

Stelling Minnis Parish Council

The Annual Parish Meeting was held on Wednesday 16th May 2018 in the Village Hall. The meeting commenced at 7.30pm.

Present: R Hubble – Chairman
J Haffenden – Vice Chairman
A Day
P Dimmock
L Dudas
D Stephens
G Watts
I Bowie – Clerk and RFO

The meeting was also attended by 84 members of the public.

1.0 Apologies were received from: KCC & FHDC Cllr S Carey, FHDC Cllr J Hollingsbee

2.0 Signing of the minutes of the Annual Parish Meeting held on 17th May 2017

All were in agreement for the Chairman to sign the Minutes as a true record of the business transacted at the Annual Parish Meeting in 2017. Proposed by Cllr Day and seconded by Cllr Stephen

3.0 The Parish Council Statement of Accounts for year ended 31.3.18

Irene Bowie (Clerk & RFO) reported on the Parish Council accounts which were presented, circulated and accepted at the Annual Meeting of the Parish Council on 9th May 2018. She stated that a copy of the audited and approved accounts for 2017/18 was available on the PC table with the minutes from the 2017 APM.. The internal auditors report is also available.

The annual gross income for the PC was £7533, which included a Community Grant from FHDC of £2000 for Kerbing at the Triangle of the Rose and Crown, and a donation from the closure of the Bossingham Youth Club of £233. Gross expenditure for the same period was £6673. The reconciled balance as of 31st March 2018 was £7753. Fixed asset value is £2191.

Budgetary control was accurate and efficient with the PC coming in at or slightly under budget on all items. However, the only item not budgeted for was the Kerbing at the Rose and Crown but this was a zero cost option as the entire cost was covered by the community grant.

Moving forward, the PC aims to increase efficiency and reduce expenditure where possible. Online banking and a paperless accounting system will enable the accounts to be produced quickly.

The PC is also looking at ways to reduce costs for example reducing the amount of paper used for PC meetings and shopping around for a better quote for our insurance. Maybe even having paperless PC meetings.

4.0 To receive a report by KCC, Cabinet Member and FHDC Cllr S Carey

Cllr Carey was unexpectedly detained and gave her apologies.

5.0 To receive the Chairman's Annual Report.

Welcome to this the Annual Parish meeting for Stelling Minnis.

During the past year we have met every two months and dealt with a number of issues concerning the parishioners of Stelling Minnis ranging from seeing the triangle outside the Rose & Crown finally completed on the 'to do list' of over 10 years ago, identifying problems with our central notice board which was donated to the village by the family of the late Harold Everist in 1985 who represented as a Councillor for the Stelling Minnis area for 45 years. It now has an aggressive wet rot problem and we are at present obtaining various quotations for repair or replacement. Various signs in the village seem to be targeted by 'strong men or women' of the village in lifting them out of the ground and throwing into the hedge or long grass, a curious pastime! Let's encourage them to channel their anger into helping clear the Minnis and not to destroy it. We are looking at this moment to gather volunteers to once again introduce the 'speed watch' campaign during the better months of the year to remind local people that the centre of the village is a 30 mph area and are looking to try and extend this down the straight road to Bossingham and in the other direction through Wheelbarrow Town just past the junction to Elham.

An additional bus stop shelter at the top of Wheelbarrow Town hill near Sunrise is being investigated and are currently awaiting quotations which would also house the other village notice board as well.

An unwelcome situation has been identified at the top of Fryarne Park Wood where a person has been living in a shack in a protected piece of woodland which is a SSSI and in a ANOB and has an 'article 4 restriction order' placed on the whole woodland so no human habitation can be allowed unless for the coppicing and removal of timber on a temporary basis. This has now been referred to FHDC Planning Enforcement Officer who we expect to hear from shortly on what action he is prepared to take.

