



Minutes of the Meeting on 3rd July 2017 at 19.30hrs Appledore Village Hall

Present

Cllrs: James Perkins (Chair), Helen Hennig, Lyndsey Jenkins, Charles Wilkinson and Chris Vane.

In Attendance: Clerk Mary Philo.

Members of the Public: 11

1. Formalities

I) The council was quorate.

LGA Act 1972 sch12, 12/28/45

II) County Cllr. Hill, Borough Cllr. Burgess, Cllr. Winter.

LGA Act 1972 sch12, 12

III) Declarations of Interest: Cllr. Wilkinson declared a significant other interest with regard RR/00926/AS Residential enabling development for car park.

Dispensations: None

Code of Conduct

2. Approval of Draft minutes

There were no minutes to review as the last meeting had been held within the 3 days agenda notice period.

LGA Act 1972 sch12,19.1

6. This item was brought forward to hear its review prior to the open forum but the council discussion to continue as scheduled in the agenda.

The review covered the information acquired through the work of Cllrs. Vane and Perkins and outlined the possible routes forward that the council could follow.

The council's responsibility is to deliver best value from the sale and development of the council field. The criteria used to guide the council's decision were as follows:

1. Contribution to meet the housing needs of Appledore residents
2. Quality of the built environment
3. Environmental impact and sustainability
4. Financial benefit

The recent housing needs survey demonstrated a need for 6 homes of 2-3 bedrooms within the social housing sector. Ashford Borough Council proposed Local Plan 2030 indicated a max.15 dwellings (assuming 10 on the council field) should be built across the council's field and land behind The Old Surgery, with the low-lying area, at the rear, to become an informal nature reserve. A commercial valuer would be appointed to guide the council in determining the correct financial value.

Although the council had initially considered forming a Community Interest Company, this now seemed to be too onerous on those that might be involved, and thus, was being put aside.

Therefore, the possible options to move forward were as follows:

- 1) **Open Market Sale** – The land would be sold to the highest bidder. Current building guidelines require 40% of the homes to be affordable, but none would be reserved for Appledore residents. The council would have no input in the design and environmental impact except for at the planning

stage. The developer would be able to apply to build more properties than currently indicated. The council would receive optimum financial return.

2) Sale to tgdesigner homes – tgdesigner homes are the developer for Magpie Farm and they have expressed an interest in taking an option on the land. tgdesigner homes would develop proposals for planning permission. If/when permission is granted the council would be paid an agreed price for the land. Current building guidelines require 40% of the homes to be affordable, but none would be reserved for Appledore residents. The council would have a limited input on the design and environmental impact of the development, including a limit of the number of properties on the site. The council financial return would be less than option 1.

3) Sale to tgdesigner homes (or an alternative developer) in partnership with a housing association - tgdesigner homes would develop proposals for planning permission. If/when permission is granted the council would be paid an agreed price for the land. Current building guidelines require 40% of the homes to be affordable. Working in partnership with a developer and housing association, the council's aim would be to build 6 social housing homes (60% of the site), which would be initially reserved for Appledore residents. The council would have a limited degree of input into the design and environmental impact of the development, including a limit on the number of the properties on the site. The council's financial return would be less than the previous two options.

4) Sale to a housing association – The housing association would develop proposals for planning permission and with planning permission the parish council would be paid an agreed price for the land. Current guidelines require 40% of the homes to be affordable. By working with a housing association the council would aim to build up to 6 social housing homes – 60% of the homes, which would initially be reserved for Appledore residents only. The council would have a limited degree of input into the design and environmental impact of the development, including a limit on the number of properties on the site. The financial return would be likely to be the same as option 3

The meeting was adjourned at 19.47

There were no report from County and Borough Cllrs.

Public Forum

Council Field – in response to a question on what the field sale funds would be spent on, it was advised that several projects could be taken up. A resident suggested that the council should look to make a reasonable return whilst retaining control. Concern was expressed that it would be very difficult to prevent more houses being built than originally anticipated. It was advised that the area at the rear of the site was a flood zone and should be too low for sewer connections. These difficulties ought to make the development of the low area non-viable financially. Further to question it was advised that the public access to the nature area at the rear of the site as proposed by ABC would be very limited, as such not a true public amenity, so it would seem more appropriate for costs to fall elsewhere than on the parish council. The public were reminded that the vote being considered was not necessarily the final choice of the council but an 'in principle' one.

Residential Enabling Car Park – Close residents close to the proposed car park were concerned about issues such as lighting, rubbish, over-night parking, lorry parking and travellers. The council would be looking to address these points through the planning process through preventive actions such as height restriction etc. Concern was expressed about the proposed screen planting being poorly executed. Car park lighting would fall under Ashford Borough Council's restrictive policy on lighting and further, the area should be part of a future clear night sky area with little night time lighting. Concerns were also raised about the number of dwellings creeping up during the development, however this development of housing was merely to provide the funds for building the car park. The land and planning development was in the hands of the Crown Estate (The Queen's lands) and not a developer. Should planning be permitted, the Crown would then have to find a builder prepared to carry it out. Hopefully the car park would be built first and then the houses. It

may take some time to find a builder without the usual turn round of money. It was advised that the hall parking was often full and additional parking had been called for by residents as part of the parish plan. In addition, the plans provided for a safer pathway through to the military canal via the footpath at the rear of the car park.

Court Lodge Tree work on those with Tree Protection Orders – Following query, it was advised that those with any issues with the trees on the site should contact Ashford Tree Protection Officer.

Report by Community Warden J Vos – The warden had contacted the abandoned vehicle department regarding the French car in the hall car park. It was advised that the car had been physically moved within the parking area and the notice removed. A car may still be removed even if the notice has been removed. The warden would check whether the abandoned vehicle dept. had been contacted. The warden had given the talk on internet safety to year 6 pupils at the Rare Breed Centre Year 6 Transition Days.

The meeting was reconvened at 20.22hrs.

- 3. Matters arising from the previous ordinary meeting** (not already covered under another item and not for decision at this meeting) – None.

4. Finances

I) Bank Accounts – Due to the clerk having taken annual leave, the finances were unable to be completed.

II) Income received:

£58.72 Donation from the public toilets.

III) Cheques raised since the last meeting:

£58.72 Donation from the public toilets.

IV) It was resolved to agree the following cheques to be drawn:

£13.38 KCC Commercial Services: Toilet requisites (HMRC to refund £2.23)

£144.00 KALC Getting to grips with IT: councillor training (HMRC to refund £12.00) x 2

£45.00 Appledore Village Hall: Room Hire July, August, September 2017

£ 48.75 J. Harron: April – June 2017 Payroll service

£ 68.40 HMRC: Paye April – June 2017

£41.99 Business Stream: Waste water April – June 2017

£74.63 South East Water: Fresh water December – June 2017

£66.30 Correction to agenda -M Philo Admin Costs: Room £30, Car £33.80, ream of paper £2.50 (vat 42p)

Salaries to be paid at the end of the month following receipt of time sheets

V) **It was resolved to renew membership of Kent Association of Local Council** (£335.78 (vat £55.96) cheque signed at the meeting). Proposed by Cllr. Vane and seconded by Cllr. Jenkins.

5. Planning

Town and Country Planning Acts 1990 sch1/2010

I) Ashford Borough Decisions Advised:

a)17/00362/AS Laxton House 1c Court Lodge Road: Alteration of carport (amendment to application 16/00677/AS) – Permitted with conditions.

II) New applications considered by A.P.C.:

a) **17/00828/AS Avery's 42-44 The Street: Conversion of existing outbuilding and change of use to B&B; and holiday let (revision to planning permission 16/00476/AS). APC voted by majority to support.** Proposed Cllr. Vane and seconded Cllr. Wilkinson. 1 abstention.

b) **17/00834/AS Fairwinds Station Road: Proposed detached garage to Fairwinds. APC voted unanimously to support.** Proposed Cllr. Hennig and seconded Cllr. Jenkins.

c) **17/00889/AS Park House, Tenterden road: Proposed garden pavilion revised roof terrace omitting glass panelled roof area (revision to planning 17/00499/AS). APC voted unanimously to support.** Proposed Cllr. Vane and seconded Cllr. Hennig.

d) **17/00906/AS Magpie Farm, The Street: Variation of condition 2 to amend the approved planning application 16/01328/AS for the demolition of existing dwelling, workshop and buildings. Erection of five detached dwellings together with associated parking, garaging, access and landscaping. APC voted unanimously to support.** Proposed Cllr. Vane and seconded Cllr. Hennig.

e) **17/00926/AS Land adjacent to Well House, Court Lodge Road: Residential enabling development of 4 detached dwellings, with associated car parking and landscaping, to create a new 41 space public car park including new pedestrian footpath linking Court lodge road to The Street.** As the application had been published the weekend before the meeting, consideration of the application would be deferred to the August meeting.

f) **17/00966/AS Old Vicarage, Old Way: Erection of a single storey extension and terrace to rear elevation and demolition of existing chimney.** As the application had been published the weekend before the meeting and so as not to delay its consideration by the planning authority, **APC voted to make no comment.** Proposed Cllr. Wilkinson and seconded Cllr. Perkins.

III) Land at rear of the Old Surgery: A further extension on planning application for dwellings had been allowed by Ashford Borough Council. However, it was advised that the owner had since put in a revised plan for one single property.

IV) 17/00375/AS - 1 The Street – As per Ashford Council website, contrary to the application statement that there had been no interest in the property as a commercial one, a recent comment had been submitted declaring that they had been interested in acquiring the building for their business. The council were concerned that this should not go unnoticed and suggested the council write to ascertain what the planning authority would do. The council regretted that possible job opportunities might have been lost.

6. Council Field Development

Several Cllrs. suggested that working with 2 parties (developer and housing association) appeared to provide more of the required outcomes. A Cllr. asked if the sale to a housing association alone would mean that the houses would be sold at a lower price. It was advised that a housing association would still have to build open market houses to cover the cost of building social housing. These might be cheaper. It appeared that housing associations did not excel at high end homes and preferred to build large scale development however the homes are built to an ecological design and to have cheaper running costs. Another question was asked with regard to how the two parties would work together. The housing association would specify every detail and this would be the minimum requirement, but the developer could build to a higher specification. The housing association would be the developer's client. A question was asked about the allocation of social houses. Upon completion of building all the social housing would be prioritised for Appledore residents in need at the time. Depending on the 106 agreement which set these and other terms of the planning permission, if there are any homes still free then they are offered to those with connections to Appledore. When the first allocation move-out, the social housing is allocated 50% to Appledore residents and 50% to the general list. A question was asked, if any additional prioritisation towards Appledore residents could be achieved as the parish council hoped to provide 6 social homes (60%). This possibility of a third allocation in favour of Appledore residents was being looked into. A question was asked as to whether the social housing could only be rented. It was advised that social housing is usually rent only but there might be an opportunity for shared ownership in this instance. Proposed by Cllr. Vane and seconded by Cllr. Perkins, **it was resolved to move forward with tgdesigner homes and Hastoe Housing Association in partnership to work on the development of the council field.**

7. Highways and Byways

I) A quote from Aspire for a full clear of the salt bin areas by the canal bridge and Tenterden Road Junction had been obtained at £150 plus vat. The Clerk advised that the very small budget for the

current year regarding highways would be exceeded by this one quote but that there was an unallocated sum for new business that might be used. Should the council take on the a more regular cutting of the verges there then the budget would have to be amended to reflect this. **It was resolved to contract Aspire to carry out the cutting and clearing of the areas around the salt bins located at the canal bridge and Mannerings corner.**

II) Necked Lights – The project manager had come to look at the lights in question. Progress was creeping forward.

III) Group of 5 vehicles on Kenardington Road – A number of people had requested that five vehicles be removed for safety reasons. Ashford Borough Council had taken the view that these rubbish filled vehicles were effectively abandoned and would be writing to the owner to remove them.

IV) Appledore Highways Route Study. The study would be looking at traffic movements through the village from Appledore Station along The Street and out on to the Tenterden Road. Fourwents Crossroad and School Road would be included. It was suggested that all entry points into Appledore should be included. Mike Hill to be contacted on this. A date for the survey was awaited.

V) Following the request of County Cllr Hill, a letter had been sent to him detailing all concerns regarding highways and an improvements wish list.

VI) White Lines on roads through Parkwood – It had been intended that the lines would have been repainted this spring. But money had only recently been allocated for this.

VII) Fourwents Police Accident Report – This could take several months to complete and was awaited.

VIII) UK Power Network works in The Street – Cllr Wilkinson was to be thanked for making sure that the granite sets that had been dug up for the work were replaced, even though the original ones had been removed from the site.

IX) Double Hazard Sign near Appledore Station – Reported.

8. Public Conveniences

Following a discussion of the huge variances in quotes obtained so far for repairing and replacing the toilet doors, **it was resolved to repair the doors aiming for the costs to be around £300 and to delegate Cllr. Hennig and the Clerk to finalise the contractor.** Proposed Cllr. Vane and seconded Cllr. Hennig.

9. Recreation Ground Report

There had been no further meeting to the last report

10. Information for Councillors

Payroll provider - The current payroll provider was retiring. A new provider had been sourced by them at the same costs. At the end of the year the charges may increase.

Ashford Scrutiny Committee Letter – asking for comments on their work schedule.

Fire Hydrants – A map of hydrants had now been provided and these would be checked for access during street cleaning.

BT Phone Box – The contract had been supplied by BT. The Clerk advised that in order to install a Defibrillator BT dictated which machines and installers they would automatically accept.

Furthermore, BT would supply electricity for a defibrillator for just the first 7 years from the adoption of the cabinet. The Clerk to check compliance.

11. Date of Next Meeting

7th August 2017 at 19.30hrs in the village hall.