

## ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Meeting held on Monday 3<sup>rd</sup> October 2022 at 7pm in Hamstreet Sports Pavilion, Pound Lees, Hamstreet.

**Present:** Parish Councillors: Andy Othen (Chairman), Mike Wady (Vice-Chairman) David Farrell, Sid Gittens, Sadie Michell, Steve Newton, Basil Smith, Mags Wellsted-Boorman and the Parish Clerk (Sue Stiffell).

**Also Present:** Borough Councillor David Ledger and representatives from The Nightingale Development

**Public Comments & Observations:** *This being an opportunity for parishioners to speak or ask questions.* No questions were brought forward at this point of the meeting.

1. **Apologies:** Apologies had been received from David White who was away, those present agreed that these apologies be accepted. Apologies were also received from Kent County Councillor David Robey and Borough Councillor George Sparks.

### 2. **Declarations of Interest:**

Declarations of Pecuniary Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): None were made at this point from Councillors present.

Declarations of Significant Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): The following declarations of interest were received: Sid Gittens: Hamstreet Men in Sheds, Chairman: Involvement with the Hamstreet Junior FC, Sadie Michell proprietor of The Cosy Kettle; Mike Wady conflict of interest with the HDSL A, Mags Wellsted-Boorman member of the HDSL A.

*Those present agreed that agenda item no 5 be brought forward at this point of the meeting.*

### 5. **Reports/Updates Received From Representatives of the Community:**

**The Nightingale Development:** Michael (Site Manager) and his colleague David were welcomed by the Chairman. During discussion the following was noted:

- Concern was raised regarding the amount of vegetation removed from the perimeter, along Ashford Road by the main entrance. No further vegetation would be removed and the amount removed was the agreed 29 meters. The main reason for its removal being the installation of a footpath and improvements to the culvert ditch.
- Reassurance was provided that The Ancient Woodland would not be touched.
- The car park (60 spaces) would be adopted by KCC with the academy being responsible for it after construction. The entrance would be gated to prevent unwanted usage.
- Traffic Calming for the road should be in by the Summer 2023; the show homes should be ready for March 2023 with the project completed by May 2024.
- Wheel washes will be in place with a wash down site for cement mixers.
- Access for lorries/deliveries would be via Ashford: down the hill and not through the village or along Warehorne Road.
- Flooding Concerns: There will be various devices in place so that water from the site would not cause flooding issues and would not increase the risk of flooding. It was hoped that various devices will help with existing flooding issues especially in St Mary's Close.
- Planned roadworks would not prevent parking access to those living in Ashford Road.
- The new homes will have air sourcing pumps, all will have car charging points and there will be some visitor charging points.
- The area set aside for a care home did not come under their jurisdiction and was not owned by them although services would be set up to the area.

*During this agenda item Sadie Michell arrived. Following discussion, the 2 representatives from Nightingale View Development left the meeting.*

**Kent County Councillor David Robey:** had provided a report which had been circulated to members via email. A copy was made available to those present.

**Borough Councillor David Ledger:** explained that he was involved in the Climate Change Committee and the 'Big Green Week' held between 24<sup>th</sup> September to 2<sup>nd</sup> October. Grants had been applied for to upgrade social housing and improve their energy rating.

He sat on the Local Plan Task Group; they were in the process of reviewing planning appeals. There was concern with central Government allowing masts to be bigger with no planning permission required. He also sat on the Overview and Scrutiny Committee and they had reviewed Section 106 funding and had put forward a number of recommendations.

David concluded that Budget Setting by ABC was underway. *Following his report Borough Councillor David Ledger left the meeting.*

**3 Minutes From OPC's Meeting Held on 5<sup>th</sup> September 2022: To be Authorised As Being A Correct Record:** Mags Wellsted-Boorman proposed that the minutes from the meeting held on 5<sup>th</sup> September 2022, be accepted as a correct record and be signed/authorised by the Chairman. Mike Wady seconded this proposal which was agreed by those present.

**4. Matters Arising From Minutes of The Meeting Held on 11<sup>th</sup> July 2022.**

- No 2 & 5 Quince Orchard – Empty Local Authority Housing: The Clerk had chased for comment regarding these empty properties highlighting that OPC has contacted ABC in July 2021 about them. A response from Tony Baldock at ABC, had been circulated to members. He highlighted that with No 5, the previous tenant was now in a home and their tenancy was ending. The delay with No 2, had been caused by a referral outside the Borough and the need for it to be adapted. He had arranged for the gardens of both properties to be tidied up.

During discussion it was noted that number 3 Quince Orchard's garden needed work to it and it was believed that the resident was not able to do it. The Clerk is to make enquiries into whether this could be tidied up for the resident.

- Pond & Area Around Cotton Hill House: Following discussion at the last meeting regarding responsibility and ownership of the pond and area around it. Alan Brind from ABC had provided a map showing that ABC were responsible for the area including the path.
- 106 Funding Ref Development off Warehorne Road Application No 18/00056: Details of S106 Funding agreed for the application had been circulated via email. Paper copies were made available to those present. During a brief discussion it was noted that a meeting would be requested with representatives from ABC to discuss this further and how Hamstreet could benefit from some of the funding.

**6. Parish Councillor Updates/Reports**

**Mike Wady:** reported that with help he had been renovating the bus shelter; the noticeboard had been upgraded and a new coat of varnish had been applied. It was agreed that the Parish Council fund this project; a donation had also been received. During discussion Mike highlighted how youths were littering and using the shelter for a range of activities including a toilet. The idea of having a gate installed was discussed briefly. It was agreed that if a suitable gate could be found to prevent youths loitering here at night the Parish Council would pay for it.

Mike highlighted a tree by Bourne Wood required cutting back; the Clerk is to request that this takes place. He noted that the water leak by Fairfield Terrace had been fixed with the one outside Cotton Hill House on the list to be repaired.

**Basil Smith:** had reported mud on Warehorne Road caused by lorries leaving the Dandara development site; this had been reported to ABC by the Clerk. This complaint had been followed up by the enforcement team at ABC and the site manager had been spoken to regarding this issue.

**Steve Newton:** highlighted that he had received notice that there will be a power cut on 12<sup>th</sup> October due to an upgrade and that certain areas in Hamstreet could be affected.

**Sid Gittens:** reported that he continued to work on ideas for a war memorial. During a brief discussion it was noted that Aldington's was in the form of an 'A' and it was wondered if Hamstreet could have a 'H'. A picture showing Aldington's memorial was circulated to those present.

**Mags Wellsted-Boorman:** reported that the youth worker continued to visit the village every Monday evening and would now have the use of the pavilion's kitchen, so they could make themselves a hot drink. She had ordered 2 wreaths for remembrance Sunday and understood that the service would be held in Warehorne.

A firework display would be held as usual on Pound Leas. It was agreed that the Parish Council cover the costs for this with donations from the evening being used to offset this cost.

**Sadie Michell:** reported that the Book of Condolence for Queen Elizabeth II continued to be available at the Cosy Kettle. It was agreed that the book would be closed on the day of the next meeting. A short discussion was held on what to do with the book with the clerk offering to put it with her files. It was noted that ABC were also taking them in and were happy to store them.

**7 Planning Update & Review Applications Received:**

**Application No PA/2022/2182: Harts Cottages, Bourne Lane, TN26 2HH**

Proposal: 3 bed dwelling with amenity space and car parking. Existing access reused onto Bourne Lane

Details relating to the application had been circulated to members via email and a paper copy was made available to those present. The parish council had been copied into a comment from a resident who had noted issues relating to access and the removal of hedgerow that was owned by Natural England.

During discussion it was noted that many of the original concerns from ABC had been addressed however there appeared to be no allowed access to the site. It was agreed that Steve and Mike would draw up a reply.

*The Chairman highlighted that it was now after 9pm and he asked if agenda items 8, and 9 be left for discussion at the next meeting. All present agreed.*

**8. The Queen's Platinum Jubilee: Permanent Commemoration:** *Discussion postponed.*

**9. Christmas Preparations including Provision of Village Christmas Tree:** *Discussion postponed.*

**10. Correspondence Received:** not covered under other agenda items. No items brought forward.

**11. Finance:**

**Budget Review:** circulated to members prior the meeting further copies were made available. No questions were brought forward.

**Authorisation of Cheques:** Those present agreed that the Chairman had delegated authority to authorise cheques if required prior the next meeting.

To	For	Amount	Cheque No
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**12. Items for Next Agenda/Any Other Business:** No items brought forward; it was agreed that the Clerk be notified of any items that required discussing at the next meeting and for these to be put on the agenda.

**13. Date & Time of Next Meetings:**

Full Parish Council Meeting:

Monday 7<sup>th</sup> November 2022 at 7pm

Planning Meeting:

Monday 17<sup>th</sup> October 2022 at 7pm *if required*

Meeting Concluded 9.30pm

Chairman's Signature:

Report From Kent County Councillor David Robey  
For OPC Meeting Held On Monday 3<sup>rd</sup> October 2022

The effect of soaring energy costs on KCC budgets continues to bite, in common with many other organisations. How this will all pan out remains to be seen, but it is likely to make things difficult as this year progresses and much more difficult next year. How the recent government announcement on the Energy Cap will affect this is still unclear.

The Kent & Medway Business Fund Small Business Boost was launched on Thursday 8<sup>th</sup> September at Dartford Football Club. This is a scheme for loans to businesses of between £26k & £99k, and will be a companion to the existing larger loan scheme, which offers loans of between £100k & £500k. I will be running the SBB. We have the first Board Meeting, to review the first few applications, this Wednesday 5<sup>th</sup> October. The money comes from funds originally allocated by the government twelve years ago, after the Banking Crisis, when the banks were not lending to SMEs. Kent has successfully lent and then re - lent this money, as the loans have been repaid, and our scheme is one of the most successful in the UK

The situation with bus services remains difficult, exacerbated recently by strikes by Arriva.

The KCC Full Council Meeting, due on 15<sup>th</sup> September, was postponed, due to the Queen's death, along with a number of other meetings. A meeting to allow KCC Members to pay tributes to the Queen was held instead, and a number of Members spoke about their personal memories of the Queen in a moving and eloquent way.

I assume that you have put the Loading Bay in your HIP, and I hope that you have heard from Kent Highways on it, but if you haven't, please let me know and I will chase it.

I have given Hamstreet Victory Hall £1000, from my Member Grant, towards the construction of a new patio area.