

Minutes of a Meeting of Newenden Parish Council in St Peter's church on 25 February at 7.30 pm

Present:

Mr D Wright (chairman)
Mr D Rose
Mr J Turnbull
Mrs J Eldridge
Mrs H Masters

Clerk

Mr J Leeves

There were 19 members of the public present.

Apologies for absence

1. Apologies were received by e mail from PCSO Katherine Richards

Declarations of interest

2. None.

Minutes of the Meeting on 10 December 2019

3. The minutes of the meeting on 10 December 2019 having been circulated were approved as a correct record.

Matters arising from the Minutes of 10 December

4. Councillor Rose asked if Kent Highways had dealt with the problem of overflowing drains on Newenden hill. Mr Seal said that the problem persisted and that Kent Highways had not dealt with it. The chairman said he would contact Highways again.

Financial statement to 25 February

5. The financial statement having been circulated was agreed.

Invoices for payment:

Management account

Ecclesiastical Insurance	Public Liability insurance	£297.18
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6. The chairman said that following a meeting earlier in the month with the Selmes Trust it had been agreed to share out some of the revenues between the Trust and the Parish Council. The Trust would receive £4,350.00 and the Parish Council £4,350.00. The transfers would take place shortly.

Election of Vice chairman

7. The chairman said that as a result of the resignation of Councillor Baker there was now a vacancy for Vice chairman of the Council. Councillor Eldridge was proposed as Vice chairman. There being no other candidates she was elected as Vice chairman.

Flood Warden

8. Mr Livesey had resigned from this post sometime ago. Mr Seal volunteered to take over as flood warden.

Update on new village hall

9. The chairman of the Newenden Trust, David Richardson, reported on the progress with the construction and administration connected with the new village hall. The Newenden Trust had applied to HMRC for charitable status for VAT and Gift Aid purposes. The Trust had also applied to Kent County Council for a Village Hall and Community Grant of about £35,000 although it was expected that they would only receive around £25,000. Various grant schemes had or were being accessed including Waitrose Green coin scheme, Sussex Lund charity grants and Bernard Sunley Charitable Foundation. In the village there would be fund raising events in the Summer of Lossenham Manor open gardens on 27 June and Family Fun day on 29 August.

10. On the administrative side it was thought that it would be more practicable with the sharing of the pavilion facilities for the Village hall management committee and the Newenden Cricket Club to partially combine their respective organisations. This would also facilitate having one insurance policy for the whole building.

11. The ground works which had cost about £42,000, were almost finished but the contractors would probably need to return later in the year when the ground was drier to remedy some issues. The next stage was erection of the steel frame at a cost of £23,000 plus VAT. This would take a short time to construct and the Trust was now considering contractors for the roof, walls and flooring. The architectural technicians had made another submission to Ashford Borough Council to check the plans of the remainder of the build. Tate Fencing would supply gates to the car park and fencing on the East side of the boundary with the Rye road and the bell mouth entrance to the car park.

12. In reply to questions Mr Richardson said that the contractors were on a fixed price contract and he hoped that the new hall would be ready for occupation later this year.

Highways

13. The chairman said that accidents at the T junction of the A268 and the A28 were an on going problem and he thought that traffic coming up Newenden hill suddenly coming upon stationery cars waiting to turn right was a cause of some of these accidents. It was suggested that slowing traffic down by moving the 30 mph speed restriction might help. There was also a problem with the erection of signs for village events on the centre of the turning which might obscure

motorist's views of the junction. These signs were regularly removed by local residents.

14. Mr Seal reported that Newenden bridge had been impacted by a vehicle on the Bodiam side and damaged. This had been reported to Highways and the chairman asked for a copy of the report and would be in contact with Highways to see what action they were taking.

Planning

15. There were several planning applications to discuss.

Application No: 20/00215/AS: Hill House: Installation of Swimming Pool.

Councillors thought that this development could not be seen and had no objections.

Application No: 20/00169/AS: Manor House East: Replacement Summerhouse demolished by fallen tree.

Councillors had no comment on the application.

Application No: 20/00136/AS: New residence on site of Old Village hall.

Councillors had already discussed and responded to Ashford Borough Council on this application which was a revision of the original planning consent. The Council had asked that the residential house be constructed in accordance with the original application.

Application No: 20/00227/AS: Lossenham Priory Farm, Lossenham Lane

Prior Notification of proposed general purpose agricultural building as a workshop, machine store and temporary grain holding.

16. The clerk commented that this was an agricultural notification and as such the Council had not formally been consulted on it. There was however, no reason why the Council should not comment.

17. There followed a long discussion between Councillors and members of the public who were concerned about the application. It was pointed out that the building required a new access onto Lossenham Lane and would be very visible from the river. This was an Area of Outstanding Natural Beauty and the building was inappropriate. Concerns were also expressed about building on a flood plain and the storage of chemicals and fertilisers which could leak and cause pollution. The chairman said he would write to Ashford Borough Council setting out all of these concerns.

Any other Business

Lossenham Farm: Salt Bag

18. Lossenham Farm had asked to place the contents of a salt bag delivered by Kent Highways and left on a verge close to their entrance in a salt bin. Councillors had no objection to this as long as it was accessible to residents.

Moorings

19. The chairman said that the river warden Mr Seal, had reported that a few mooring fees were outstanding from boat owners who used the moorings without paying the fees. Mr Seal was trying to establish who the owners of these boats were and ask them to pay. The chairman said that the Council would take firm action to recover outstanding fees and it was suggested that boat owners pay fees before being permitted to moor.

20. There were also problems with apparently abandoned boats on the river bank and two sunk boats. Mr Seal was trying to establish in all cases the owners of the boats and ask them to remove them from either the river or the bank. It was however a problem to enforce the removal of boats as if the owners were unco-operative then the cost of removal and disposal would fall on the Council.

Date of next Meeting

21. The Annual Parish meeting will be held on 24 March. The next meeting of the Parish Council will be on 5 May which will be the Annual General meeting.

Chairman.....

Date.....