

**Minutes of Mersham with Sevington Parish Council**  
**Meeting held in on Monday, 23<sup>rd</sup> September 2019**

<b>Present</b>	Geoffrey Fletcher (Chair)	Chris Kennedy
	Rick Martin	Gavin Murphy
	Peter Turley	

In attendance: 3 members of public, Cllr Paul Bartlett and Tracey Block (Clerk)

To be actioned by

<b>Apologies for Absence</b> Apologies had been received from Cllrs Oakley-Hills and Townsend.	
<b>Declaration of interest in items on the agenda</b> There were no declarations of interest made.	
<b>Discussion regarding the Aldington Frith Site</b> Mr Mickelborough and Mr Coulson introduced themselves to the meeting and explained that they are looking at the viability of the site and looking for an opportunity to extend the permitted residential development, currently the permission covers 10 houses as conversions to the current buildings. The developer and owner are looking to achieve more from the site and want to replace the buildings rather than convert them. The site now has potential for expanding its value and the gentlemen wish to work with the Parish Council to understand local thoughts. What would the need for housing/design/layout be? Once designed a change to the application will be submitted. Cllr Murphy suggested that Quarry View could be used as a suggestion for size and type of houses. Cllr Turley explained that local people didn't want the change of use but the new proposal could be less detrimental to nearby residents. Mr Mickelborough stated that he is looking at betterment through HOU5 and believes it is likely to be passed as it is a brownfield site and has been adopting a worst case scenario by undertaking this strategy. Mr Mickelborough stated that he was presenting an opportunity for the Parish Council to have an opinion as he believes that this can be realised under HOU5. Cllr Turley suggested that HOU5 would not be applicable as this is an isolated site. Cllr Bartlett explained that he would expect such a decision to be made by committee. Cllr Turley suggested that there could be an offer of separate benefit to the parish. It was agreed that this would be discussed at the October meeting and the meeting would be relocated to be in Mersham and not Sevington as was previously planned. Mr Mickelborough and Mr Coulson were thanked for attending.	
<b>Minutes</b> of the Meeting on 15 <sup>th</sup> July 2019 were approved as a true record and signed accordingly.	
<b>Matters Arising from the Minutes</b> Solar Panel costs were circulated and it was agreed that the panel should be purchased.	GM
<b>Public session: To receive questions and comments from the public on any agenda item.</b> The members of the public had no comment at this time.	
<b>Report from Borough Councillor J10A</b> Contractors advise that we have seen the last full closures of the M20 as part of the J10A works. Future work can be accommodated with single lane closures. The plan is for the junction to be open in good time for 31 October 2019 so that Kent is "Brexit Ready". This is to allow improved access for lorries to the lorry park. HMRC wish to use at least 600 of the spaces as a Customs Clearance Depot once the UK is no longer part of the single market and the new junction will provide lorry access for that as well. KCC have requested a traffic impact assessment so they can understand how Orbital and Barrey Road/Church Road will be affected. The plan at the moment is the Operation Brock on the M20 between J8 and J9 will be reinstated in both directions from 21 <sup>st</sup> October. <i>Amended now to October 19<sup>th</sup>.</i>	

*Cllr Bartlett considers it likely that the Orbital roundabout would be at a standstill and that the installation of the traffic lights allowing departure from Finberry in both directions is likely to be delayed by a further 18 months.*

### **ROAD IMPROVEMENTS**

The latest schedule of road improvements has been published by KCC and there are two projects in the Parish. First, a survey of the Flood Street bridge over the East Stour for strengthening and reconstruction is being carried out with the concrete blocks. Second, various sections of the A20 between Bockham Lane to the Folkestone & Hythe District Boundary will be repaired and treated to extend its life before renewing / reconstructing.

### **FINBERRY VILLAGE CENTRE**

A planning application has been submitted by the Church Commissioners for the Village Centre next to the School. Full details are at <https://planning.ashford.gov.uk/Planning/details.aspx?systemkey=113377>

The application is for Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford a mixed-use local centre scheme 63 comprising residential dwellings, up to four retail units (comprising a convenience foodstore and up to three other units) and a public house, all with associated parking. Consultation runs up to 29<sup>th</sup> September. This is the opportunity for residents to say what they want for the Village Centre.

### **FINBERRY BUS SERVICE**

The following map shows the location of the bus stops that were required of Crest on Finberry as part of its planning consent. Crest is also required to pay a financial contribution towards the bus service to KCC.

