

HARTLIP PARISH COUNCIL

MINUTES of the meeting held remotely via Zoom on Wednesday 14 April 2021 from 8.00pm until 9.40pm

Present: Chairman: Cllr Graham Addicott OBE

Cllr Paul White
Cllr Peter Boundy
Cllr John Davies
Cllr Paul Williams
Cllr John Wright

Parish Clerk: Tracy Still

Also Present: Cllr Alan Horton, Cllr Richard Palmer and Cllr Mike Whiting.

21/45 Apologies for Absence

Apologies had been received from Councillor Klaire Lander.

21/46 Declarations of Interest

The Chairman reminded Councillors of their duty to declare any interests.
None were declared.

21/47 Confirmation of the Minutes

The minutes of the monthly Parish Council Meeting of 10 March 2021 were proposed by Cllr John Davies and seconded by Cllr John Wright.
All Councillors in attendance at the March meeting were in agreement that the minutes were a true and accurate record.
Due to the meeting being held remotely the Clerk will provide the Chairman with a hard copy of the minutes for signing as required under the Local Government Act 1972 (sch.12).

21/48 Matters arising from the Minutes

See relevant reports.

21/49 Public Questions

No members of the public attended.

21/50 Parish Highways Improvement Plan

HPC had agreed KCC proposals and a Public Notice had been received from KCC proposing to make an Order under Sections 81, 82, 83 and 84 of the Road Traffic Regulation Act 1984.
The effect of the Order would be to reduce the 30mph speed limit to a 20mph speed limit for the whole of the length of The Street and to reduce

the national speed limit (60mph) to a 40mph speed limit for the entire length of Hollow Lane and Munns Lane and on the Lower Hartlip Road from its junction with Hartlip Hill to a point in line with the northern boundary of Lily of the Valley.

The Chair will provide a piece for the May edition of the Forum advising that representations supporting or objecting to the proposed order can be made via the Kent website at www.kent.gov.uk/highwaysconsultations or by writing to The TRO Co-ordinator, Schemes Planning and Delivery Team, Highways, Transportation & Waste, Kent County Council, Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, TN24 8AD by 12 noon on Monday 3 May 2021.

Cllr Whiting congratulated HPC on its Highways Improvement Plan. Cllr Whiting stated that HPC Chair, Graham Addicott, should be especially thanked for his determination, hard work and for the immense amount of time he has dedicated to the Highways Improvement Plan over a number of years.

The Chair thanked Cllr Whiting and Sarah Ellcock, KCC Highways for their assistance.

21/51 Local Plan Consultation

The SBC Cabinet Member for planning had written to all households in Swale regarding the Local Plan Consultation.

All HPC Councillors had been asked to provide their comments to HPC Chair regarding the plan.

Concerns were raised:

- that SBC had progressed straight from a Regulation 18 consultation document to a Regulation 19 document. The Regulation 18 consultation document had not set out a development strategy for the Borough but had presented 'possible alternatives for future growth' which included the 'garden community' option which was now not being taken forward in the Regulation 19 document.
- local residents had not been adequately consulted and it was deemed that the plan was not legally compliant or sound.

HPC discussed the Regulation 19 document and the following comments were made and agreed:

POLICY ST2: Hartlip is identified as a tier 5 settlement (small village) and these villages are defined as being isolated from the nearest urban service centre or town, as well as the main transport corridors. It is considered that housing development in such locations would not be suitable. Development adjacent to Hartlip's built confines would not be supported as this would be likely to impact upon the character of the settlement and the Conservation Area. HPC supports this assessment.

Newington is identified as a 'village service centre' which would provide a tertiary focus for growth. Newington has recently seen the development of a large housing estate of 114 units, plus other smaller sites. Any further large scale growth would not be supported, other than smaller scale proposals within or adjacent to the built confines which would not cause harm to the landscape, the separation between Hartlip and Newington, air quality and highways impacts.

The approach to prioritise the development of brownfield sites and some infill or redevelopment sites is supported, but only where this would be compatible with the settlement's character, amenity, landscape setting, heritage or biodiversity value.

Policy ST3: HPC supports the aim to reduce carbon emissions across the Borough.

Policy ST6: HPC supports the requirement for good design in new development.

Policy ST7: HPC supports the aim to support the health and wellbeing of communities, including safeguarding existing community services and facilities; safeguarding open space, sport and recreation; enabling access to nature and promoting healthier options for transport and addressing air quality.

Policy ST10: HPC supports the concept of a network/corridor of green infrastructure, especially to the west of Newington, from the Swale estuary, south to the M2. This should include links with Queendown Warren. HPC also supports the requirement to enhance biodiversity and landscape.

Policy ST11: HPC supports the requirement to conserve and enhance the historic environment.

Policy DM2: HPC supports the requirement for good design in new development.

Paragraph 7.0.128 and Policy DM8: The promotion of the rural economy and the expansion of existing businesses should not be at the expense of the local landscape and visual amenities.

Policy DM12: HPC supports the protection of rural lanes, however, the test should not be whether a development would cause 'significant' harm to a rural lane. The bar should be lower than this i.e. causing any degree of harm to the character of the lane.

Policy DM14: This policy could result in unwanted houses in rural areas and villages and the policy should provide more guidance as to where such

windfall sites could be located and preferably on brownfield sites or those otherwise surrounded by built development for example. Policy DM 16 for example includes the wording 'in a location where access to day to day services can be conveniently and easily achieved' and this could include where sites are accessible to public transport modes. Any such windfall development should not have any adverse impacts upon the character of the settlement, the surrounding countryside and the amenity of the existing community.

Policy DM19: This policy should be reworded to refer to existing sites that have planning permission in place for their gypsy and traveller use. This would avoid support for the expansion of such sites that are not lawful. Locational requirements should also be put in place, in the same way for open market housing i.e be readily accessible to shops, services and public transport. The test for harm to the landscape should not be 'significant'. No harm whatsoever to the landscape and character of the area should be caused by such developments. To cause significant harm to the landscape would be contrary to the NPPF.

Paragraph 7.0.321 and Policy DM27: It is considered that an Important Local Countryside Gap should be formed to the west of Newington, up to the Medway boundary, to prevent the merging of the Medway built up area and Swale and to retain the separation of the settlements of Newington and Hartlip.

Policy DM28: HPC supports the protections that this policy puts in place for Local Green Spaces.

Policy DM33: HPC supports the measures suggested to improve air quality.

Policy DM38: HPC supports the protection of Listed Buildings and their settings.

Policy DM38: HPC supports the preservation and enhancement of Conservation Areas

Cllr Davies expressed his concerns over rising sea levels and the implications this could pose to suggested housing sites.

Cllr Whiting confirmed that this had been taken into consideration and plans to build up sea defences in certain areas of Swale and Medway had been discussed.

21/52 Police and Neighbourhood Watch Matters

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| 22.03.21 | Quad Bikes reported in the vicinity of Meresborough Lane and Place Lane. A crime number had been obtained. |
| 13.04.21 | Deceased dog in a plastic bag in Meresborough Lane. |

- 14-16.03.21 Intruders had damaged roof tiles at Hartlip Endowed CE Primary School.
- 24.03.21 Reports of men with high vis jackets at 10:15pm touching security fencing/lock on Munns Lane and also in Dane Close. It was unclear whether these men were Southern Water employees.
- 25.03.21 Blue VW Golf Registration FP21 WHJ stolen from Spade Lane, Hartlip at 2.30pm
- There continued to be scams regarding the Covid-19 vaccine and HMRC. Residents are reminded to remain vigilant.

21/53 The Great British Spring Clean 2021

In view of current Covid-19 restrictions and Government Guidance Councillors agreed that the Parish Council will not organise an event this year but would encourage parishioners to take part as individuals, family groups or in bubbles, as supported and suggested by Keep Britain Tidy. The campaign is being held from 28 May to 13 June 2021. The Chair will provide an item for the May edition of the Forum advising that those residents wishing to take part are to contact Swale Borough Council to arrange collection of litter picking equipment.

Action: Chair

21/54 HPC Amenities: Councillor Reports

- i. Recreation Ground
The Vice-Chairman reported that an excessive amount of empty cans and glass bottles were still being left in and around the rubbish bin. The Clerk will contact SBC to determine how often the bin is emptied and to request it be emptied more frequently.

Action: Clerk

- ii. The Parkland
The Matlock Kissing Gate had arrived on 13 April 2021. Peter Rayfield is scheduled to install the gate on 19 April 2021.

The Clerk had obtained three quotations for removal of the leaning larch tree. The work would also incur costs associated with the closure of Lower Hartlip Road whilst work took place.

The Chair explained that although the quotations seemed high, the work required would involve a road closure and require specialised equipment as it was close to power lines.

Cllr Williams volunteered to look into obtaining further quotations.

It was clarified that quotes would need to be from reliable and responsible contractors with the necessary equipment and insurance.

The Chair confirmed that, if HPC decides that the tree should be removed, Planning Permission will need to be sought as it is in the Conservation Area.

Action: Cllr Williams

Cllr Wright reported that damaged fencing had been repaired and hedges had been cut.

- iii. The Allotments.
The Chair had made contact with HPC's solicitor but no further communication regarding negotiations for the purchase of the allotments had been received.
The Chair will continue to pursue the matter.

Action: Chair

A new tenant had been allocated a vacant plot and had been issued with a tenancy agreement the return of which is awaited.

21/55 Other HPC Responsibilities: Councillor Reports

- i. KALC
Nothing to report.
- ii. Hartlip Village Hall
The Chair continued to monitor and respond to all Government regulations regarding re-opening of the hall with Regular Hirers and appropriate preparations taking place. Organised activities for children are now permitted and Irish Dancing recommenced on 12 April 2021 following a strict RA. HVH Charity had been concerned to note that work was taking place at a neighbouring property and this had included excavation onto HVH Charity land with no permission having been sought. Cllr Williams had visited the site to discuss. The house owner had been advised to contact HVH Charity to request any access needed to complete the work and agree dates. No request to agree dates had been received.
Consideration is to be given to installation of a fence to clearly define HVH Charity boundary and also to that of access to HVH land.
- iii. Highways
Cllr Davies confirmed that salt bins in Graineey Fields, Hollow Lane and Munns Lane had been refilled.

HPC had previously agreed that it would be beneficial for a salt bin to be placed at the junction of Place Lane and Dane Lane. Cllr Davies reported that HPC would be required to purchase a salt bin, clearly displaying that it was owned by HPC. The location would need prior approval from KCC.
Cllr Davies will obtain quotations for the cost of a salt bin after which a suitable location will be discussed.

Action: Cllr Davies

- iv. Footpaths
Further to a complaint regarding access to footpath ZR60 and Cllr Boundy's report that ZR60 currently has a temporary closure order attached, it became apparent that the closure order had expired in early 2020.

Cllr Boundy will report the footpath to KCC.

Action: Cllr Boundy

21/56 County and Borough Councillor's Reports

Cllr Whiting said it had been a privilege to serve and assist Hartlip over the past four years.

HPC Chair thanked Cllr Whiting for his work.

Cllr Richard Palmer reported that SBC's investigations into reports of an abandoned dead horse at the beginning of lockdown had been postponed and will be resumed once lockdown restrictions are lifted. Since then an abandoned dead dog had been reported.

The investigation into nuisance bonfires and toxic smoke in the Upchurch area which was affecting Hartlip residents had been postponed due to lockdown and will be resumed once lockdown restrictions are lifted.

SBC Environmental Team are currently inquiring into reports of a lorry parked outside a residential property with the engine running for up to 45 minutes and causing noise and air pollution.

Cllr Alan Horton congratulated HPC on the success of its Parish Highways Improvement Plan.

21/57 Clerk and Finance Report

The Chairman had received the draft documents prior to the meeting for checking and correction as per normal practice.

The Bank Reconciliation and Finance Report were presented to the Parish Council.

These were signed and dated by the Chairman.

Cheques had been prepared for signature prior to the meeting. These were signed by the Chairman.

Hartlip Village Hall	Contribution towards HVHMC water bill	£ 95.82
Savills	Rent for Allotments 06.04.21-10.10.21	£ 65.00
Commercial Services	Grounds Maintenance	£ 58.14
Peter Rayfield	The Parkland – Remove/replace fencing	£ 145.00
KALC	Subscription 01.04.21-31.03.21	£ 378.17
T Still	Clerk Salary & Expenses March 2021	£ 231.93
CR & SJ Bearup	Hedge Cutting–Recreation Ground/Parkland	£ 228.00
Secure-a-Fence Ltd	The Parkland – Metal Kissing Gate/Carriage	<u>£ 682.44</u>
	Total:	£1884.50

The Independent Internal Audit had taken place on 12 April 2021.

The Chair expressed his thanks on behalf of HPC to the Clerk.

Cllr Whiting left the meeting at 8.55pm.

21/58 Planning Matters

Application Ref: 21/500778

Erection of a single storey rear extension and detached garage to the rear (part retrospective revised scheme to 20/500039 at 10 Hartlip Hill, Hartlip).

(No objection subject to any comments by neighbours).

The Chair had contacted the Planning Department to ensure that neighbour's comments be taken into consideration.

