

Minutes of Mersham with Sevington Parish Council
Meeting held in on Monday, 28th January 2019

Present	Gavin Murphy (Chair)	Ken Botfield
	Geoffrey Fletcher	Jan Oakley-Hills
	Henrietta Sawdon	Kenton Stewart
	Peter Turley	

In attendance: Cllr Paul Bartlett, Tracey Block (Clerk) and 10 members of the public

To be actioned by

Apologies for Absence Apologies had been received from: Councillors Rob Hansen and Lee Whitehead.	
Declaration of interest in items on the agenda Cllr Fletcher declared an interest in the Sports Club.	
Minutes of the Meeting on 19 th November 2018 were amended to read: “It was agreed that £20,000 would be ring-fenced within the financial plan to cover the Parish Council contribution to the sports club improvements, the monies would be released once the Parish Council deemed suitable. The detailed requirements will be developed in due course subject to the Parish Councils approval. The minutes were then approved as a true record and signed accordingly.	
Public session: To receive questions and comments from the public on any agenda item. The Chairman opened the floor for public participation. One member of the public requested to speak about a planning application. The member of the public was shocked that the Parish Council had objected to the application in question. Photographs had been submitted to the Borough Council of work and all documentation can be seen on-line. The works required are light “diy” type jobs which are internal works. The Council noted that: The word “construction” is considered disruptive and the Parish Council are of the understanding that this is a sensitive construction issue and were not aware that the work that is proposed is internal work. The Parish Council were reminded of the documentation that had been circulated and discussed previously and the conclusion that had been drawn. The Parish Council explained that there was a misunderstanding between the term “windfall site” in planning terms as meant by the PC and not personal windfall as was perceived by the public. It was noted that the Planning Enforcement Officer had visited on 16/1 and had written to say that the file was being kept open. Neighbours to the site stated that they were not affected The PC discussed how there was concern over a precedent being set. The original condition placed on the application should have read that “External construction work should be limited.” The Parish Council agreed to write to the planning department asking for a definition between “diy” and “construction” as a statement of clarification is required, the Parish Council consider the current situation to be ambiguous. The planning department will be asked what domestic work can be done on the new site outside of the restricted hours. The Parish Council suggested that the applicant should withdraw the application and re-submit it having clarified the intended works. The Parish Council feels that the dispute that has arisen is a civil matter. The Parish Council had been approached about becoming a trustee to the Sports Club. Members of the Sports Club attended the meeting to discuss the matter and explained that the Sports Club is having a shuffle and re-organisation in order to be able to apply for funding from other charitable	

<p>trusts the Sports Club needs to alter its status. The Sports Club, therefore, wondered if the Parish Council would be a trustee. The Clerk will write to KALC for advice on this. The new trust working as a CIO means that there will be 4 meetings a year and no responsibility falls on the Parish Council or individuals.</p> <p>The Sports Club members will check whether it is possible for the PC to have a representative who is not a Councillor.</p> <p>One Councillor abstained and the other Councillors were all in favour that the Parish Council should be a trustee to the Sports Club.</p> <p>The Sports Club were asked to provide a breakdown of where the sports club attendees are from.</p> <p>The Parish Council was thanked for its continued support to the Sports Club.</p> <p>The Parish Council was also thanked for their efforts with regard to the concrete batch plant in Bower Road.</p>	
<p>Report from Borough Councillor Cllr Bartlett reported that the Library Consultation was ending imminently.</p> <p>There are problems on Finberry with Crest Nicholson as the Management Company are not fulfilling all that they agreed to undertake.</p> <p>Cllr Bartlett is to pull the application for an additional house in Cherry Glebe in to the Planning Committee for decision, it is unsuitable but the officer is minded to approve this in-fill site.</p> <p>Chequer Tree Paddock – there was a 3 month deadline which has nearly been reached, Cllr Bartlett will follow this up.</p> <p>The Lorry Park meeting was cancelled and yet none of the authority’s seem to be aware of what is being planned.</p> <p>Last year there was a problem with Asian Tiger Mosquitos coming in to the area on the wheels of lorries. Public Health, England need to look into this as the relocation of the lorry park, the lorries will be nearer to Finberry and potentially more residents could be affected.</p> <p>Cllr Bartlett is meeting with the J10a contractors at the beginning of March – he would like any feedback to pass on.</p> <p>Cllr Bartlett was shocked to see the new electoral candidate numbers. He will write to ABC and the Parish Council will do the same. It was previously agreed that there would be 6 councillors for Mersham, 2 for Sevington South and 2 for Sevington North.</p> <p>It must be time to resurrect the discussions regarding separating Mersham and Sevington as they have become increasingly diverse communities. It was suggested that a preliminary meeting place in Finberry might be the school, the Clerk is to investigate the options for this in order that a working committee could be created for Finberry. Also, Cllr Oakley-Hills and Cllr Bartlett will put together a separation document highlighting the reasons to separate the communities and the Clerk will send this on to Terry Mortimer.</p>	
<p>Matters Arising from the Minutes <i>Sports Equipment and Speed sign</i> The Clerk is in the process of applying for grants from ABC for the sports equipment and from KCC for the speed sign.</p> <p><i>Millennium Green Path –road tape</i></p>	<p>TB</p> <p>KS</p>

