

HIGH HALDEN PARISH COUNCIL
Minutes of the Parish Council Meeting
held on Monday 24 June 2024 at 7pm in the Memorial Hall

48/24 Administration: Fire Exits, Fire Meeting Point, Mobile Phones. The Clerk confirmed that there has been no requests to record the meeting.

49/24 Present and Apologies

Present: Cllr. Sargent (Chairman for this meeting), Cllrs: Mrs. Amsler, Ms. Dawes, Mr. Drury and Mrs. Wheeler.

In Attendance: Mrs L Goldsmith (Clerk), Ward Member Alan Pickering

Apologies: An apology for absence was received from Cllrs. Mr. Robinson and Mrs. Pickering and the reason for absence was accepted.

50/24 Declarations of Interest: None.

51/24 Minutes of the meeting of the 20 May 2024:

Resolved: That the Minutes of the Annual Parish Council meeting held on the 20 May 2024 be approved and confirmed as a true record.

52/24 Report from the Clerk (information purposes only):

Jubilee Park: A number of posts have been damaged around the children playground. Aspire has been asked to inspect and quote.

Jubilee Park: Received a report that a handrail is missing on one side of a bridge.

Jubilee Park: The RoSPA inspection is booked and will take place in July.

Jubilee Park: Drainage works to the football pitch are due to take place next week. S106 funding to cover the cost of these works has been received from ABC.

Bus Stop: Quotes are being sought for the repairs to the roof.

Community Orchard: ABC has suggested that the Parish Council might be able to have more fruit trees than originally thought. The Clerk will discuss with the landowner.

PROW: Two reports received that the AT141 is blocked with vegetation which has been reported to PROW.

Exercise of Public Rights: Commenced on the 3 June and ends on the 12 July 2024.

Waste and Recycling Update: ABC has advised that they are working through the issues.

53/24 Open Session: No members of the public present.

54/24 Planning

To discuss any planning applications received:

PA/2024/0647: Greenluck Farm, Harris Lane, High Halden

3no 2 bedroom log cabin style dwellings with associated parking and garden areas, moveable ground mounted solar panels to be installed in agricultural field following removal of existing caravans.

We object strongly for the following reasons:

1. The land in question is designated agricultural land.
2. No change of use has been applied for.
3. The related application on changes to Condition 2 was assessed without first looking at the planning application to build 3 dwellings which can only be built if full access through the ancient woodland is given.
4. Waste water cannot be directed through ancient woodland so where would it be taken to? We understand that the Septic Tank Regulations 2023 state that property owners are now required to install domestic sewage treatment plants, for which planning permission is required
5. The fire regulations as given in the Kent Fire and Rescue Services report would require further widening of the track as well as a turning circle and additional hard standing to allow full accessibility damaging the ancient woodland.

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6. Our request in 2021 for information and details of the permit for the caravan situated in the field were never answered by ABC. The owner now states he will remove 2 caravans which are in situ. HHPC questioned the legality of the caravans and received a reply from the owner via the Planning Officer Charlotte Giles that 2 caravans were in situ when he acquired the land. We have still not received a response from the Planning Officer on the legality of the 2 caravans on the agricultural land.
7. In 2021 HHPC objected to widening the track in this ancient woodland because the then state of it was unmanaged/untidy and we feared that the widening and bringing in more hard core and cement would have a detrimental effect on the ancient woodland. However, ABC Planning Committee granted a permit by one vote, voting against the importance of preserving such a precious local resource and protecting it from continued neglect and damage. The Local Plan is clear how important ancient woodlands are and that they need to be protected.
8. Permission to allow any building on the adjoining field which can only be accessed through the ancient woodland should be refused as well as any owner of said land should be obliged to manage the ancient woodland according to guidelines and respect the sensitive nature of the woodland and the plants and animals therein.
9. **PA/2024/0531**
Request for a variation of CON2 (approved plans) of permit 21/0973/AS for permission to make changes to the approved track was granted and permission given. However, the unsatisfactory reply HHPC received did not give the Parish Council a plausible reason and we expected to receive more information from the Planning Officer as we had correctly realised that the new application and the change of CON2 were linked to allow full access to the potential building site if permission were to be granted. It did not help that the 2 applications were allocated to 2 different Planning Officers. The additional caveat specified in the permit might not have stopped further eroding of the valuable land to get to the intended building site.
10. We would also like to refer you Condition 3 of the Decision Notice dated 20 June 2024 for the trackway PA/2024/0531 which clearly states that the approved access/track can only be used for agricultural and forestry related activities, as defined in Section 336 of the Town and Country Planning Act 1990. It is stated that the site is outside any area in which other development and uses would normally be permitted unless essential to the local needs of agriculture or forestry.

OTH/2024/1060: Land to south of New Barn Farm, Ashford Road, High Halden

Details submitted pursuant to condition 2 (Materials), 3 (Landscaping Scheme), 8 (Drainage), 9 (Lighting), 10 (Biodiversity) of planning permission PA/2022/2493.

To leave the decisions on conditions to the Planning Officer. With reference to the landscaping we would like the landowner to be mindful of the root extension and height of the four trees to be located in the proximity of the allotments.

Planning applications received after the distribution of the agenda and to be considered at the next meeting:

NOT/2024/1105: The Chequers Inn, Ashford Road, High Halden

PA/2024/1125: Springbourne Farm, Harris Lane, High Halden

Approvals:

PA/2022/2806 Planesfield, Pot Kiln Lane, High Halden

Proposed additional mobile home and utility block for immediate family use (applicant's son).

The Clerk was asked to contact the Planning Officer for a detailed explanation as to why the reasons for a refusal recommended by the Parish Council were not fully taken into account.

PA/2024/0753: Rose Cottage, Redbrook Street, High Halden

Erection of a single storey rear extension following the demolition of the existing conservatory.

PA/2024/0658: Old Place Farm, Woodchurch Road, High Halden

Ground level outdoor swimming pool and associated terrace works.

PA/2024/0531: Greenluck Farm, Harris Lane, High Halden

Variation of condition 2 (approved plans) of planning permission 21/00973/AS for creation of access track to allow for changes to approved track.

The Clerk was asked to contact the Planning Officer and request that all the previous queries for this site raised

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by the Parish Council are answered.

Refusals:

PA/2023/2259: Land 100m east of Homestall Farm, Ashford Road, High Halden

Erection of 2no. residential dwellings, two bay car barns and associated parking and landscaping.

Withdrawn:

PA/2024/0604: The Chequers Inn, Ashford Road, High Halden

The erection of two ultra-rapid electric vehicle charging points (capable of serving four vehicles at a time) and associated electrical feeder pillar.

Other Planning Matters

PA/2024/0472: Moat Farm House, Oak Grove Lane, High Halden: Erection of 1no. dwelling following demolition of existing garage. Decision to be made by Planning Committee. The Clerk to find out the date of the Planning Committee meeting that this proposal is likely to be considered with a view to someone from the Parish Council attending.

ABC Planning Training for Parish Councillors: The Clerk advised that Cllrs. Sargent and Mrs. Pickering have been allocated places on the planning training session to be run by Simon Cole, Assistant Director Planning and Development at ABC which has been organised by the KALC Area Committee

Local Plan Consultation Update: It was agreed at the Local Plan and Planning Policy Task Group meeting held on the 22 May 2024 that ABC will be holding eight ‘in person’ community events, and two ‘virtual’ events, throughout July and August 2024. The exact locations of each ‘in person’ event is to be confirmed. However, it has been agreed to arrange events across the borough in Ashford Town Centre, South Ashford, North Ashford, Tenterden, Wye, Charing, Hamstreet and Chilham. The two ‘virtual’ events will be held late August/September 2024 for anyone unable to attend in person. The ‘drop in’ sessions will be open to all members of the community and there will be extensive communication to advertise the events to generate interest. In addition, a ‘Frequently Asked Questions’ and electronic ‘information pack’ will be produced prior to the events and published on the website. The sessions will be held on weekdays, (dates to be confirmed), from 2pm-8pm with Officers in attendance to answer questions. The purpose of the events is to provide residents with more information about the new Local Plan and for communities to tell ABC what they think, ask questions and leave feedback. In addition, there will be an opportunity for communities to view all of the sites submitted through the ‘Call for Sites’ exercise undertaken in the Autumn of 2023.

55/24 Financial Report:

/24-1 To agree payments in accordance with the Budget:

Cllr. Drury checked the invoices against the payment schedule and it was and it was **resolved** for Cllr. Drury and Robinson to authorise the payments online.

Payments

| Cheque/Transfer | Details | £ |
|------------------------|--|----------|
| Transfer | Barrie Croucher (Caretaker Services) | 68.64 |
| Transfer | Marcus Digby (Park Keeper Services) | 457.60 |
| Transfer | Mint Fresh (Bus Stop Cleaning) | 77.22 |
| Transfer | Mrs L Goldsmith (Reimbursement keys and ink) | 49.69 |
| Transfer | N Power (Pavilion Electricity) | 85.92 |
| Transfer | Zurich (Insurance) | 148.75 |
| DD | Google Cloud | 96.00 |
| DD | Hugo Fox | 2.99 |

Receipts:

| Details | £ |
|---|----------|
| Ashford Borough Council (S106 drainage works) | 8,500.00 |

Initials:

Balances as at 24 June 2024

Unity Trust Current Account: £9,356.54
Unity Trust Savings Account: £59,789.62
Total: £67,146.16

56/24 Reports:

/24-1 Ward member:

Ward Member Alan Pickering advised that there are ongoing problems with the new general waste contractor which are due to new lorries and blips in the IT system. ABC is working very closely with the contractor to resolve these issues. Ward Member Alan Pickering advised that ABC has received further reports of dumping of rubbish at Hatchentan and is monitoring the site. Ward Member Alan Pickering recently went on a walkabout looking at the residential properties owned by ABC. ABC has now taken over the maintenance of all these properties. The move to International House is now postponed to December 2024. ABC will continue to lobby Eurostar to bring back the service to Ashford. Secretary of State for the Environment has ordered the Environment Agency to clear the thousands of tonnes of illegally dumped waste at Hoads Wood, Bethersden. Damien Green, MP, has been instrumental in achieving this outcome.

/24-2 Highways: Cllr. Drury raised the issue of raised ironworks in the road at the entrance to Halden Close.

24-3 Marketing/projects: Nothing to report.

/24-4 KALC: The minutes of the meeting held on the 29 May 2024 have been circulated.

57/24 Information items:

/24-1 HHVEC Update:

Cllr. Sargent advised that the D-Day Celebrations held on the village green on the 6 June 2024 were well attended. The beacon was lit and a trumpet was played. Cllr. Sargent advised that the High Halden Hoe Down is due to be held on Saturday 20 July 2024 on the village green. Sponsorship and raffle prizes are being sought to assist with fund raising for these self-financing events.

58/24 Items for the next Parish Council meeting:

Success of Brewmasters Football Club.
Tree Survey.
Proposal to form a Planning Committee
Water trough for allotments.

59/24 Date of the next meeting.

The next Parish Council Meeting will be held on Monday 8 July 2024 at 7pm in the Memorial Hall.

With no further business to transact the meeting closed at 8.05pm

Signed:

Date:

Initials: