

Minutes of Meeting held at Bossingham Village Hall
on Tuesday 12 May 2026 at 6.30pm (immediately following Annual Meeting of the Council)

1. Attendance and apologies for absence

Attending: Chairman Nick Waldron, Vice Chair James Hodgkinson, Cllr Jess Wood, Cllr Katy Ford, Clerk/RFO Karley Hubbard, CCC Cllr Mike Bland and KCC Cllr Mike Sole.

Apologies: Cllr Simon Warner

2. **It was resolved** unanimously to accept the Minutes of the meeting held on 10 March 2026

3. Members' declarations of interest on Agenda items

Cllr Nick Waldron: Appendix 6.4c

4. Public participation on Agenda items

5. Matters arising not covered by the Agenda

a. Rats on Lime Kiln Lane – matter dealt with by parishioners.

b. Canterbury KALC AGM 22nd May, 6:30pm Chartham Village Hall

6. Planning Applications

Planning applications may be viewed at Canterbury City Council's website [here](#) *Responding to Planning Applications: In order for councillors to be aware of parishioners' views on a planning application, parishioners are encouraged to share their thoughts with the parish council at least one week before the CCC submission deadline. In that way, councillors can support parishioners' views if necessary.*

6.1 ENF/25/00176 Site at Pett Bottom Road CT4 6EQ

No further contact from parishioners. CCC Cllr Mike Bland to conduct a site visit.

6.2 CA/26/00261 Little Bossingham Farm, Lime Kiln Lane, Bossingham, CT4 6FY Awaiting CCC decision

Installation of a roof mounted solar array on 3 outbuildings

6.3 CA/25/02065 Dane Cottage, Hogg Lane, Petham, CT4 5PJ

Porch to front elevation

Appeal

6.4 Outstanding planning applications affected by water quality at Stodmarsh nature reserve: CCC Cllr Mike Bland to raise with CCC and get an update. Delays in planning application decisions. Contact Cllr Bland if any outstanding decisions need to be followed up.

6.5 Concern about deterioration of the Tithe Barn, Upper Hardres: CCC Cllr Mike Bland to follow up.

7. Highways Highways issues can be reported directly to KCC [here](#).

a. Road Closures – Broxall Road, Pett Bottom Road, Bow Hill – 3rd June for pole and cabling work. Hardres Court Road 7th May road closure moved to 17th August for one day.

b. Clerk now receives road closures for Folkestone & Hythe District as well as Canterbury.

c. Hedge on Hardres Court Road between Great Bossingham Farm and Woodview has been cut back

8. Reports

8.1 City and County Councillors

See Appendix 8.1a for Mike Sole's April Report and Appendix 8.1b for Mike Bland's Annual Report

8.2 Footpaths

8.3 Bossingham Village Hall

a. Gardening volunteer

Clerk shared on Facebook and shared with gardening club for volunteers, no uptake. John updated to say he's happy to continue with gardens until volunteer or contractors are found. Clerk to ask grounds men to provide a quote for taking on gardening.

8.4 Bossingham Playing Field

a. Inspections

Cllr Jess Wood continues to inspect playing field. Nothing significant to note. Clerk to explore mole catcher

9. Finance

9.1 Balance of Account on 12 May 2026: £36,645.88, represented by Current account £11,849.90; Reserves £8,225.96; CIL funds £116,570.02

9.2 Receipts and Payments since last meeting and Bank Reconciliation See Appendix 9. Precept 2026/27 of £9568.00 was received from CCC on 20 April.

9.3 Expenditure due before next meeting

Hugo Fox	Website hosting monthly	£11.99	Vat £2.00
Hugo Fox	Email hosting monthly	£2.99	Vat £0.50
K Hubbard	Salary May	£487.76	
K Hubbard	Salary June	£487.76	
KALC	Annual Subscription	£291.10	Vat £48.52
Insurance	Renewal Premium	£689.40	
Hopkins	Defibrillator Annual Maintenance fee	£249.48	Vat 41.58
Wraights	Ground Maintenance M,A,M	£914.40	Vat £182.88
Internal Auditor	Lionel Robbins	£140	

Bleed kit: Approved Bleed Kit for defibrillator of £45 in. VAT once clerk explored shelf life.

It was resolved unanimously to approve expenditure, proposed by Cllr James Hodgekinson, seconded by Cllr Jess Wood, approved by the Chairman.

9.4 Banking updates.

It was agreed to remove Cllr Waldron as signatory and add Cllr Ford

10. CIL (Community Infrastructure Levy) Neighbourhood Portion

Balance of CIL funds. £16,570.02 (deadline for spend Oct 2027)

11. Dog fouling

Cllr Hodgkinson had meeting with Connie Nolan and Jason Hedges to discuss local issues with positive outcome. Email sent to Parish Councils in Canterbury District to highlight hotspots for CCC to put up signage. Enforcement are happy to receive doorbell footage of fouling.

