094.92**

**Unity Trust Savings Account: £48,062.38**

**Total: £59,157.30**

## 189/23 Reports

### /23-1 Ward member:

Ward Member Alan Pickering advised Members that he has written to Simon Cole, Assistant Director Planning and Development at ABC, about the likely split of the S106 allocation with Bethersden Parish Council should the planning proposal PA/2022/3071 (1 Linden Business Centre, High Halden) be approved. ABC is looking to reduce the amount of CCTV monitoring in the borough.

### /23-2 Highways:

The Clerk has reported the blocked gullies on the A28 in the vicinity of Hopes Grove and Hookstead.

**23-3 Marketing/projects:** The Clerk has prepared a draft copy of the newsletter. Cllr. Dawes will set the articles out. The newsletter will then be printed and distributed when the dates for the consultation exercise have been confirmed.

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**/23-4 KALC:**

The Clerk, as Secretary to the KALC Ashford Area Committee, circulated the following notes from the meeting held on the 4 January 2023.

Friday 1 December 2023 saw the implementation of the Neighbourhood Task Force (NTF) and Child Centred Policing Team (CCPT). Kent Police have successfully recruited a further three Police Officers who will be joining the Beat Team shortly.

*New waste contract* comes into being on the 24 March 2024. The new contractor will be Suez, a major French multinational in the water, energy and waste business, which owns the SITA brand that was well known to us as the contractor before Biffa took over some years ago. ABC has arranged a virtual presentation on the 25 January 2024 at 6pm for Members to learn more about the new service.

*Ashford Bus Forum Working Group:* This is a new forum which is attended by the Leader of the Council and representatives from KCC and the bus companies. Just one meeting has been held but be good to receive updates.

KALC website is being designed by the same provider that has revamped other regional websites. The new website will allow for a better exchange of information. It is hoped to road test the new website at the end of January 2024.

In November 2023 all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales become National Landscapes.

**190/23 Information items:**

**/23-1 HHVEC Update:**

The D-Day 80<sup>th</sup> Anniversary will be marked on the 6 June 2024 with the lighting of the beacon on the village green and a summer event due to be held on Saturday 20 July 2024.

**191/23 Items for the next Parish Council meeting:**

Donation to support attendance of local teenager at the 2024 World Barefoot Championship in Florida.

**192/23 Date of the next meeting**

**The next Parish Council Meeting will be held on Monday 12 February 2024 at 7pm in the Memorial Hall.**

With no further business to transact the meeting closed at 8.21pm

Signed: .....

Date: .....

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