



**Minutes of the Meeting on 2<sup>nd</sup> July 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: Borough Cllr Mick Burgess and the Clerk Mary Philo.

Members of the Public: 5

**PCSO Richards Report**

The items stolen from a shed at Griffin House had been retrieved and returned to the owners. Residents were reminded to close all windows when going out even in the hot weather. The PCSO believed that residents were not reporting all thefts or incidents and encouraged residents to do so. Skips full of rubbish had been dumped just outside the parish. Residents were requested to use "country eye" app to report fly tipping.

The meeting was opened at 19.40hrs

**1. Formalities**

I) The council was quorate.

LGA Act 1972 sch12, 12/28/45

II) Apologies had been received from Cllr Hill.

LGA Act 1972 sch12, 12

III) Declarations of interest and dispensations:

Cllrs Hennig, Vane and Wilkinson declared a significant other interest with regard to planning application 18/00780/AS 35 The Street.

Cllr Jenkins declared a significant other interest with regard to the village hall. Code of Conduct

**2. Approval of Draft minutes**

**It was resolved to agree the minutes of the meeting held on 4<sup>th</sup> June 2018 as a true record.**

Proposed Cllr Hiskey and seconded Cllr Wilkinson.

LGA Act 1972 sch12,19.1

**The meeting was adjourned at 19.49 hrs.**

**Proposal for a War Memorial** – The erection of a new outside memorial would provide year round access to residents and an opportunity to combine those named on the two separate memorial roles to be found in the Methodist Chapel and St. Peter and St. Paul Church of England. A larger outdoor memorial would better illustrate residents respect for those who lost their lives. Indicative quotes had been sought for a silhouette figure similar to the "Tommy" silhouette currently being used by the Royal British Legion campaign. An indication as to whether the council would financially support the idea was sought. A site was still to be found. Some councillors held concerns about the use of a silhouette figure as it may bring back distressing memories or frighten people in these times of more open terrorism. It was also suggested that the scheme would have to be careful with copyright regulations. The council wanted to see that the community supported the idea and a location to be finalised.

## Public Questions

**Conversion of Coach Lane to Pedestrians Only** – Highways Officers had suggested the change to provide a safer way for pedestrians and pushchairs to reach School Lane from Heath Road. A member of the public suggested that the money would be better spent on a pavement for Griffin Cottages.

**Capital Projects Funded from the Sale of the Council Field** – In response to query the council would be discussing the projects in greater detail with the public once the drawings belonged to the council. The allocation of funds had not as yet been finalised as the costs for the different projects were still to be calculated. The council would be contracting a quantity surveyor to independently price the larger works: village hall alterations, public conveniences and sport's pavilion. It was the council's aim to achieve as much as possible fairly across the village.

**35 The Street Planning Application** – The owners had informed a cllr that downstairs had no opening windows. It was pointed out that the aim of listing a building was to keep its appearance as is and preserve it as part of its surroundings. The current plan would significantly alter the exterior appearance. It was believed that the application was to be altered or re-submitted.

## The meeting was reconvened at 20.15 hrs.

### 3. Finances

I) As at 30<sup>th</sup> June 2018 the balance stood at £39,373.16.

II) Income received:

£ 0.88 May Bank Interest

£ 108.86 Public Donations from the toilets – total donations £1,448.83

£100.00 tgdesignerhomes: donation for erecting advertising on council field

II) Cheques raised since the last meeting:

£ 77.42 Water Choice – Dec – Jun Water for Public Conveniences

£ 23.68 Laser Energy – Jan – May Electricity for Public Conveniences

£ 932.88 June salaries

II) It was resolved to draw the following:

£ 58.50 TP Jones & Co LLP – Payroll April – June (vat refund £9.75)

£ 16.38 KCS – Requisites for the Public Conveniences (vat refund £2.73)

£ 56.89 M Philo Admin Costs: Room £30, Car £ 23.40, A4 plastic wallets £3.49 (vat refund 58p)

### 4. Planning

Town and Country Planning Acts 1990 sch1/2010

I) Ashford Borough Decisions Advised:

a) 18/00438/AS 17 The Street: Removal of internal wall and doors on ground floor, removal of part of screen wall and window on south elevation – Consent granted

II) New applications for A.P.C. to consider and vote on:

a) **18/00889/AS Prospect House, School Road: Proposed new dwelling and the construction of a new access to serve existing house. It was resolved unanimously to support the application.**

Proposed Cllr Hiskey and seconded Cllr Jenkins.

b) **18/00907/AS Scotland & Bates, Heath Road: Proposed erection of a new detached dwelling.**

**It was resolved by majority to support the application.** Proposed Cllr Perkins and seconded Cllr Hiskey.

Cllrs Hennig, Wilkinson and Vane left the room.

c) **18/00780/AS 35 The Street: Replacement of ground floor front windows and door. It was resolved to support the application. The council decided to comment that the council**

**believed the application would be modified and wished for early confirmation.** Proposed Cllr Hiskey and seconded Cllr Jenkins.

## 5. **Sale of Council Field**

Following on from the report attached, the clerk was requested to obtain official confirmation of ownership of Martello Developments Limited such as from Companies House and to write to Martello about the lack of 3 bedroom homes in both, the proposed plans and the village. It was noted that the open executive houses financially balance the smaller homes (housing association/starter homes). The laws regulating housing associations meant that a housing association can only buy its properties at prices below or close to the building cost. Developers therefore cover the short fall by building bigger or many more open market properties. A development with more houses could be very unpopular with residents.

**It was resolved to contract QS Support to price potential project costs to act as guide prices.** Proposed Cllr Vane and seconded Cllr Hiskey.

