



**Minutes of the Meeting on 19th March 2018 at 19.30 hrs
Appledore Village Hall**

Present

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

In Attendance: Clerk Mary Philo.

Members of the Public: 48

1. Formalities

I) The council was quorate.

LGA Act 1972 sch12, 12/28/45

II) Apologies: none

LGA Act 1972 sch12, 12

III) Declarations of Interest and dispensations: None.

Code of Conduct

2. Approval of Draft minutes

It was resolved to approve the minutes of the previous ordinary meeting at the next ordinary meeting. Proposed Cllr. Vane and seconded Cllr. Jenkins.

LGA Act 1972 sch12,19.1

The meeting was adjourned at 19.33 hrs for a presentation on the sale of the council field for residential development and the potential acquisition of 1 The Street and creation of an Appledore Museum/Heritage Centre.

Public questions and comments on the sale of the council field for residential development:

Road Management – Access: The two access drives could be close and lead to congestion on the The Street as cars enter and exit.

Road Management – Speeding traffic: Traffic travels above the speed limit already and make it difficult for vehicles to leave the current homes there. Traffic calming measures were suggested.

Road Management – On road parking: The reduction in the size of the village hall car park, as a result of hall improvements, could mean increased on road parking and more inconsiderate parking.

Road Management – Event parking: Concern was expressed over the loss of the council field as additional parking for the annual car rally. However, it was advised that alternative parking was already being investigated by the recreation ground committee.

Road Management – Increased car traffic: Ashford Borough Council planning officers would take into account this and the previous issues in the application process.

Road Management – Footpath: The footpath in front of the field was considered to be too narrow and needed to be widen. The parish council would look into this again.

Council Asset: It was suggested that it might be better to keep the field and let its value increase.

Starter Homes – Availability to local residents: Concern that starter homes and housing association homes would not go to local residents. It could be made a condition that the housing association homes would be offered first to local residents.

Starter Homes – Availability to local residents: Concern was expressed that the price would be too high for local first-time buyers.

Housing Association Homes Ownership: These would be a mix of rental and rent to own.

More Affordable Housing: It was suggested that more affordable houses could be provided via an exception site, however the council does not own a field elsewhere.

Relationship between developer and housing association: The housing association would buy the homes, built to their specification, from the developer at a hugely reduced price.

"Informal" Nature Reserve: As there would be no public access, the pond would be maintained by the houses facing onto it.

Community Interest Company: This option which would provide the best return was not considered viable as it would need 3 or 4 appropriately experienced volunteers and would take 2/3 years to complete. A project manager would have to be employed and there would be other costs.

Public questions and comments on the potential acquisition of 1 The Street and creation of Appledore Museum/Heritage Centre:

1 The Street Sale: It was advised that the sale of 1 The Street was not dependant on the creation of a heritage centre. A planning application was already under consideration which included either a heritage centre or offices.

Parking: Concern was expressed about the increase in parking needed to accommodate the centre. An application was currently being considered by the local planning authority which would provide parking spaces in Court Lodge as well as footpath from it to the military canal exiting near to the potential heritage centre.

Centre renovation: The renovation would be carried out as part of the residential development behind. The parish council would acquire the building upon completion.

Hire Charge for Appledore History Society: The history society would be expected to make a small contribution.

Council Asset: It was considered a positive that the council would own the building which at a later date might be sold. Using some of the funds from the sale of the field to acquire the heritage centre would mean that the council would continue to hold an asset.

Traffic: Local Planning Authority would have to satisfy itself that the access is appropriate.

Cycling: Safer routes for cyclists would be needed. The parish had a long-term goal to upgrade the footpath from Appledore to the train station, to a multiuse path.

Museum opening times: There was a discussion on opening hours and who would be opening it followed. An enquiry was made as to whether the museum would have a separate entrance.

Business Plan: A plan would have to be drawn up to confirm that the heritage centre could be viable and break even.

Expenditure of the funds from the sale of the council field: It was suggested that using the funds to acquire bricks and mortar would be better than carrying out work in the village that the County Council ought to be carrying out.

The public were advised that the council would be considering a list of capital expenditure projects at the next ordinary meeting. The public were invited to give opinions.

The meeting was reconvened at 20.52 hrs.

3. **Pursuant to section 1) of the Public Bodies (Admissions Act) 1960, it was resolved that, because of the confidential nature of the business to be transacted, the public and press leave the meeting during the consideration of:**
The sale of the council field and improvements to parish facilities **LGA1972 sch12A part1 3**
Proposed Cllr. Vane and seconded Cllr. Perkins

Following a lengthy discussion and review of the public comments as well as the offers from the two developers, **it was resolved to sell the council field to Hastings Redevelopment subject to contract. It was also resolved to further discussions regarding the acquisition of 1 The Street.**

4. Date of Next Meeting

9th April 2018 19.30hrs in the village hall. The meeting closed at 22.45hrs.