

**STELLING MINNIS PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING ON 28 SEPTEMBER 2022 HELD AT
7.30PM IN STELLING MINNIS VILLAGE HALL**

Present: Parish Cllr Robert Hubble (Chairman)
Parish Cllr John Haffenden (Vice Chairman)
Parish Cllr Nick Smith
Parish Cllr Laszlo Dudas
Parish Cllr Garry Watts

Gail Hubbard, Clerk to the Council
There were three members of the public present.

The Chairman began the meeting with a two minutes' silence in memory of HM Queen Elizabeth II.

The Chairman then read out the statement on filming and recording during the meeting.

1. APOLOGIES, DECLARATIONS OF INTEREST AND DISPENSATIONS

- 1.1 Apologies for absence received and confirmed by the Council Members who cannot attend a meeting. These shall be tendered to the Parish Clerk prior to the meeting, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted. Apologies received from Cllr Day (unwell), Cllr Carey & Cllr Hollingsbee attending a FHDC meeting and Lee Jones (unwell) received after the meeting.
- 1.2 Declaration of changes to the Register of Interests. There were none
- 1.3 To receive Declarations of Interest in respect of matters contained in this agenda. In accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers. Two planning applications on this evenings agenda are related to Cllrs properties; Cllr Haffenden application 22/1370/FH and Cllr Watts application 22/1387/FH.
- 1.4 Requests for Dispensations. There were none.
- 1.5 Declarations of Lobbying. There were none.

2. MINUTES

The minutes from the previous meeting on 11 May and the extra Ordinary meeting on 15 June had been circulated and read. They were then proposed by Cllr Smith, seconded by Cllr Dudas and AGREED as a true record of both meetings. The minutes were duly signed by the Vice Chairman.

3. MATTERS ARISING FROM THE MINUTES

The Chairman raised the additional defibrillator that is available, it had previously been agreed this would be positioned at the village hall. Cllr Smith to make contact with Steve Moores regarding this and look at possible external cabinets that could be wall mounted outside the hall. This would also need to be wired into the electrical circuit at the hall, Cllr Watts had done the previous one at the shop. Cllr Smith reminded Cllrs that replacement pads and battery would need to be budgeted for going forward, this would be allowed for in the 2023-24 budget.

4. ADJOURNMENT

There was none.

5. CORRESPONDENCE

- 5.1 SAAA – option to opt out of SAAA Central external auditor appointment.
Not advisable to opt out of this service so SMPC would remain a part of this agreement.

Other correspondence noted.

6. PLANNING

- 6.1 Resident Martin Hart to present a planning idea to the council. (Mr Hart advised he is too arrive late so item to be moved to later in agenda)

6.2 DISCUSSED planning applications received for consideration since the last meeting.

22/1387/FH	Installation of four solar panels to front south facing roof elevation. Sherwood, Crown Lane, Stelling Minnis CT4 6AT	No objections from SMPC. Cllr Watts left the room while this application was discussed.
22/1370/FH/PA	Determination as to whether the prior approval of the Local Authority is required under Class A Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for the erection of a agricultural building following demolition of two existing buildings. Fryane Park Farm, Stelling Minnis, Canterbury CT4 6BN	Already decided by FHDC that prior approval not required Application not discussed any further.
22/1345/FH & 22/1346 listed	Proposed extension, outdoor swimming pool and car barn with associated landscaping. Butts Farmhouse, Pony Cart Lane, CT4 6AU	The applicant Mrs Fry addressed the Cllrs on this application and explained the family's plans. No objections from SMPC

6.3 To NOTE decisions made by the planning authority since the last meeting.

22/1277/FH	Re-location of existing conservatory and extension to pool house Stone Hall, Stone Street, Stelling Minnis CT4 6DD	Approved with conditions
22/0168/FH & 22/0117 listed	Listed building consent to replace windows. Old Mill house, Mill Lane, Stelling Minnis CT4 6AF	Approved with conditions

22/0330/FH	Erection of two storey front extension and single storey rear extension. Loft conversion with dormer. Change of windows and front door. Exterior walls to be rendered light grey, roof tiled changed to slate. Landscaping to increase carparking. Homestead, Bossingham Road, Stelling Minnis CT4 6AG	Approved with conditions
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7. VILLAGE MATTERS

PARISH SURVEY/QUESTIONNAIRE

The Clerk gave an update on the response to the questionnaire so far. The closing date for comments is 30th September.

Posted out questionnaires to 227 properties from the electoral register. Received 55 back so far.

Some of the main points under the headings we asked:

Residential development

14 of those wanted to see no further residential development in the parish

10 of those would be happy to see modest infill

15 of those would like to see more affordable housing

Others have mentioned the need for mixed size properties, flats, bungalows

Commercial development

15 didn't want to see any further commercial development in the parish

Others felt re utilizing redundant agricultural buildings would be acceptable/a good idea

Infrastructure

22 of those were wanting better broadband

23 of those were wanting mains drainage although a further 9 felt mains drainage was too expensive and didn't want to pursue

Better bus service featuring highly

Amenity

Lots of different suggestions including better use of village hall, childrens play area, outdoor sports facilities

Something for the elderly featured highly either a pensioner's club or Age Concern at the hall

9 respondents felt we are well served already

Renewable energy

Mixed views on this – 14 respondents thought if it was feasible it could be a good idea

Renewable energy for village hall suggested by a few

4 have said definitely no wind turbines

Communication

17 marked unsure or n/a for this question

9 felt this area is adequately covered

Other suggestions have included: village magazine to be free, better signage on Minnis for rules, improvements to website

Many suggestions under the other category that can be looked at in depth later.

Mr Martin Hart arrived at 8.05pm

PARKING PROBLEMS ON MINNIS LANE

Complaints had been received from residents regarding the parking of vans overnight on Minnis Lane. The PCSO has been involved and is monitoring the parking in this area. Ultimately if no laws are being broken there is little that can be done.

BT KIOSK ON THE MINNIS

Cllr Smith has arranged for Martin Hart to re paint the phone box in accord with BT's specification with the kit already provided and Scott Gifford to carry out insitu repairs to the door and frame. Martin and Scott's labour is at no cost but it was proposed by Cllr Haffenden, seconded by Cllr Dudas and AGREED that £100 be allowed to cover expenses incurred on the project.

Martin Hart reported that he has already rubbed down the paintwork in preparation for painting.

FHDC have now responded to our enquiry about making alterations; stating that planning permission is required as it would be a change of use to use the phone box as a community asset. This raised various questions about other phone boxes in the area and whether they had permission or not. Clarification on this would need to be sought via Cllr Hollingsbee before we could move forward. The refurbishment works could still continue in the meantime. A planning application for this made by SMPC would cost £263.20.

It is also likely an inspection of the electrics in the phone box would be needed and maybe a change of lighting to more a energy efficient style. This would be looked into in due course and any costs involved agreed.

DEFERRED ITEM 6.1

Presentation from Mr Martin Hart on an application he is considering submitting to FHDC which would involve potentially gifting a piece of land to be used as a first home scheme for 3 terraced properties, via a housing association or self builds scheme. As part of the scheme he would then seek to build a new home for himself and family to live in. His current home could then also be sold. This would all be a low impact development with a reed bed sewerage treatment pond onsite. He advised the council he was going to seek pre planning advice.

The Chairman advised SMPC would comment once we receive the actual application.

Mrs Fry departed at 8.30pm

8. REPORTS

8.1	Website/Facebook reports	Cllr Smith/Clerk
8.2	Stelling Minnis Tree Warden	Cllr Smith
8.3	Stelling Minnis Village Hall	Cllr Dudas
8.4	Windmill	Cllr Hubble
8.5	Minnis	Cllr Haffenden
8.6	KALC	Cllr Dudas
8.7	FHDC Joint Committee	Cllr Dudas

Full reports can be found in the Appendix at the end of the minutes.