Applications received since the March 2021 meeting.

Application Ref: 21/501069/FULL

Extension to dropped kerb at 38 Hartlip Hill.

(No objection)

Application Ref: 20/501475/FULL

Revised application for erection of 20 residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street on land to the rear of Eden Meadow, Newington.

(Objection)

Application Ref: 21/501539 /FULL

Demolition of chimney stack and erection of infill extension to create enlarged kitchen at Ashdawn Lodge, The Street, Hartlip.

(Under consideration)

Application Ref: 21/501542/LAWPRO

Application for Lawful Development Certificate for proposed erection of timber framed outbuilding on concrete slab at Copper Beeches, The Street, Hartlip.

(Conservation Officer's views requested)

Application Ref: 21/501238

Advert Application for a non-illuminated notice board for church and related (non-business) activities and events.

(Conservation Officer's views requested)

Application Ref: 21/501723/SUB

Submission of details pursuant to conditions 2, 10, 11, and 13 of application 18/501992 in respect of The Granary, Place Lane, Hartlip.

(No comments)

HPC had received correspondence as a curtesy from a resident seeking advice on work to re-instate original features in their back garden. Planning permission would not be required.

i. Enforcement

It was reported:

Land adjacent to the M2 motorway.

The caravan remains on the land. Wet conditions have delayed the removal of the caravan. SBC Planning Enforcement have been contacted to request an expected timescale for the removal.

Rose Cottage, The Street

Following the removal of trees on the site the Enforcement Officer became involved.

The Enforcement Officer had stated that a mature, healthy tree removed from the front of the property must be replaced. A site visit had ascertained that a tree planted was inadequate, being of insufficient height.

The Enforcement Officer had informed the house owner that an appropriate tree must be planted with a deadline of December 2021 set.

Oak Barn Farm

Monitoring of the use of an outbuilding continues.

Maybank, Mill Lane

No update has been received regarding the erected gate pillars.

Paradise Barn Nursery, Lower Hartlip Road

Confirmation had been received that planning permission is required for the entrance gates to the property. The Conservation Officer is scheduled to visit the site.

10 Hartlip Hill, Hartlip

Whether work is in accordance with approved plans is being looked into by SBC.

Craiglea, The Street

The proposed garage extension is under consideration by SBC.

Having removed a healthy and prominent holly tree without planning permission, the owners are expected to plant a replacement tree.

Land to the rear of Roman Villa - no update

Alpaca Farm, Yaugher Lane – no update

Spade Lane – no update

The Chair confirmed that Kent Police are investigating the unlawful felling of trees in Spade Lane.

HPC discussed and agreed that the Parish Council were unable to routinely consult neighbours on planning applications in view of the increased number of applications being received.

ii. Conservation Area and Listed Buildings.

HPC continues to strive to protect Hartlip Conservation Area.

A Conservation Area is so designated to protect the character and appearance of a whole area.

Key principles of Conservation Area status are those of preservation and enhancement.

Going forward, HPC wishes to ensure that due consideration is given to supporting the Conservation Area and enhancing it.

The Western Area Committee has committed to supporting villages in the review of their Conservation Areas.

HPC, with the support its Borough Councillors, agreed to such a review.

Action: Chair

21/59 Correspondence

None

21/60 Information Items

Reports had been received of recreational drugs being used in public areas. Any instances should be reported to PSCO John Cork on 01795 419116 or 07772 226217 or by email john.cork@kent.pnn.police.uk.

Cllr Williams reported that he had received comment about the age of the equipment in the Children's Play Area of Hartlip Recreation Ground and whether new equipment should be installed.

Other councillors indicated that they had received comments to the contrary and that the traditional nature of the equipment was what made the facility attractive to some people.

It was pointed out that the equipment is properly maintained and that the cost of new equipment was high with maintenance costs, borne on an annual basis, very high also.

The Recreation Ground including the Children's Play Area is wholly the responsibility of HPC (it is not a municipal facility) i.e. wholly maintained and financed by HPC.

This matter was fully discussed relatively recently and residents were consulted. Actual residents were not in favour.

HPC Councillors were asked to indicate their position on this matter.

There was no support to pursue this matter.

The Chair confirmed that the AGM will take place on 12 May 2021 at 7.30pm.

The meeting closed at 9.40pm.

The next Parish Council Meeting is to be held either virtually or at Hartlip Village Hall on Wednesday 12 May 2021 at 8.00pm.
The Clerk will confirm the location once Government guidance has been circulated.

Signed

Date