12. Community Resilience Plan/Emergency Plan

Clerk sent letter to SE water regarding using village hall as bottled distribution centre. No response

13. Welcome Pack

It was resolved to approve Welcome Pack. Cllr Hodgkinson to share final version for Clerk to share

14. Internal Audit

Clerk meeting auditor on Wednesday 27th May. This does require an extraordinary meeting in June to approve AGAR. Clerk to send round dates.

15. Defibrillator

a. Registration

Village Hall Defibrillator is registered on the British Heart Foundation website. Also, one at Stelling Minnis School. Only available Mon-Fri 8am - 6pm. Clerk added to the Open AED Map. Defibrillator checked March and April, cleaned, checked and serviced and found to be fully functioning.

b. Bleed Kit

Introduced end of 2025. Not mandatory but recommend. Cost of £45 in. VAT. Cllrs approved, Clerk to explore shelf life.

c. Training

Hopkins deliver AED training as part of programme – delivery to 8-12 attendees for 2 -2.5 hours. Clerk to explore and source dates.

16. For information

- Meeting dates 2026: Tues at 7pm - 14 July, 15 September, 10 November.
- **Next meeting: 14 July 2026 – 7pm**
- Meeting close: 19:28

Signed Nick Waldron, Chairman, 14 July 2026

Chairman Nick Waldron

Parish Clerk Karley Hubbard | 077872 417912 | clerk@upperhardres-pc.gov.uk | www.upperhardres-pc.gov.uk

Appendix

6.4 Long-term outstanding planning applications affected by water quality at Stodmarsh nature reserve:

Poor water quality levels at the internationally-important nature reserve in Stodmarsh have stalled housing developments across east Kent. The wetlands at Stodmarsh outside Canterbury, which are a haven for wildlife, are deemed to be suffering from high levels of nitrogen and phosphorous. Further information can be found here:

<https://www.canterbury.gov.uk/planning-and-building/stodmarsh-and-water-quality/>

The following planning applications are affected:

- | | | | |
|----|-------------|---|--|
| a. | CA/20/02857 | Court Lodge, Manns Hill CT4 6EB | <i>Objection. Awaiting CCC decision</i> |
| | | Erection of two-storey detached dwelling with associated parking, access and landscaping | |
| b. | CA/20/02785 | Homeside Farmhouse, The Street CT4 6DX | <i>Acceptable. Awaiting CCC decision</i> |
| | | Erection of a dwelling and garage in rear garden together with alterations to existing dwelling including new single storey side extension following demolition of garage and chimney to enable formation of access | |
| c. | CA/20/02237 | Two Acres, Hardres Court Road CT4 6EA | <i>Acceptable. Awaiting CCC decision</i> |
| | | Erection of 5 no. detached two-storey dwellings with associated garages, parking and landscaping following demolition of existing dwelling. | |

8.1 City and County Councillor Reports

a. KCC Cllr Mike Sole's April Report

A little bit later than usual, but here is my April 2026 update.

It was a pleasure to start the month off by being asked to officially open the new children's play equipment in Bishopsbourne. The parish council worked hard on the project, and I was delighted to be able to assist with the funding using my KCC members grant.

I met with members of Canterbury National Farmers Union to discuss KCC and CCC issues, and after the meeting was able to provide an update on the Grove Ferry Bridge – in summary, when it is replaced it will be able to carry all road transport without the existing weight limit, but until funding is agreed there is currently no date for when work will be carried out.

At this time of year I look forward to attending the annual parish meetings of many of the sixteen parish councils in my KCC division. At the Ickham meeting and Bekesbourne with Patribourne I gave a presentation/talk on Local Government Reorganisation and what it might mean for the parishes. I look forward to giving the same presentation in Chartham in May. I also attended the annual parish meetings at Barham and Lower Hardres. I was good to talk to residents at all of these meetings and hear about local issues.

Once again, the issues around plots of public open space in St Augustines, Chartham, appearing on auction sites and being sold are a major concern. I continue to work with residents and the council to establish how these open spaces are enforced.

I arranged for KCC drainage engineers and the cabinet member for highways to visit the local area with me. We discussed drainage issues with Bridge parish council and also looked at other areas impacted when the Nailbourne flows, leading to road closures.

I attended a screening of The People's Emergency Briefing at The University of Kent. This film, presented by Chris Packham highlights the very real challenges that climate change is having and how it is impacting our lives, and will continue to do so. If you get an opportunity to see it, I highly recommend it.

I attended a half day KCC seminar on Road Safety and Active Travel with several parish councils.

b. CCC Cllr Mike Bland's Annual Report

This is a brief report of my activity over the past year. It does not include that of my colleague and fellow councillor as there will be a joint newsletter from us both coming soon.

In respect of the ward as a whole, I have maintained a close interest and offered support regarding a number of planning enforcement actions. In respect of these and other planning matters I have maintained liaison with our MP Rosie Duffield.

Rural residents in the ward have contacted me for support regarding the annoyance of failed bin collections and illegal tipping. I have assisted in these cases and believe satisfactory outcomes have been achieved.

Recently, Cllr Brady and I challenged at an Overview Committee the lack of regard to rural areas and wards within the new draft Cultural Strategy for the Council. We made suggestions and called for some community engagement with the villages and hamlets in respect of how a Cultural Strategy could and should work for them. I would welcome a local discussion with residents and the Parish Council on what local people would like to see in such a strategy.

There are two looming big issues for the Council and District over the coming two years. The first is about the Draft Local Plan, and the second regarding Local Government Reform. There will be more focus and discussion on both in the coming months.

First, the Draft Local Plan. This is currently out for Regulation 19 public consultation together with the new Draft Transport strategy. The consultation finishes on Monday 18th May. At a special full Council meeting on 18th March I voted for the Plan to be submitted for consultation and to be placed before the Planning Inspectorate for adoption. There are no new development sites identified in the plan for Upper Hardres Parish. There is however an interesting and overdue clarification proposed in respect of the 'boundaries' of village and hamlet areas. This strengthens protection for their character and definition. The Draft Transport Strategy in support of the Draft Local Plan is one which residents may wish to examine and comment on. Comments are possible through the City Council's website. All such comments will be conveyed to the Planning Inspector. The Draft Transport Strategy embeds the 'Bus First' and 'Active Travel' principles of the Draft Local Plan. Between now and 2042 there will be changes to the transport character of journey from the rural areas into Canterbury City. There will be more emphasis on park and ride and cycling and walking. There are ambitions too for further development of the type and frequency of buses. Cars will still be allowed through Canterbury, but the expectation is to reduce this through other healthier forms of transport.

Next major issue is Local Government Reform. A decision will be made shortly by the Government on whether Canterbury District will be combined with other Districts to form either one of three or four Unitary Authorities across Kent. There will be no City Council elections in May 2027 as would be normal. Instead sitting councillors will continue for a year as part of the transition to a new Unitary Authority. There will, however, be elections in May 2027 for councillors to a new 'shadow authority', that is the beginning of the new Unitary Authority which will take over from the district councils during 2027-8. More information on this will be published shortly.

Associated the Local Government Reform the council has launched a "Community Governance Review" which is out now and which closes on Sunday 5th July. This is an important consultation for Parish Councils, and I recommend the possibilities it allows are given serious consideration in light of the move to Unitary Authorities. For example, the Parish Council may wish to consider applying for more parish councillors, or may wish to consider unifying after discussion with a neighbouring Parish Council. These are important considerations given the likelihood that more may be asked of parish councils in the future. There will be a further consultation in respect of the results and any proposals coming from this review.

Lastly, both South East Water and Southern Water attended a Scrutiny Committee (of which I am a member) recently. The Scrutiny Committee heard presentations from both authorities and held them to account for poor service. There are planned improvements, but I am not persuaded these are sufficient. Whilst there has been much regional and national focus on coastal areas and sewerage I raised questions about Southern Water's performance in respect of our River areas, and particularly the River Stour. I shall be continuing that focus over the next year.

Finally you will be aware that our Liberal Democrat colleagues have decided to withdraw from the Coalition at Canterbury City Council. This leaves a minority Labour administration in situ.

I would very much welcome questions at the meeting and afterwards too!

9. Finance

Bank Reconciliation: 10 March 2026 – 12 May 2026

Current Account:

£

The net balance reconciles to the Cashbook (receipts & payments account) as follows:

Balance brought forward at 10 March 2026	29,794.00
ADD: receipts 10.03.26-12.05.26	10,091.15
LESS: payments 10.03.26-12.05.26	3,239.27
Closing balance at 12 May 2026	36,645.88

Total funds at 12 May 2026

£ 36,645.88

Receipts and payments since last meeting, cashbook extract

MARCH								
Date	Description				Receipts	Payments	Ref.	Balance
11	from HMRC	VAT reclaim	10Oct-28Feb	VAT	523.15		HMRC VTR	
13	Direct Fabrics	Village Hall Curtains	Mar			2908.61	INV 1000082514	
18	C Hamilton	Handover hours	Mar			116.72		
18	Print Matters	Village Hall Signs	Mar			90.00	INV17229	
20	Santander	Charges	Jan - Feb	BANK		9.98		
30	Go Cardless	Hugo Fox website hosting	Apr	WEB		11.99	INV 25168	27,179.85
APRIL								
1	GoCardless	Hugo Fox Email Hosting	Apr	Email		2.99	INV-25366	
15	KALC	Training	Apr	Training		42.00	INV-8X4HN	
20	from CCC	Precept 26/27	Apr	Precept	9,568.00			
29	Go Cardless	HugoFox Website Hosting	May	Website		11.99	INV-26438	
								£ 36,690.87
MAY								
1	Go Cardless	Hugo Fox Email Hosting	May	Email		2.99	INV-26618	
6	KALC	Training	May	Training		42.00	INV-7CJWD	
								£ 36,645.88