9. FINANCE

9.1 NOTED receipts of income

HMRC - VAT reclaim 2021-22	1679.66
FHDC – 2 nd precept payment	3716.00

TOTALS £5,395.66

9.2 AUTHORISED payments

CHQ394	T Davis strimming July	50.00
CHQ395	T Davis strimming August	50.00
CHQ396	Clerks salary July/August	580.00
CHQ397	Clerks reimbursement for expenditure on questionnaires	458.29
CHQ398	Dynamix – payroll services 2 nd QTR	25.20
CHQ399	PKF Littlejohn LLP – AGAR 2021-22	240.00

TOTALS £1,403.49

The above payments were proposed by Cllr Haffenden and seconded by Cllr Dudas then AGREED for payment.

9.3 CONSIDERED the external auditors report on the completion of the 2021-22 AGAR. No action needed as no matters were raised.

9.5 RECEIVED the bank reconciliation to 07/08/22

10. MEETING DATES 2023

The dates proposed by the Clerk were AGREED. Clerk to book hall for these dates as shown below:

11th January 2023

8th March 2023

17th May 2023 – Statutory Annual Meeting

24th May 2023 - Annual Parish Meeting

12th July 2023

13th September 2023

8th November 2023

11. AOB FOR DISCUSSION ONLY

Cllr Dudas was thanked for keeping the necessary flag protocol during the mourning period.

The meeting closed at 8.45pm.

Dates of future meetings: 4 October, 9 November 2022, 11 January, 8 March, 17 May, 24 May APM, 12 July, 13 September, 8 November 2023.

Signed..... (Chairman)

Date.....

APPENDIX

SMPC REPORTS 28 SEPTEMBER

Stelling Minnis Community web site report

Individual page maintenance and requested revisions made as required.

No problems with the site observed or reported.

A tribute the Late Queen Elizabeth II was placed on the Home Page, during the National Mourning Period, with information on local books of condolence. A link to the Royal Palace on line book of condolence was also given which will remain for a while.

Nick Smith – Webmaster for the community site.

20 September 2022

Parish Council website & Facebook Page

Continuing to update as and when necessary. Questionnaire added to website and mentioned on Facebook page.

Did receive a message from resident Mr Onslow about the Facebook page and that we did not allow comments, which he was frustrated by. Clerk explained the reasons for this and that the page is for information sharing only.

A tribute photo of the late HM Queen Elizabeth II was placed on the homepage with a few words from the Chairman underneath, this remained for the mourning period but has now been removed.

Gail Hubbard

Clerk

Tree Warden Report

Two trees fallen reported. One has been cleared off the track. The other is of concern, but is not causing any obstruction and can be dealt with when the work parties resume, assuming it does not collapse further.

Nick Smith – Tree Warden

20 September 2022

Stelling Minnis Hall

Cllr Dudas read some highlights from the Chairman's report at their recent AGM. Several volunteers have left over the last year; special thanks to Ivor Champion who will stand down at the end of the year. The hall expects a strain on their finance with the fuel costs rising. New volunteers are sought to stand on the hall committee.

Cllr Dudas

Windmill

Cllr Hubble reported back that the windmill had been open from Easter through to the end of September, it had been an excellent year of weather for opening. The fete had taken place on 3rd September which has been well attended making a net £2950.

Cllr Hubble

Minnis

Cllr Haffenden reported that the cattle will be coming off the Minnis on either Sunday or Monday; the grazing season had been a success despite the dry spell. Not much

mowing has been done due to the fire risk. Work parties will start on 8th October then fortnightly going forward.

Cllr Haffenden

Hole on the Minnis at Junction with Harvest Lane and Bossingham Road.

Has not yet been filled in. Is partly covered by a piece of plywood. Protruding water pipes have been removed. No warning signs to indicate a danger.

Nick Smith

20 September 2022