**It was resolved to contract Gerlings Solicitors to act on the council's behalf in the sale of the council field.** Estimated cost ranging between £1500 to £3,000 depending on the method of payment finally decided upon by the council.

## 6. **Battle's Over 11<sup>th</sup> November 2018 - Update**

### **The meeting was adjourned for the report at 20.45hrs**

The event would be held in two locations: Mill Hill and the recreation ground. Mike Hill and Mick Burgess would be participating in key roles. The programme of events was almost complete. The film War Horse would be shown at the village hall on the eve of the event. Govia and Southern had approved the installation of the 'Here But Not Here' image at Appledore Station. The beacons installation was completed on the 29<sup>th</sup> June 2018. All contributors would be recognised in the magazine and on a plaque on site. Alongside this event the History Society had secured a commitment from Ashford Borough Council to undertake a major restoration at the Old Appledore Cemetery. The Commonwealth War Graves Commission would also be installing signage at the entrance to the grounds. The work will be completed prior to the 11<sup>th</sup> November 2018

## 7. **Donation for a New War Memorial**

This item was deferred whilst further detail was provided.

## 8. **Highways and Byways**

**Parking on Grass Verge by the Black Lion** – No verge posts had been installed there as inconsiderate parking was rare and cars had been moved when requested.

**Accident on School Road Crossword on the 24<sup>th</sup> June** – A request for information had been refused under Data Protection Regulations. The incident would be mentioned to the officers dealing with the route study.

**Landscaping of Verge Opposite the New Court Lodge Development** – Highways had advised that the work had been carried out without their prior approval but upon inspection they found it acceptable. It was reported that, in addition, trees on neighbouring properties had been cut as part of the landscaping. There followed a discussion as to the size and location of the layby/pull in, which had existed adjacent to this and had been altered as a result of the builder's vehicles parking along the verge.

**Route Study** – Cllrs Hennig and Wilkinson had met with the route study team at the Ashford Depot. The discussions had provided few indications as to what could be done, with permission, to resolve the issues highlighted. The only certainty was that the parish council would have to fund any work. The parish, when compared nationally, was statistically very safe. Cllrs would be meeting the team again.

**Parking Tickets Issued for Parking Across the Pavement at the Methodist Chapel** - £70 Penalty Charge Notices had been issued as it is illegal to permanently park where a curb has been dropped to allow for disabled access.

**Potholes along Military Road** – These had not as yet been filled in. Cllr Wilkinson was requested to

chase highways as these potholes were very large.

**9. Recreation Ground**

**It was resolved to allow the council field to be used for parking on the day for the car rally, subject to risk assessment and proof of public liability insurance for the car rally parking on the field.** The recreation ground committee were reminded to advise the fire brigade of the event.

**10. Friends of Appledore Station Road Update**

Friends of Appledore Station had already achieved the following: a commitment to white lining the car park to encourage considerate parking and improve the number of spaces; installation of a double poster size noticeboard; a commitment to produce postcards for free distribution publicising Appledore; a commitment to install additional cycle spaces; repair to the roof above the seating area; secure onsite storage allocated for equipment/materials. They were also working on further projects.

**11. Village Hall**

A report would be included in the parish magazine. The group were congratulated on increasing the numbers hiring and using the hall.

**12. Information for Councillors**

**Defibrillator** –The Clerk would look to why the defibrillator was not working.

**Parking by Staff of Local Establishments** – It was suggested that the parish council write to local business requesting that their staff park in the free village hall car park.

**13. Date of Next Meeting**

6<sup>th</sup> August 2018 at 19.30hrs in the village hall. The meeting closed at 21.40 hrs.

**Parish Council Field**

**Progress report 02.07.2018**

**Hastings Redevelopment name change**

As we have previously been informed, Hastings Redevelopment have changed their company name to Martello Investments.

**Parish Council Field**

The pre-application submission has been made to Ashford Borough Council. There is a meeting with the planning officer on Wednesday 04 July which I will attend.

**Council Field planning application**

Subject to any comments in the pre-application meeting, Martello are aiming to have the planning application package complete and ready to submit by the end of September 2018.

**Housing Association**

Mary and I had a meeting with Martello and Hastoe (our preferred housing association). The meeting was very constructive, they would like to work together and are in the process of exchanging specifications, other information and arranging additional meetings.

**Housing mix**

Following a suggestion from Hastoe it is proposed that we change the mix of Housing Association houses on the site to include one which is shared ownership to enable a wider range of tenancies.

The housing mix will now be:

3 x 3 bedroom Housing Association rented  
1 x 3 bedroom Housing Association shared ownership  
2 x 2 bedroom open market  
6 x 4 bedroom open market

### **Solicitor**

Mary has contacted a number of solicitors and recommends that we appoint Gerlings Solicitors.

### **Contract preparation**

Mary and I had a meeting with Martello to discuss contract arrangements. It is proposed that we appoint solicitors to draw up the contract and that Martello's solicitors review the contract.

Martello have agreed to pay all of our legal costs.

### **Quantity Surveyor**

Mary and I had a site meeting with a director of QS Support, a Maidstone-based quantity surveying company. They have provided an estimate for costing our project list, which we are recommending the Council to accept.

### **Village Hall refurbishment/extension**

We have a copy of the final proposed design drawings and specification. These will be discussed with the Trustees of the Village Hall and the Management Committee as soon as meetings can be arranged.

The work on this project has been paid for by Martello, we do not own the drawings or designs as yet, so will not put them on public display before signing contracts.

### **Project List**

RX architects have completed the specification package for the project list.

Martello have commissioned a quantity surveyor to provide costings.

We have been supplied with copies of the package for independent costing.

Project costing will take approximately 3 weeks. We anticipate that by the end of July we will be in position to decide how to apportion any remaining funds and enter into contract discussions.