<p>Cllr Stewart will undertake the work.</p> <p><i>Batteries for the Speed sign</i> The current sign battery is not lasting more than 4 days, a replacement is to be sought, and Cllrs Murphy and Turley are to look into this. Bilsington have a solar powered sign, the Clerk will ask about costs of obtaining this.</p> <p><i>Response from Borough Council regarding the Planning Enforcement issues in the Parish</i> An email will be sent to Cllr Gerry Clarkson regarding the approaching deadline.</p> <p><i>Survey</i> Cllrs Turley, Murphy, Fletcher and Oakley-Hills will meet at 6pm on 30/1 to discuss the survey further.</p> <p><i>HOU3a and HOU5</i> Cllr Turley has suggested that, following the workshop he attended, the “village confines” be changed on the suggested map and suggested alterations to make the boundary the river. Cllr Turley also proposed a vote of no confidence in Ashford Borough Councils Planning System. The objections raised are not being addressed or heard and the Borough Council appears to be actively using the new policies at will despite the fact that they have not yet been approved. The Clerk is to write to the Planning Department to this effect.</p>		<p>GM/PT</p> <p>TB</p> <p>GF/GM/ JO-H/PT</p> <p>TB</p>
<p>Report from PCSO The PCSO, Matthew Morgan, who covers both Mersham and Sevington, is to meet with the Chairman on Wednesday 30/01/2019.</p>		GM
<p>Planning Matters: A list of Planning Applications was circulated as Appendix A with the agenda, those requiring a response were:</p>		
<p>18/01699/AS</p>	<p>The Hay Loft, Laws Lane, Mersham, Ashford, Kent, TN25 7HG</p>	<p>Erection of detached dwelling with associated parking and landscaping</p>
<p>The Parish Council objects to this application as it is an isolated development and is outside of the village confines so does not fit with the new HOU3a policy under the emerging Local Plan.</p>		
<p>18/01758/AS</p>	<p>Beehive Cottage, Mersham, Ashford, TN25 7HR</p>	<p>Conversion and extension of garage to provide annexe accommodation with the relocation of shed.</p>
<p>The Parish Council raises no objection to this application on the understanding that there is no change to the footprint. The Parish Council also requests that the Planning Officer checks that there is adequate provision for parking.</p>		
<p>18/01791/AS</p>	<p>Unit 1, Hall Avenue, Orbital Park, Sevington, Ashford, TN24 0AA</p>	<p>Industrial development comprising a mix of B8 (storage), B2 and B1(c) (industrial) uses, landscaping, access, electricity sub-station and associated works</p>
<p>The above application was considered at the most recent Mersham with Sevington Parish Council Meeting. Un-approved building activity is consistently discouraged by the Parish Council and so the Parish Council does not support this retrospective application. The Parish Council, therefore, requests that the Borough Council rejects this application on these grounds. In addition, the Parish Council would like the Borough Council to verify that the size of the garden is appropriate, considering that the land currently has agricultural status.</p>		

18/01766	34 Church Road, Sevington, Ashford, Kent TN24 0LE	Two storey rear extension incorporating roof extension and new porch
The Parish Council raises no objections to this application but requests that the planning officer considers any comments raised by the neighbours.		
17/00736/CO NA/AS	Agricultural Building at, Red Barn Farm, Laws Lane, Mersham, Kent	Discharge of condition 1
The Parish Council has no comments to make on this application		
18/01820/AS	Batavia, Bower Road, Mersham, Ashford, Kent, TN25 6NW	Variation of condition 9 on planning permission 17/00442/AS to allow construction works until 2000 hours
The Parish Council has already objected to this application. Response submitted.		
18/01855/AS	Quarrington Oast House, Quarrington Farm, Quarrington Lane, Brabourne, Kent	Change of use and conversion of former oast house to create 2 dwellings
The Parish Council raises no objections to this application		
18/01856/AS	Quarrington Oast House, Quarrington Farm, Quarrington Lane, Brabourne, Kent	Listed building consent for change of use and conversion of former oast house to 2 dwellings
The Parish Council raises no objections to this application		
18/00464/AM ND/AS	DVSA, Waterbrook Park, Clover Road, Sevington, Ashford, TN24 0TX	Revision to site layout on planning permission 18/00464/AS for the erection of a vehicle inspection building incorporating an internal inspection pit, with associated roller brake testing facilities, landscaping and ancillary works
The Parish Council raises no objections to this application		
19/00015/AS	1 Cherry Glebe, Mersham, Ashford, Kent, TN25 6NL	Construction of a single detached dwelling
The Parish Council considers that this proposal is inconsistent with the existing housing density, the adverse impact on neighbours would be severe and it would, therefore, deteriorate the amenity of the immediate neighbours.		
19/00048/AS	Ransley House, Kingsford Street, Mersham, Ashford, Kent, TN25 6PF	Replacement of all windows with slimline double glazed timber framed units

