



PARISH COUNCIL OF SANDHURST, KENT

Please reply to Catherine Catt, Parish Clerk, Old School, Back Road, Sandhurst, Cranbrook, Kent TN18 5JS 01580-850295

Approved Minutes Precept Meeting Tuesday, 7th December 2021

In Attendance:

Cllr Christopher Robinson (Chairman) - CR	Cllr Mel Phillipson - MP
Mr Alan Crocker (RFO) - AC	Cllr Paul Phillipson - PP
Cllr David Rogers - DR	Julie Horan (Temporary Admin) - JH

Item No	
1.	Apologies for Absence
	Apologies were received from: Cllr M Griggs, Cllr A. Kerry, Catherine Catt.
2.	Declarations of Interest
	To receive declarations of interest concerning items on the agenda. Councillors were reminded that they must inform the Monitoring Officer of any changes to their Notification of Disclosable Pecuniary Interests. None
3.	Precept
	To agree a provisional precept in principle for 2022/2023. The precept demand needs to be sent in to TWBC by 14th January 2022 at latest. A spreadsheet showing the Draft Budget for 2022/2023 was distributed among Councillors and discussed in depth and amended where required by CR. DR queried why £20,000 was being kept back. CR/AC explained that the Auditors recommended keeping back 3 months of Precept as a reserve. It was proposed that the Precept was increased from £73,980 to £80,000 which is an 8.1% increase in absolute terms but only 4.4% in "Band D Equivalent", which is the measure used by TWBC. In principle the council are happy with the figures. CR confirmed that a final Precept amount for 2022/2023 would be approved at the Full Council Meeting on 14 December 2021 or if there are still outstanding queries at the 11 January 2022 meeting in time to meet the

	deadline for submission. MP Proposed. DR Seconded. All agreed.
4.	Planning Applications
	Planning Application : 21/03699/FULL
	The council is in support of this application, particularly in respect of the relocation of the drive entrance which will improve safety at this point in the road. However, we support the comments of the Conservation Officer in respect of the size of the new building and the inclusion of fake garage doors.
	Planning Application : 21/03683/OUT
	The council objects to this application as it proposes two high specification dwellings in a rural setting outside the Limits to Built Development in an AONB replacing a rural activity at an equine centre. It is not stated what impact, if any, this will have on local employment. Such a development, whilst positioned so as to retain clear sight lines of the grade II listed church, would not be in keeping with the character of the existing settlement which comprises agricultural buildings, the Baptist Church and grade II listed Oakhurst Farm. We also fear that isolated residential developments of this nature in essentially rural locations would set a precedent for further incursions into the AONB.
	Planning Application : 21/03676/REM
	Comments from Sandhurst Parish Council ("SPC"): a) Plots 7 & 8 are shown as a two-storey and a 1½-storey dwelling built right in front of an existing bungalow. SPC is concerned about the resulting loss of privacy to the existing property and noise and light pollution from the new properties impacting the peaceful enjoyment of the existing bungalow. The applicant appears to have had similar concerns to the north of the site where Plots 9, 10, 11 & 12 are proposed to be bungalows owing to their proximity to existing housing on Rye Road. SPC's view is that plots 7 and 8 should also be single storey dwellings. b) The overflow car parking in Marsh Quarter Lane is still proposed, despite our earlier objection. SPC is opposed to this provision in this location as it will be out of sight from existing or new properties. We believe that this is not in compliance with the Secure by Design principles and will lead to fly tipping and other anti-social activities taking place at the entrance to the development. c) Artic White Hardie Plank is proposed for the external weatherboarding. However, the applicant makes much of the existing timber weatherboarding in use throughout the village. Although marketed as a maintenance free product, it is widely known in the construction industry that Hardie Plank discolours to an off white / cream colour after several years. SPC considers that painted timber would be a more environmentally friendly alternative. d) SPC considers that the lighting scheme proposed for the development is excessive. Although the applicant's consultants have suggested the neighbourhood is an E2 classification, SPC would classify our village as an E1 classification.

	They also state (page 5 of the Environmental Impact Assessment Lighting Design) that "All the surrounding streets are currently lit by systems of street lighting which are owned and maintained by the local council." This is untrue. There are no streetlights in Sandhurst except for a small area at the other end of the village. SPC's policy is to maintain a "dark skies" environment. The inclusion of seven lamp standards each 6m tall would have a particularly damaging effect on light pollution, not only in the immediate neighbourhood, but also on the view of the village from lower down the valley on the south side of the village. SPC's view is that there should be no street lighting. e) Although the applicant appears to have taken notice of the foul drain that crosses the site with their proposed road layout, SPC was unable to determine what was proposed for the high voltage cable that also crosses the site from the southern electric supply pole to the gateway on to Burnt House Close. Also it is understood from local residents that there is a private water supply pipe located in this field that feeds water to the properties further down Marsh Quarter Lane. Unfortunately, its location is not known. What is the applicant's proposal in respect of these supply lines?
5.	Any Other Business
	When Steve Barrett was installing the bollards on Megrims Hill he encountered roadway under the soil which was unexpected. In light of this it is only fair to pay for an extra day (£435 plus VAT) to cover the extra work carried out. CR Proposed. DR Seconded. All agreed.
6.	Date of Next Meeting
	Tuesday 14 th December 2021

CATHERINE CATT

Clerk to Sandhurst Parish Council

Meeting ended: 21.07