Crest has said their funding will only be released to KCC once Stagecoach confirms they will extend the B route from Bridgefield to Finberry. However, Stagecoach will only extend the B line to Finberry once KCC confirm that funding issues for the Bridgefield service are resolved. KCC require assurance over evening services as there are strict service level conditions that must be met by KCC before money is released. Discussions are ongoing.

### **KENT PLAN BEE**

Kent's Plan Bee is an action plan that sets out how the County Council can make a greater contribution to slowing and reversing the decline of pollinators in Kent. The Plan responds to the National Pollinator Strategy for England's work that will benefit pollinators. KCC with its responsibilities, services and land holdings can make a significant contribution directly through land management and leadership to safeguard our native pollinators. Pollinators are in serious decline and many plants rely on insects to pollinate their flowers – most plants cannot set seed without being pollinated.

Actions will include

- Revising grass-cutting and pollinating-friendly planting regimes
- Review how it reinstates land and manage it on road verges, in maintained schools and parks and all other parts of its estate.
- Review the use of pesticides and seeking to end the controversial use of neonicotinoids.
- Green its buildings with assets with pollinator friendly planting, and
- Protect pollinator habitats.

Further details are available here <https://kccmediahub.net/pollinator-action-plan-to-improve-the-lives-of-bees-in-kent745>

[I have reached out to the Church Commissioners, one of the Parish's largest land owners to ensure they understand the benefits and that this is simply the right thing to do.](#)

## **NHS – COMMUNITY HEALTH**

Earlier this year, Kent Community Health Foundation Trust (KCHFT) were inspected by the Care Quality Commission (CQC), as part of its routine programme and rated as 'outstanding'. The CQC rates NHS trusts under five different domains: Safe, caring, effective, responsive and well-led. KCHFT was rated as 'outstanding' in the effective and caring and as good in safe, well-led and responsive. The inspection findings include:

- Engagement with patients, staff and stakeholders seen as business as usual and vital to delivering services.
- Rigorous and constructive challenge from patients was welcomed.
- There was significant cultural shift to reduce bureaucracy and a healthy and authentic culture of valuing staff, openness, fairness and putting the patient at the heart of every policy, strategy and service delivered.
- A clear proactive approach to seeking out and embedding new and more sustainable models of care.
- Safe use of innovative and pioneering approaches to care and how it is delivered are actively encouraged.
- Leaders have an inspiring purpose, striving to deliver and motivate staff to succeed. Staff felt supported, valued and respected by their leaders.

You can read the full report at [www.kentcht.nhs.uk](http://www.kentcht.nhs.uk) or at [www.cqc.org.uk](http://www.cqc.org.uk).

## **KINGSNORTH GREEN**

The South of Ashford Garden Community, which includes the Chilmington, Court Lodge and Kingsnorth Green developments, have been named as one of 19 garden villages announced by the government which will receive a share of a £3m fund to help with the next stage of their development. The scheme has been allocated £150,000 funding to support their delivery.

Construction at Chilmington is underway while sites at Court Lodge and Kingsnorth Green are allocated for development in the Local Plan to 2030, and planning applications for these sites are due to be considered by the planning committee in the coming months.

The creation of well-planned and designed, locally-led garden communities makes a critical contribution to the government's ambitions both to build 300,000 homes a year by the mid-2020s, and to provide a stable pipeline of homes for the future.

## **KENT FIRE AND RESCUE HOME VISITS**

Did you know that Kent Fire Service offer FREE Home visits to check your smoke alarms, identify any fire hazards and talk to you about an escape route if you had a fire?

If you have hearing loss or issues with your eyesight, the Fire service can provide special smoke alarms that flash and vibrate.

The service is available to any Kent resident if:

- you're 70 or over
- you're living with or care for someone with dementia
- you have a long-term health condition
- you have a family with young children, or are expecting a baby
- smoke and need extra support

Contact the friendly home safety team at Kent Fire & Rescue to book your free visit now: on 0800 923 7000 or find out more at <https://www.kent.fire-uk.org/your-safety/home-safety/safe-and-well-visits/> and fill out a form online – someone will then be in touch to explain how a free Safe and Well home visit can help. Please quote Healthwatch

*Cllr Bartlett also reported that:*

*There has been a request for traffic calming at Broadoak.*

*The Village Hall application is in the hands of the Solicitors*

*Colliers Hill site is in the hands of the Solicitors*

*The application for the 3 houses on the edge of the A2070 is in hand. Sevington was struck out of the windfall sites but it has been suggested that this might be allowed. Cllr Bartlett is concerned about the interpretation of HOU5.*

*The smell at Finberry should now be resolved*

*Avocet Way is the only adopted road and no other roads will be adopted. Graffiti is an issue but it is likely to be time-consuming to get the issue resolved through KCC.*

*Roller doors on car ports are an issue and Cllr Bartlett has looked at the restrictions given by Ashford Borough Council.*

*Cllr Bartlett is communicating with the residents through Social media.*

#### **Report from PCSO**

No report had been received. A copy was received and circulated 24 hours later.

A Crime report had been received which made for an interesting read.

#### **Clerks Report – September 2019**

##### **Planning Enforcements**

There has been no further news on the Planning Enforcement Issues in the Parish and all listed below have been reported to ABC.

Chequer Tree Paddock is on-going.

Pettworth – the situation is being monitored

Caravan in Blind Lane, reported to have changed to a shed – this is not considered to be an issue

##### **Correspondence**

Harlequin Mast – A pre-application letter and drawings were received and an application at the new site is expected.

New Councillors – There has been no interest from any Sevington North residents. It is hoped to co-opt a further Finberry resident as a Councillor in September. This would leave one vacancy for Sevington North and 2 for Sevington (Finberry).

I was approached about Affordable Housing by a resident, I suggested that they contact English Rural Housing.

I was approached by a gentleman with concerns about the speed of vehicles in the Village, I circulated a copy of the email. I understand that his concerns are shared and suggest something is added to the highway improvement plan to address the issue.

I have been approached by a resident of Church Close who claims that the Close is adopted and should, therefore, be swept. Ashford Borough Council claim it is unadopted and that is why it is not swept. Any information to prove adoption or otherwise would be most helpful.

Sevington North Play Area is now open. The new Notice-board has been erected and an opening ceremony is planned – 24/9/2019.

##### **De-coupling**

Keeping the following on the report seems sensible but with updates:

1. A minutes resolution to pursue a de-grouping of the Parish Council – **minuted 170619**
2. A consultation undertaken to parishioners asking for feedback on the idea – latest copy circulated

and amendments suggested by Sarah Hartles.

3. A collation of results of the consultation and, if appropriate, a minuted resolution to de-group.
4. A formal request sent to Ashford Borough Council (Sarah Hartles) along with a copy of the minuted resolution, the consultation and the results of the consultation.
5. A clear financial plan for each of the new parish councils – **Partially drawn up previous to meeting on 170619, to be revisited regularly**
6. A list of assets for each of the new Parish Councils – **sent to PT following meeting on 170619**
7. Precept amounts for 2020-21 agreed – **suggested precepts discussed but to re-visit before finalising**
8. The names of the new Parish Councils agreed
9. Confirm the numbers of Parish Councillors for each Parish Council and begin advertising for them.

NB. 4, 5, 6, 7 and 8 need to be in writing to Sarah Hartles by 1/12/2019.

#### **Planning Matters:**

A list of Planning Applications was circulated as Appendix A with the agenda, those requiring a response were:

[19/00945/AS](#)

#### **Stone Green Hall, Flood Street, Mersham, Ashford, Kent, TN25 7HE**

Change of use of pasture land to sporting/recreational to provide a new archery range and associated facilities

**The Parish Council is supportive of this application subject to all of the relevant safety checks being undertaken**

[19/01227/AS](#)

#### **Goodrich Cottage, The Forstal, Church Road, Mersham, Ashford, TN25 6NU**

Proposed extension of existing vehicular hardstanding and access, new and replacement fencing/wall enclosure

**The Parish Council raises no objections to this application**

[19/01031/AS](#)

#### **Mardan, Kingsford Street, Mersham, Ashford, Kent, TN25 6PF**

Erection of office (B1a) building (retrospective)

**The Parish Council raises no objections to this application**

[19/01061/AS](#)

#### **Little Gill Barn, Gill Lane, Mersham, Ashford, Kent, TN25 7HZ**

Part-conversion of garage into annexe with addition of windows

**The Parish Council raises no objections to this application**

[19/01160/AS](#)

#### **Zone A, Waterbrook Park, Waterbrook Avenue, Sevington, Kent**

Reserved matters application pursuant to hybrid application 18/00098/AS to consider layout, scale, appearance, access and landscaping in relation to the erection of a new winery, including ancillary offices, trade counter, research laboratory, discourging, riddling and storage areas, along with associated access, parking, landscaping and associated works (Zone A)

**The Parish Council raises no objections to this application**

[19/01184/AS](#)

**Wickes Unit J, Foster Road, Ashford Business Park, Sevington, Ashford, TN24 0SH**

Lawful development certificate - proposed - siting of an 5.5m mobile catering kiosk within the car park at Wickes.

The Parish Council raises no objections to this application

19/01232/AS

**Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford**

Outline application for a mixed use local centre scheme 63 comprising residential dwellings, up to four retail units (comprising a convenience foodstore (A1) and up to three A1/A2/A3/A5 units) and a public house (A4), with associated parking. All matters reserved except for site access

The Parish Council is keen to see a range of retailers on site and is glad that the store is a convenience store and not a destination store.

18/00098/CONA/AS

**Unit 23, Arrowhead Road, Waterbrook Park, Sevington, Ashford, TN24 0FL**

Discharge of conditions 2, 3, 5, 10, 50 & 56. The application is made in respect of the elements of the site for which full permission has been granted (i.e. SME units and Truck Stop)

The Parish Council raises no comments this application

18/00098/CONB/AS

**Waterbrook Park, Waterbrook Avenue, Sevington, Kent**

Discharge condition 9, 13, 62, 76 (The application is made in respect of the elements of the site for which full permission has been granted (i.e. SME units and Truck Stop))

The Parish Council raises no comments this application

19/01283/AS

**Stable Building at, The Denne, Flood Street, Mersham, Kent**

Extend and convert existing timber framed stable/store to holiday let accommodation.

The Parish Council raises no objections to this application

19/01343/AS

Barfield, Bower Road, Mersham, Ashford, Kent, TN25 6NJ

Two storey rear and side extension

The Parish Council raises no comment on this application but respectfully requests that the Officer takes into consideration any comments raised by neighbours.

**Financial Matters**

a. To note/authorise the following:

i. To note the Parish Council's Financial position

*The Parish Council bank balance as at 31/08/2019 was £10421.18*

ii. To authorise any payments

Cheque No:	Payee	Amount
501946	Kent Invicta Chamber of Commerce	£ 10.00
501948	PKF Littlejohn – External Audit	£ 240.00
501949	Village Caretaker Scheme	£2365.00
501950	Mersham Litterpicker – September	£ 106.73
501951	Playsafety Ltd – RoSPA Inspection	£ 107.40
501952	HMRC	£ 38.80
501953	Clerk's salary – September	£ 621.65
501954	Mersham PCC	£ 500.00

A copy of the budget v expenditure was distributed to all Councillors.

<p><b>To consider any changes to the Risk Assessment</b></p>	
<p>There were no changes to the Risk Assessment at this time</p>	
<p><b>Separation of the parishes</b>  The final draft is now ready to be sent to the printers.  The Clerk is to get 1400 copies printed and delivery will be split between the Councillors.  Cllr Bartlett offered to assist with the delivery in Sevington North.</p>	<p>TB</p>
<p><b>Highways Improvement Plan</b>  Both Highways Plans, Mersham and Sevington, are ready to be sent to Kent Highways, Cllr Turley to send final draft to the Clerk.  A copy will be sent to George, Clair, Gerald and Paul as well as to Highways.</p>	<p>PT TB</p>
<p><b>Any Other Business</b>  The area at Glebelands is flooding, This is the responsibility of Ashford Borough Council Housing Department.  The trees at Rectory Close need cutting back – this is the responsibility of Hinxhill Estate.  A property in The Street is looking neglected, it is thought this might be rectified shortly.  Having had the 5G trial circulated, is this an idea for us locally, this is thought to be for much bigger communities.  The work at the JPF needs to be undertaken having been highlighted by the RoSPA report. The Clerk had listed remedial work required and Cllr Turley is to discuss with the Caretaker.  The play area at Finberry is not very good, it was suggested that this might be improved with the new houses being applied for, a s.106 agreement might provide funds for the expansion of this and a suggested disable friendly park could be implemented.</p>	
<p><b>Determining the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council</b></p> <p>Monday 21<sup>st</sup> October 2019</p> <p>Monday 18<sup>th</sup> November 2019 – to be held at the Kent Invicta Chamber of Commerce</p> <p>Monday 20<sup>th</sup> January 2020</p> <p>Monday 17<sup>th</sup> February 2020– to be held at the Kent Invicta Chamber of Commerce</p> <p>Monday 16<sup>th</sup> March 2020</p> <p>Monday 13<sup>th</sup> April 2020</p> <p>Monday 18<sup>th</sup> May 2020</p>	
<p><b>The meeting closed at 10.00pm</b></p>	