

## ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Meeting held on Monday 3<sup>rd</sup> July 2023 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, Mags Wellsted-Boorman, David White and the Parish Clerk (Sue Stiffell).

**Also Present:** Borough Councillors Aline Hicks and David Ledger.

**Public Comments & Observations:** *This being an opportunity for parishioners to speak or ask questions – No enquiries were raised.*

1. **Apologies:** Apologies were received from Basil Smith who was away working in Ireland. Those present agreed that these apologies be accepted. Apologies were also received from Kent County Councillor David Robey.

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 & David Farrell: members of The Hamstreet Men in Sheds, Mike Wady conflict of interest with the HDLSA, Sadie Michell: proprietor of the Cosy Kettle, Mags Wellsted-Boorman: HDLSA Member, David White: Allotment Holder.

The Chairman welcomed Borough Councillor Aline Hicks to the meeting and thanked her for attending. During a brief discussion the issue of the path that ran from Ashford Road between houses in Orlestone Villas to the field behind was raised. It was noted that this was currently used for rear access for those who resided in Orlestone Villas but it was to be 'upgraded' and would be used as an access path for pedestrians and cyclists from the Dandara development in Warehorne Road to Ashford Road. Concern had been raised from those living in the area about who would be maintaining this path in the future; those living close by had undertaken all maintenance work to it for over 30 years. There was no clear detail of what improvements to it would be taking place.

During discussion it was agreed that the Clerk would try and find out if Dandara owned this path. Details of issues raised were passed to Aline Hicks and David Ledger.

3 **Minutes From OPC's Meeting Held on 19<sup>th</sup> June 2023: To be Authorised As Being A Correct Record:** Mags Wellsted-Boorman proposed that the minutes from the meeting held on 19<sup>th</sup> June 2023 be accepted as a correct record and signed/authorised by the Chairman of the current meeting. David Farrell seconded this proposal which was agreed by those present.

4. **Matters Arising From Minutes of The AGM Held on 17<sup>th</sup> May 2023**

- No Cycling Sign: Located on footpath between Victory Hall Play Area and Bungalows. The Clerk had been informed by KCC Highways that OPC were responsible for the sign. Consequently, Basil had removed it and made the area safe. Basil had asked that if members agreed he would ask Victory Hall if they would be willing to have the top part of the sign put on their fence by the footpath.

During a brief discussion it was agreed that a request be made to KCC for new signage. There was concern regarding responsibility and liability if the sign head was reused.

- Blocked Drains in Ashford Road: These had been reported to KCC Highways who had replied saying that they were in a programme of cleansing every 3 years. The clerk had responded highlighting there was a danger of flooding in the rainy season and requested a site meeting.
- BT Telecommunications Depo: A response is being waited regarding enquiries as to whether permission is required for works taking place which appeared to be making the car park larger.

During discussion it was highlighted that the depo was no longer used as a telephone exchange but as a service yard and should there have been a 'change of use' applied for.

- Reinstalment of Waste Bin Located Opposite 1&2 The Quinces: ABC had responded saying this bin will not be replaced as there are other bins in the area.
- Oak Tree by 1 The Quinces Facing Ashford Road: Enquiries and a land search revealed that this tree is the responsibility of KCC who had been notified that it required work to it. KCC had been informed that a report in 2021 noted significant decay in the primary scaffold union and smaller isolated areas throughout the stem and crown and recommended that it be felled.
- Pond Area By Cotton Hill House: Following enquiries the Clerk had been notified that work to the area was ongoing. A request will be made as to what the final plan is for the area.
- 2 Quince Orchard: It was noted that a new tenant would soon be moving in after the dwelling had sat empty for over 2 years.