The Parish Council would support these improvements

19/00052/AS	Land south of Captains Wood, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent	Construction of 17no. residential dwellings (Use Class C3) with associated access, parking and landscaped areas.
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This is an extension to Finberry and the Parish Council raises no comments

19/00057/AS	Magpies, Bower Road, Mersham, Ashford, Kent, TN25 6NW	Proposed new entrance porch; removal of existing flat roof and replacement pitched roof
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The Parish Council raises no objections to this application

16/01722/AM01/AS	Land between Hinxhill Road and, Hythe Road, Willesborough, Kent	Non-material amendment to conditions: . Condition 2 (list of plans approved); . Condition 7 (parking plans); . Condition 32 (restriction on windows); . Condition 33 (restriction on window openings); and . Condition 36 (car port details). Description of changes provided in the covering letter.
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The Parish has no comments to make on this application.

18/01823/AS	Land part of Phase 1, Waterbrook Park, Waterbrook Avenue, Sevington, Kent	Temporary accommodation for a car showroom, vehicle sales, offices, and car parking for customers, staff, and used car sales
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The Parish has no comments to make on this application.

Financial Matters

- a. To note/authorise the following:
 - i. To note the Parish Council's Financial position
The Parish Council bank balance as at 31/12/2018 was £31,204.34 with unrepresented cheques valued at £2000.00.
 - ii. To authorise any payments

Cheque No:	Payee	Amount
501903	Mr T Saint – Sevington litterpicker	£ 116.13
501904	Mr I King – Mersham litterpicker	£ 93.60
501905	HMRC	£ 15.80
501906	Fast hosts – domain hosting for website	£ 23.98
501907	Mrs T Block – Clerks salary	£ 501.27
501908	P Turley – Beacon base repairs	£ 24.96

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

JPF/Millennium Green events

<p>There was discussion about holding a couple of events each year on the Millennium Green/JPF. Cllr Turley is looking at costs of a brass band. The school are to be approached with regard to their calendar and whether one of their events could be transferred to the JPF. It was agreed that this would be discussed at the February meeting.</p> <p>The meeting was reminded that the Sevington Sizzle will be held again in August 2019.</p>	PT
<p>KALC It is felt that contact is being lost between the Parish Council and KALC. The Chairman requested dates and it was agreed that this matter is to be discussed at the next meeting.</p>	TB
<p>Finberry Working Committee A suggested working-committee or Parish Council sub-committee for Finberry was suggested, this will also be re-visited in February, the Clerk will enquire about availability of the school for meetings.</p>	TB
<p>Sevington North The pigs that have been causing a problem in Sevington have been removed for now and Cllr Oakley-Hills is planning to contact the land owner. Cllr White took the issue up with Ashford Borough Council and it is now being addressed and Cllr White is progressing with the issues.</p> <p>Play park money is available and ABC are getting together ideas and proposals, surveys will be collated and contracts will be agreed in March with the intention of the play park opening in the summer 2019.</p>	JO-H
<p>Cheesemans Green Traffic issues This item was deferred until next meeting.</p>	
<p>The Mersham Fete The fete will take place on 9th June. Raffle prizes are being collected. The Clerk is to check the Millennium Green maintenance schedule ahead of the fete.</p> <p>It was considered that Councillor Clair Bell could be approached with regard to the funding of a marquee. Sponsorship of the fete will be discussed as an agenda item at the next meeting.</p>	TB
<p>To consider any changes to the Risk Assessment The Clerk is to re-visit the Risk Assessment for beacon lighting for Mersham.</p>	
<p>Any Other Business A former tree warden had written to the Clerk regarding the tree/hedge cut back on the Millennium Green – it was agreed that the current tree-warden would be asked to check the trees on the Millennium Green.</p> <p>The Caretaker has been thanked for cutting back the brambles.</p> <p>A note was made of the forthcoming elections.</p> <p>Streetlighting had been brought to the attention of the Parish Council – the Clerk is to contact Kent Highways to request extending the street lighting to Quarry View.</p>	JO-H TB
<p>Date of the next meeting: Monday 18th February 2019 Monday 18th March 2019 Monday 15th April 2019 Monday 20th May 2019</p>	
<p>The meeting closed at 10.35pm</p>	