



## HERNHILL PARISH COUNCIL

**Minutes of the Parish Council Meeting held at Hernhill Parish Church on Wednesday 26th October 2022 from 7:30pm to 9:35pm.**

**Present:**

Cllr. B. Heller (Chair) Cllr A. Rumble Cllr B. Chipperton Cllr D. Figgis  
Cllr C. Page

**Also Present:** Mrs R. Parr (Clerk), and 14 members of the public

**556 APOLOGIES**

Cllr. T Valentine Cllr R. Lehmann (KCC) Cllr A. Gould (SBC)

**557 DECLARATION OF INTEREST**

None.

**558 MINUTES**

A. The minutes of the Parish Council meeting held on the 28th September 2022 (537-555) having been circulated to all Members, were taken as read, confirmed and signed by the Chair.

**559 COUNCILLOR VACANCIES & CO-OPTION**

The Chair expressed her thanks for their long service and expertise in planning to the council by Mr Edgington and Mr Couzens following their resignation from the council for personal reasons. The Clerk had received 3 applications for the two vacancies of which one had since been withdrawn. The remaining two applicants were Kim Wakes who lives on Church Hill in Hernhill and Donna Waters who lives in Monkshill, Waterham. Backgrounds of each of the applicants were circulated to all councillors ahead of the meeting and were deemed suitable candidates. Both applicants were invited to join the council via co-option and both parties signed the acceptance of office.

**560 APPOINTMENT OF VICE CHAIR**

Following the resignation of Mr Edgington a new vice chair was required. Cllr Figgis proposed Cllr Page with Cllr Rumble seconding. All councillors voted in favour for Cllr Page to become Vice Chair.

**561 ALLOCATION OF COUNCILLOR ROLES**

Following a discussion, it was agreed for Cllr Chipperton to take on the responsibility for footpaths. **Action:** The Clerk is to advise Cllr Chipperton of the KCC footpaths reports links. Cllr Rumble is to take on flytipping in addition to litter picking and litter bins. All councillors are to undertake online training for planning and new councillors are to undertake 'Introduction to Local Councils' online course,

all available via KALC.

## **562 PUBLIC PARTICIPATION**

A. There were no comments by the public other than in relation to planning.

## **563 PLANNING**

A. Planning Applications-

- 1) 22/504625/FULL : Demolition of existing bungalow and shed. Conversion of an existing store/garage to a holiday let with the erection of a front porch with access ramp. Erection of a 3 bay garage and installation of a new access gate and new metal sliding gate. ADDRESS: Cairo Lodge Butlers Hill Dargate Faversham Kent ME13 9HH

The applicants were unable to attend the meeting but had provided a summary of their application for circulation to the councillors ahead of the meeting. The applicants have designed and planned a holiday let which will allow for mobility restricted visitors to stay. With a ramp at the front for ease of access, wider doors and a special access bathroom, we hope to provide facilities that are not available anywhere else in the area. As part of this planning application, we would also like to complete the demolition of the existing bungalow and replace this with a 3-bay garage in a style similar to the new Cairo Lodge property, e.g. slate roof etc. In order to facilitate the additional parking for the new holiday let, a small outbuilding at the end of the stable block will also be demolished, freeing up valuable driveway space.

The councillors discussed the application with comments that the site was considered to be overdeveloped. The site originally had a small bungalow (awaiting demolition), replaced by a much larger bungalow. The demolished bungalow to be replaced by a 3 bay garage. The holiday let as a separate building was considered nearly as large as the residential aspects of the site and half of the plot now had commercial aspects to it. Concern was also raised regarding increased traffic on the narrow lanes although some regarded that there would not be much difference. The council voted with 5 objections and 2 no adverse comments. Therefore, the council agreed to object with the following wording?

“Hernhill Parish Council voted to object to the planning application on the grounds that it would be an overdevelopment of the site, which until recently was a small bungalow in a large garden. The proposed development would result in an additional large building to the two large buildings recently constructed and in nearly half the site being used for commercial purposes which is inappropriate in a rural, residential area. The commercial use would result in increased traffic in the adjacent narrow lane which is already heavily used.”

- 2) 22/504757/FULL PROPOSAL: Construction of 2no. residential dwellings with associated access, parking and amenity space. ADDRESS: Yew Tree Cottage Staple Street Hernhill Kent ME13 9TX

The applicant Mr and Mrs Cantwell attended and advised that they purchased the property 6 years ago and have since cleared the garden. Access to their property is via the entrance to nearby The Orchards. The proposal is for one 3 bed and one 4 bed houses with parking for 3 cars per dwelling with access

via Dawes Road.

Cllr Heller summarised that the proposed development area based on historical maps used to have buildings there from at least the 18th century until they were demolished in the 1960s, with the present house then built and set back in the plot away from the road.

A number of members of the public then spoke including neighbours opposite and nearby. Concerns were raised by neighbours that the housing currently in that area of Dawes Road is predominately single storey and that the proposed new houses were 2 storey and would be out of keeping due to height and overlooking with loss of privacy. Many residents also raised concerns with regards to access onto Dawes Road, being so close to the junction with Staplestreet which has poor sight lines and is considered to increase the potential for accidents. Concerns were also raised as to the loss of trees on the boundary with the road altering the rural setting of that part of the road.

The councillors then discussed, access was considered to be the greatest concern along with overdevelopment of the site with height as a factor and loss of trees on the boundary with the road. The council voted unanimously to object to the application with the following comments:

“Hernhill Parish Council unanimously objected to the planning application. They consider the proposed development of two houses as overdevelopment and too large and high for the area, which is predominantly single storey bungalows and will overshadow neighbouring properties. The council also have serious concerns in respect of the access to the proposed development on Dawes Road being so close to the junction with Staplestreet and is considered to be a dangerous junction. Dawes Road is a narrow rural lane and the junction with Staplestreet is located on a bend preventing clear sightlines. Dawes Road has no pavement and exit right into Dawes Road from the proposed development will mean potential accidents caused by people coming from Staplestreet and turning into Dawes Road whereby vehicles from the proposed development will not be seen until the last moment. The proposed development would also mean a loss of hedging and wildlife habitat on the roadside of this stretch of Dawes Road. Should the council be mindful to grant planning permission for the proposed development, the council would like to see a condition for an archaeological investigation as the site of the proposed development is in an area whereby cottages from the 18th century are seen on historical mapping (attached) with the buildings demolished sometime in the middle of the 20th century. Whilst earlier buildings were on the proposed site, the area and road has changed enormously over the past 200 years. Since the demolition of the pre-existing cottages, a large detached house has been built on the upper part of the site which has separate access away from Dawes Road.”

#### **564. STREET NAMING/NUMBERING REQUEST**

The council had been approached by SBC in respect of providing a street name in relation to the development of 21/502972/FULL Land South East Of A299 Slip Road Off Highstreet Road Hernhill Kent ME13 9EN. SBC had made proposals concerning a pudding theme in keeping with nearby Plum Pudding Lane. The council unanimously decided that as the site was a commercial development and would prefer a more prosaic and municipal name. If a pudding theme was preferred by SBC, then preference should be for a pudding related to Kent. **Action:** The Clerk is to respond to SBC accordingly.

**565. CIVILITY AND RESPECT PLEDGE**

The council had received notification of a national campaign supported by NALC and SLCC concerning Civility and Respect to encourage culture change. The council voted to sign up to the pledge. **Action:** The Clerk is to post the pledge onto the Policies and Documents part of the council website.

**566. MONKSHILL LORRIES**

Cllr Waters had raised the issue in a previous meeting whilst as a member of the public. She raised concerns as to the changing use at Monkshill Farm leading to an increase in lorries as well as other lorries using Monkshill as a cut through from Graveney. The road is considered too narrow and the road surface not suitable. **Action:** The council is to investigate.

**567. NEIGHBOURHOOD PLANS (NP)**

Following the talk given in the previous month, the council discussed the way forward. A knowledgeable local volunteer was required to lead the project. As well as planning and housing consideration to open spaces was also a requirement along with landscape, views and heritage amongst other topics. Cllr Waters mentioned that Graveney also had a local plan. **Action:** The Clerk is to enquire. The council agreed that there should be an advertisement on the Hernhill News, the website and Facebook to encourage people to get interested.

**568. NEWSLETTER PRINTING**

Tony and Trish Chapman have indicated that they will be giving up printing and copying the Hernhill News. The council thanked the couple for their devoted work over many years. The council will require a volunteer for someone to take on this task. The role is required monthly at month end concerning the printing, folding and distributing the copies of the newsletter. Training will be provided and mileage and expenses are paid. Any interest should be made to the Clerk who can provide more details. **Action:** The Clerk and Chair is to prepare an advertisement for the Hernhill News, website and FB.

**569. REMEMBRANCE SUNDAY**

Both The Chair And Vice Chair are unable to attend the service at the war memorial on the 13th november. The Clerk had already obtained a wreath for the event. The Chair requested a volunteer for the service with the Clerk offering to step forward. **Action:** The Clerk is to liaise with Peter Wilcock at the Church

**570 MATTERS ARISING**

- A. Neighbourhood Watch - Nothing to report.
- B. Village Speed Limits - Cllr Page provided an update that the KCC visit in September did not happen. Cllr Page is currently in correspondence and a visit has been arranged for Wednesday 2nd November.
- C. Allotment Gate-(i) The council discussed the three quotes which had been circulated to the councillors the previous month. There were differences in the material used for the gates, a wooden palisaded one, a metal mesh gate and a galvanized 5 bar field gate or 5 bar timber framed gate. Costs ranging pre VAT of £422.50, £600 and £650. Discussion of grants were considered but there was not time for applications in order for the work to be completed by Spring. The council voted to agree to accept the

quote for Quinneys of £422.50 pre VAT. The Clerk raised concerns that since the quote that prices may change in the current climate and it was agreed that an additional £50 leeway could be provided if required by the Clerk. **Action:** The Clerk is to arrange with Quinneys for the work. (ii) The council mentioned possible grant opportunities would be suitable for the replacement fencing around the allotments and that the councillors should consider possible options. (iii) The Clerk also mentioned that there had been one application concerning the half plot available concerning the son of one of the present occupiers. Although they lived outside of the parish, in absence of any other applicants, it was agreed to offer the plot accordingly

D. Dale Farm Oast - No further updates

## 571 COUNCILLOR'S REPORTS

A. None

## 572 FINANCE

- A. The October Bank reconciliation was approved and signed.  
 B. October's 2022 cheques for payment were approved and signed.

Chq-1643 Countrywide Grounds Maintenance (Mowing September)	£144.02
Chq-Advice Only S/O R Parr (Salary & Expenses)	£300.58
Chq-1644 Hughes and Son (August Church Mowing)	£130.00
Chq-1645 Village Hall (September hire)	£17.00
Chq-1646 Church (September hire)	£15.00
Chq-1647 KCS (Photocopier - (Nov- Feb))	£73.67
Chq-1648 KCS (Photocopier (Aug - Nov))	£73.67
Chq-1649 R Parr ((expenses Viking Printer Cartridge))	£28.34
Chq-1650 Royal British Legion (wreath donation)	£50.00
	<b>£832.28</b>

- C. Budget - The Clerk had prepared budget details which had been circulated ahead of the meeting. These show a projected year end position of £15.2k of receipts with £10.9k of payments against a budget of £14k. However, the budget included £4k for the long term speeding project which had not yet been spent. Excluding the LTP (LTP), the council had overspent by £1k. This was primarily attributed to the unbudgeted amounts concerning the village green tree surgery and the Queens canopy, as well as partly the Clerks pay rise and unexpected defibrillator battery costs. There was also an increase in costs associated with green areas. Estimated reserves at year end are £14k
- D. The proposed budget of 2023/2024 was discussed. Excluding LTP, the expected spend is considered to be £11,771. Allowing for further possible increases in costs for the green areas, miscellaneous raised from £500 to £1k. Possible increases in allotment fees. £500 also included in relation to elections as well as an increase in Clerk's salary to account for a full year at the higher amount. Following a discussion it was agreed to include a further £3k for LTP for speed limits. Consequently the proposed budget is to be for £14,771 and should be the request for the Precept in January 2023. Budget details attached to the minutes.

## 573 CORRESPONDANCE

A. The Clerk had received a pack circulated to all councillors for the Swale Joint

Transportation Boards and the Highways Work Programme, Progress Update Report; and Requests made by Councillors and Members of the Swale Joint Transportation Board.

- B. The Clerk had received an update following the recent roundtable discussion of the parishes in Swale with Helen Whately. Topics discussed included the Faversham Swing Bridge, Traffic and housing and bus reductions. The Clerk had since received an offer for a Tour of the House of Parliament organised by the local MP Helen Whately. Both the Clerk, Cllr Wakes, Cllr Water, Cllr Figgis and Cllr Chippertoin expressed an interest in attending.
- C. KALC had requested feedback on experiences of rural bus services and or the Kent Carrier. The council had no comments.
- D. The Clerk had received details of the Kent Fire and Rescue Firestoppers campaign. 'FireStoppers' KFRS is inviting local people to join the fight against arson by anonymously reporting incidents on 0800169558 or online firestoppersreport.co.uk It was agreed to publicise in the newsletter and on the website and Facebook.
- E. Green Doctors - Support for energy saving initiatives Rich Lehmann has organised a drop in session at Boughton village hall 9th December 2.30-4.00pm to give tips and advice to residents
- F. The council have received a letter from The Duchy inviting the council to a public consultation event regarding the possible development at Brenley Corner. The Clerk advised caution in respect of engaging in relation to possible pre-determination.

#### **574 CHAIRMAN & CLERK'S SUNDRY REPORTS**

- A. The Clerk highlighted to the councillors of possible local elections in May 2023. Normally begin to hear about the process around February time if going ahead and councillors will need to reapply.

#### **575 ITEMS TO BE PLACED ON SEPTEMBER'S FULL MEETING AGENDA**

- A. Neighbourhood Watch
- B. Village Speed Limits.
- C. Allotments
- D. DaleFarm Oast
- E. Grants
- F. Monkshill Lorries
- G. Newsletter Printing
- H. Neighbourhood Plans

There being no further business, the Chair declared the Meeting closed.

CHAIRMAN