The new development of the old egg packing factory at Stonegate Farmers site is to now be known as Stoneacres and the site was cleared of all old buildings and over 6 acres of concrete which was suitably crushed ready for the new development of 29 houses to be built by Pentland Homes and the two business barns by Quinn Estates. We have recently been advised by Alistair Cracknell, lead Q/S for Quinns, that it is anticipated that the building phase and road improvements are due to start at the end of Q3, Oct/Nov, so watch this space.

In the last year, as your Parish Council, we have been very busy on your behalf. We have been consulted and commented onplanning applications, rather less than the average, The defibrillator cabinet, which has now been installed on the wall of Stelling Minnis Stores has been used this past 12 months with a great success. This means that the defibrillator is now available 24/7 and one thing that people should know is that there is combination lock on the cabinet and the shop has this when open. When it is closed there is a number to call who will give that number for activation. If you are out of reception on the phone go to the phone box on Minnis Green and dial 999 who will be able to assist. By a quirk of administration although we have been able to save the phone box the light bulb has yet to be replaced as BT says it has to be put in by a qualified electrician!!! (We are still in the dark as we speak). Our thanks go to Bruce and Emma of Stelling Minnis Stores for agreeing to have it on their external wall which has already saved one life and our thanks to First Responder Steve Moores for his expertise in selecting the cabinet. The defibrillator itself is owned by South East Coast Ambulance Service and maintained by Steve Moores.

We have continued to meet our commitments in respect of the Transparency Code – in essence this means that everything we do has to be made visible to the Public on a web site.

Maintaining the relevant areas of the web site is a legislative requirement, so we have agreed to pay the webmaster a small honorarium in recognition of the work involved. We have, once again, been successful in obtaining a grant to cover part of that cost – the excess is our contribution to the community to allow the web site to be open to all clubs and societies who serve Stelling Minnis.

On behalf of the Managers of Stelling Minnis Common we did ask for a review of speed limits on Bossingham Road where it passes the invisible fencing areas that hold the grazing cattle which are currently munching their way through pasture on the East side of Bossingham Road but was refused initially by Kent Highways. We now understand that the Managers are looking at another legal angle for a speed limit to be introduced.

Don't forget that the Windmill and Museum is open for cream teas every Sunday afternoon (2 to 5) and Bank Holidays inclusive. The Windmill Fete is on track at the end of June and represents a great local spirit and is a lot fun for all and something that should not be missed. For your further information a team of Mill management are just proofing a copy of a new publication to be available on the history of our precious Davison Mill which David McDine has spent many hours on research and putting together a unique publication that will be available to buy but is principally designed to educate younger children to visit the Windmill and Museum via their teachers and/or their parents and learn about how people survived and worked in the 'olden days'.

Each year Councillors are allocated responsibilities on behalf of the Council. Most important are the three roles of being Trustees for the council on the Stelling Minnis Charitable Trust (John Haffenden), the Stelling Minnis Village Hall Trust (David Stephen), and also the Windmill and Museum Trust (Robert Hubble). Ann Day is our representative for the Minnis Managers and also the new booking clerk for the Village Hall.

A mention of appreciation for the Neighbour Hood Watch coordinator Robbie Gambrell, who has been providing a most interesting set of articles and especially with his warnings about the various scams that are being operated by certain call centres from different parts of the world who can hardly speak a word of English to start with. That in itself should put you on your guard immediately. We regularly get calls saying 'I am from BT' and can hardly speak ANY English and I then tell them directly that they are scammers as we changed from BT over 18 months ago so please go away..

And finally I would like to thank our Parish Clerk, Irene Bowie, who has done a sterling job and has an extensive knowledge of the workings and ways of KALC and to our new Hon Auditor, Lee Jones, who will keep us in check where appropriate.

Because Parish Council represents the community then our representatives are also your representatives, so please contact them if you have a question; our Clerk will provide contact details on request.

We are very grateful for the work done by Martin Hart as Footpath Warden and Councillor Paul Dimmock as Tree warden.

We have discovered various scrap books and photos of times gone by in Stelling Minnis history from the 40's, 50's and 60's which you may find of interest so please have a look at them on the table.

Finally if there is anything that I have not mentioned in this summary, that you wish to talk to me or any of the Councillors about, then please do so later when there is an opportunity for questions or after the formal part of the meeting has finished.

6.0 To receive a presentation, by Rogate Developers Ltd, re Planning application Y18/0456/SH, Camping and Caravan site Rose and Crown. Erection of 14 dwellings with access from Crown Lane

Mr Showler and his team gave their presentation. He addressed the issue of access he produced an extract from the Land Registry that showed that the widening proposed utilise highway and unregistered land. He further added that Highways were satisfied with the arrangements.

It was further stated that resident concerns regarding the movement of construction traffic would be mitigated by a Construction Management Plan that would be a planning condition if the application was approved by FHDC. This would ensure that HGV etc would access the site via the public house and not via Crown Lane.

There would be 2 affordable homes; 6 x 3 bedroom homes; a pair of semi-detached barn style homes and 4 other detached properties.

7.0 To receive a presentation by a representative of the Crown Lane residents group.

The Chairman detailed the history of the application. He then invited Graham Franklin, a representative of the residents of Crown Lane to present to the meeting. A plan of the site was displayed on the screen to assist.

Mr Franklin outline the objections to the application as follows:- (i) The suitability of the entrance to the development from Crown Lane (ii) The original intention was to enter the site via Minnis Lane, which would cause significantly less problems to residents. (iii) Minnis Lane would provide a natural entrance and have better access to the main. (iv) Concerns regarding the increased number of houses from 11 to 14. (v) Concerns that the ancient boundary hedge would be destroyed to widen the access to the development. (vi) Additional traffic along a narrow lane especially at the pinch point. This will be dangerous and cause congestion on Crown Lane. (vii) Disagreement with Highways measurement of a width of 4.8 m. Residents have measured the same location and the measurement is 3.4m max. This is not wide enough to allow easy passing of Lorries etc. (viii) Increased volume of traffic including deliveries to the pub, equine traffic and refuse lorries. (ix) Development seems disproportionate and out of keeping with the Village scene (x) No provision for soakaways and this will further increase the flooding problems for some houses on Crown Lane. (xi) Inconsistencies in the documents provided to FHCD. V1 and V2 seemed to be interchangeable making some parts of the application incomprehensible

The Chairman thanked Mr Franklin for his presentation and invited comments from members of the public.

Several members of the public spoke regarding their concerns regarding the development. One resident enquired if the percentage of affordable homes was sufficient. Others queried where the construction vehicles would park during the development as the area is congested as it is. A general objection was regarding road safety entering and leaving the site on a difficult corner. Many residents were worried regarding the narrowness of Crown lane and its unsuitability as the access for the development.

Cllr Haffenden suggested that the original access through Minnis Lane would be a much better and more acceptable solution.

However, there was general support for the concept of a development behind the Rose and Crown but residents felt disappointed that neither the developer nor the landowner had consulted prior to submitting the planning application as this may have allowed for many of these issues to be clarified and possibly remedied.

The Chairman called for a show of hands from those present regarding access, either through Minnis Lane or through Curtis Lane. One member of the public preferred the Crown Lane access with all others present preferring the access to be through Minnis Lane.

8.0 Questions and AOB

There were several questions regarding the Crown Lane Development.

- 1) Access was a major concern**
- 2) Construction Traffic using Crown Lane**
- 3) The development was of a disproportionate size**
- 4) The majority of attendees requested (show of hands) that access to the development was Minnis Lane and not Crown Lane**
- 5) Affordable Housing on Stonegate Development**
- 6) Speed limits on Bossingham Road**

There being no further formal business, the Chairman thanked everyone for attending. The meeting Closed at 8.45 pm

Signed John Haffenden

Vice -Chairman of the Parish Council

Date 15th May 2019

APPENDIX Village Reports

Stelling Minnis & Upper Hardres History Group

As in previous years, we have provided monthly articles for the Hardres & Stelling News. Interest on those articles covering local subjects has been raised among readers and we are getting feedback with more information.

For this ongoing project, over the year we have been mainly concentrating on interviewing people, taking photos and getting articles together for our Minnis Memories follow-on book. The title 'More Minnis Memories' has been agreed and we have found a company to do the printing and they will also help us with the general layout.

Nick Onslow gave a very interesting talk on Wooding and very generously donated the proceeds to our village book project.

Together with grants from the two Parish Councils, sponsorship and grants, we are delighted that we have also managed to raise the money to cover these publishing costs. Once all articles collated, cover and drawings decided on, we hope to have More Minnis Memories published in the next few months.

More talks are planned with 'The History of Sound' booked for 15th June, 2018 at SMVH.

During the coming year we plan to visit Lympne Castle, Brook Historical Museum and Brook Church, a Martello Tower and the tunnels at Ramsgate. We might even manage to fit in a visit to the Shepherd Neame Brewery.

Our membership numbers have increased, with more attending our regular, very friendly and enjoyable twice-monthly meetings.

We had a stand next to the windmill at the School Windmill Fete, where we chatted to the many visitors, answered questions about the villages and told them some of the local history.

Once again we shall have a stand at the coming School Windmill Fete On the 30th June.

Footpath Warden's report 2017-18

This year has seen the first of the new metal gates installed in our parish.

The one pictured here was recently fitted on the path behind Boormanhatch Farm (HE18). Thanks to Countryside Access Wardens, Averil and Steve Brice, who helped obtain and fit the gate for the landowner, the previous wobbly stile is now firewood. Where stiles need replacing these gates can now be obtained from KCC. A landowner generally has only to make a donation towards the cost and deal with the installation. Although, as in this case, the Countryside Access Wardens can sometimes arrange for volunteers to do this work. Averil and Steve are also helping with sorting a problem on HE2, one of the paths from Stelling Church to Stone St, where a stile has collapsed.

Another good news story was the replacement of the stile on path HE11/HE9 which heads out towards Stone St from the back of Holly Tree Farm. Within days of it being reported to me that it was in poor repair, and after speaking with the farmer, he rebuilt it as pictured below.



Thanks to John Haffenden for refurbishing a number of stiles across his land, making getting over them an altogether more stable experience.

We have again experienced a problem this year of someone cutting wire fences underneath stiles - presumably to let dogs through. However, apart from being criminal damage, this is very unhelpful to other dog owners who may have their dog off the lead, relying on the stile to limit access to the next field, which could have animals in it.

Elsewhere, paths have remained accessible through the winter months, although the 'discouraging' sign I reported on last year, on the path next to the village hall, is still there. We are just entering the time of year when crops start to grow and need spraying or mowing by landowners to keep them clear, so I'm hoping this will get done by the few who can be slow or sometimes forget altogether. It's also in the landowners interests to mark out paths, to stop walkers who veer off course all taking slightly different routes across a crop.

Martin Hart - Footpath Warden



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Headteacher's report to the Parish Council 2018

Since the last meeting we have had an inspection from the Diocese into how well we work as a church school. This involves looking at our RE, our Collective Worship (assemblies) and our Christian ethos. We were delighted to receive an Outstanding judgement for this. We have been a church school since 1784 and it means a lot to maintain that tradition so well.

We are delighted that our tower has finally been repaired, paid for by KCC, but even more delighted to get the school clock up and running, paid for through funds donated by local people, money from a particularly generous benefactor plus a grant from the Beerling Foundation.

We look forward to the usual round of fun summer activities, including the Summer Fete at the Windmill on 30th June and the Minnis Mile and Hog Roast on 6th July.

We are always grateful to members of the community who give up their time to support and help us in school, with reading, with Forest School or through helping generally in class.

Thank you.

John Gray
Headteacher



'An Outstanding Church School.' – Diocesan Inspection.

'Pupils make good progress in all parts of the school.' – Ofsted.