## 5. Reports/Updates Received From Representatives of the Community Including Kent County Councillor David Robey & Borough Councillors:

**Kent County Councillor David Robey:** reported via email:

- *I have written to the Chief Executive of Morrisons, David Potts, about the Loading Bay, requesting his help in getting a suitable contact with whom to discuss the matter, and bring the project to a conclusion, to the benefit of all parties. I have had an acknowledgement, so we will have to wait and see what happens.*
- *I am chasing KCC Officers about the blocked drains in Ashford Road, which I agree pose a significant problem.*
- *KCC is to approach the Government about getting a County Deal for Kent, and setting up a Mayoral County Authority (MCA), with KCC and Medway Unitary Council, under a directly elected Mayor. This would not involve a re-structure of Local Government, or significant extra costs, but would allow Kent geographically to access significant extra devolved powers and funding, which we would control in Kent, for the benefit of all Kent residents. We are at an early stage in this process, but I believe that it is the right thing to do and fully support the plan, which was formally endorsed by the KCC Cabinet last Thursday.*
- *At the same meeting, the KCC Cabinet also endorsed plans to work to introduce Small Modular Nuclear Reactors (SMRs) or Advanced Modular Nuclear Reactors (AMRs) to Dungeness. The Project Team is now working hard to pull together specific proposals to put to Government.*

**Borough Councillor David Ledger:** reported that the new Cabinet (a coalition of the Independents and the Green Party) had held their first meeting and although he had not been able to attend, he believed it had gone well.

## 6. Parish Councillor Updates/Reports

**Mike Wady** noted:

- There was a pile of rubbish that had been left at the side of the recycling bins in Pound Leas Car Park. It was agreed that after the meeting this would be placed by the bins in the car park.
- Repairs had been undertaken at the junction of Ruckinge Road to Cock Lane outside Cotton Hill House with white traffic lines now needing to be painted. However, the road dipped and was collecting water. The Clerk was asked to highlight this issue to Highways.

**Sid Gittens:** reported work regarding the war memorial had been slightly delayed as Paul Hurst had been on holiday.

**Dave Farrell:** highlighted:

- There were still some privately owned hedges that required cutting back from footpaths.  
During a short discussion, Steve offered to speak to residents who had received a letter from OPC and explain why it was important that they remove overgrowth from footpaths.

- Work was being carried out on the Environment Agency's behalf to help protect the river bank from erosion at Bunkley Terrace.

During a brief discussion the Clerk was asked to contact the EA regarding the culvert that crossed Ashford Road opposite 1&2 The Quinces (once called the Chocolate Box) asking when this was likely to be cleared out. The following reply was received after the meeting:

*'We undertake two vegetation cuts each year on the Springbrook Sewer/Bournewood Stream through Hamstreet and onwards to the Royal Military Canal, one in July-August and one in Autumn. We cannot deliver an earlier cut, due to the hazard to nesting birds. As you may have seen, we desilted the channel downstream of The Street two winters ago. I am not aware of a problem with siltation under the bridge, which generally has good capacity, although the angle that the watercourse enters the bridge is not conducive to efficient flows; a vortex forms at periods of high flows, reducing capacity. Kent County Council Highways department have been informed.'*

- There were 2 homeless residing in Orlestone Woods: During discussion it was agreed that the Community Warden Kathy Carter and Piers Griffin from Natural England be made aware.

Following the meeting Kathy reported that she visited this couple and had sent details to ABC and the local PCSO. She was organising supplies from the food bank to be provided.

**David White:** reported that ideas for the allotment funding (ref 106 funding from Lancaster Close stage 2) continued. His main thought being that the funding should be used to benefit the allotments not the holders.

**Mags Wellsted-Boorman:** noted that Sarah, the detached youth worker had been moved to central Ashford but would be using the pavilion on 22<sup>nd</sup> August for a Sports Engagement Day. During a brief discussion it was agreed that a message of thanks be sent to Sarah for her work.

## 10. Planning Update & Review Applications Received

Application: PA/2023/0687

Location: 5 Harts Cottages, Bourne Lane, TN26 2HH

Proposal: Construction of 2 semi-detached dwellings.

It was noted that there was currently one objection on ABC's planning portal. During discussion it was agreed OPC would highlight that they had reservations regarding the ownership of the access area and ask if the applicant had a legal right of way. It appeared that access to the proposed development was not via an adopted road but via Natural England's land. It would be highlighted that this issue needed to be resolved before the application proceeded.

Application: PS/2023/1131

Location: Ashtone House, Hamstreet Road, TN26 2EB

Proposal: Proposed change of roof and pitch to existing garage/store

Prior the start of discussion Steve Newton declared an interest explaining that this application related to his next-door neighbour. During discussion concern was raised regarding the height of the proposed roof which could lead to the garage becoming an annex or another dwelling. It was agreed that on commenting on the application, a request would be made that further permitted development rights be removed and that a condition be made that this remain a garage unless a further application be made.

Application: PA/2023/1009

Location: 33 Fairfield Terrace, Hamstreet TN26 2HT

Proposal: Proposed shed/outbuilding in the garden

During discussion no objections were made to the application.

## Notice of Appeal

22/00884 Orlestone Rise, Ruckinge Road, TN26 2NW

Proposal: Construction of a single detached dwelling with parking and amenity space

Decision: Refused  
Appeal: Started 8<sup>th</sup> June 2023.

The Planning Inspectorate will review and decide on the basis of written statements and a site visit by an independent inspector

During discussion it was highlighted that a resident had noted that some of the appendices were not visible on ABC's website. Concern was expressed about this with an argument being placed that all information needed to be visible so that consultees could use this to make an informed comment on planning applications. It was noted that OPC had no further comment to make on the application but concerns would be expressed to ABC including missing information. *Borough Councillor David Ledger left the meeting.*

**11. Correspondence Received:** not covered under other agenda items:

- Thank you letter from the Friends of St Mary's for their grant relating to the current financial year 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024.
- An enquiry had been made on how to apply for social housing at the two new developments. During discussion it was noted that both developments had 5 dwellings that could be rented out from a housing association and 15 that were part buy and part rent. Those wishing to apply have to be accepted on the housing voting system. Ref <https://www.kenthomechoice.org.uk/> and <https://www.ashford.gov.uk/housing/housing-help/local-affordable-housing-options/applying-for-social-housing/>
- Circulars and News Bulletins from various organisations had been forwarded via email to members.

**12. Finance:**

**Budget Review/Update:** circulated to members prior the meeting further copies were made available.

**Authorisation of Cheques:** The Chairman explained that he had been speaking to the Victory Hall Chairlady who had highlighted that the roof required urgent repairs. It was agreed that the Parish Council would pay for these repairs. It was noted that the hall committee are to provide funding towards this cost following fund raising. Those present agreed that the Chairman had delegated authority to authorise cheques if required prior the next meeting.

| To                       | For                                       | Amount        | Cheque No   |
|--------------------------|---|---------------|-------------|
| Mags Wellsted-Boorman    | Reimburse cost of ink                     | 20.49         | 1795        |
| Parish Clerk             | Wages July                                | 520.00        | 1795        |
| Parish Clerk             | Expenses: Use of Home as an Office        | 120.00        | 1795        |
| HM Land Registry         | Land Search                               | 6.00          | 1795        |
| SWM Roofing Ltd          | Repair of Victory Hall Roof               | 3,408.00      | 1796        |
| <i>Post Dated Cheque</i> |   |               |             |
| <i>Parish Clerk</i>      | <i>Wages August</i>                       | <i>520.00</i> | <i>1797</i> |
| <i>Parish Clerk</i>      | <i>Expenses: Use of Home as an Office</i> | <i>120.00</i> | <i>1797</i> |

**13. Items for Next Agenda/Any Other Business:** Mike Wady noted that a social bowls event would be held on 30<sup>th</sup> July. It was agreed that the Parish Council would cover the cost of refreshments. Arrangements for Remembrance Sunday will be added to agenda for the next meeting.

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

Parish Council Meeting: Monday 11<sup>th</sup> September at 7pm  
Parish Council Planning Meeting: Monday 18<sup>th</sup> September 2023 at 7pm (if required)

Meeting Concluded 8.28pm

Chairman's Signature: