



## HERNHILL PARISH COUNCIL

**Minutes of the Parish Council Meeting held at Hernhill Village Hall on Wednesday 29th May 2024 from 7:30pm to 8:52pm.**

**Present:**

Cllr. B. Heller (Chair), Cllr K. Wakes Cllr P. Smith, Cllr B. Chipperton.  
Cllr D. Figgis Cllr. E Bannock MBE Cllr D. Waters,  
Cllr A. Gould (SBC)

**Also Present:** Mrs R. Parr (Clerk), and 3 members of the public

### **255. ELECTION OF CHAIR and signing of Declaration of Acceptance of Office**

Cllr Heller was nominated and the Council unanimously resolved to elect Cllr Heller as Chair. Cllr Heller accepted the position and then signed the acceptance of office for Chair.

### **256. ELECTION OF VICE-CHAIR**

Cllr Waters was nominated and the Council unanimously resolved to elect Cllr Waters as Vice-Chair. Cllr Waters accepted the position.

### **257. APOLOGIES**

Cllr R. Lehmann (SBC & KCC), Cllr B. Chipperton

### **258. DECLARATION OF INTEREST**

None.

### **259. MINUTES**

- A. The minutes of the Parish Council meeting held on the 24th April 2024 (226-251) having been circulated to all Members, were taken as read, confirmed and signed by the Chair.
- B. The minutes of the Extraordinary Parish Council meeting held on the 8th May 2024 (252-254) having been circulated to all Members, were taken as read, confirmed and signed by the Chair.

### **260. PUBLIC PARTICIPATION**

A parishioner raised the issue regarding the music on the green that appears to be happening every Sunday afternoon and was intrusive noise wise to have it every weekend and also since the pub has its own large back garden. Concerns were also raised over parking overspill from the pub since they reduced the size of their car park. The Council agreed to add to the agenda for the next full council meeting.

## **261. NEIGHBOURHOOD PLAN**

General update - Cllr Wakes provided an update whereby they are waiting on the results and analysis following their latest consultation on objectives. The next NP meeting is on the 19th June at 7.15pm at the Red Lion.

## **262. NEW HIGHWAYS IMPROVEMENT PLAN – UPDATE**

Cllr Bannock provided an update. Another parish liaison meeting is due to be convened. The representatives have agreed to keep the group to Boughton, Hernhill and Dunkirk as it was agreed that widening to other parishes would make the working group more difficult to manage. The Clerk is able to provide A0 size maps using specialist mapping software and utilising the OS licence for the Parish Council.

## **263. CURRENT KCC HIGHWAYS IMPROVEMENT PLAN**

The Clerk confirmed that details regarding the cost of the signs were still needed from the school. It was agreed to bring the item back to the next full council meeting.

## **264. 80TH DD BEACON EVENT 6TH JUNE 2024 - Finalise details**

The Clerk had prepared a risk assessment which had been circulated to the councillors ahead of the meeting and approved. The Chair noted that the event would not be able to go ahead without the support of Steve Castle who is responsible for the beacon and other aspects of the event. The Clerk would provide the hi-viz jackets and at least four councillors volunteered to be marshalls and agreed to meet at the site at 8.30pm. The Chair would read the tribute.

## **265. PLANNING**

Planning Applications-

- 1) 23/505533/EIHYB | a) Full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space, including: local centre with retail, commercial, community, business and/or employment uses (including Class E uses); water recycling centre; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; supporting infrastructure; engineering, utilities, and other associated works. b) Outline planning permission for the remaining phases of the mixed-use residential led development, including: retail, hotel, commercial, business, employment uses (including Class E uses); Class B2 and/or B8 uses; community and sports provision; primary school; nursery accommodation; health facilities; sheltered and/or other older persons' accommodation; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; temporary access and construction route(s) as required; supporting infrastructure; engineering, utilities, and other associated works including the demolition of buildings and structures. All matters to be reserved. | Land At South East Faversham Between A2 Canterbury/London Road And M2 Faversham Kent ME13 9LJ

Following the extraordinary meeting on the 8th May 2024, a revised set of comments had been circulated to all councillors. The Council unanimously resolved to submit the

following comments:

At the Hernhill Parish Council Extraordinary meeting held on 8<sup>th</sup> April, Hernhill Parish Council voted unanimously to object to the above application on the following grounds:

Policies Contradictions of application:

- Policy ST1 (sustainable development) and ST3 (Swale Settlement Strategy). The proposal represents unsustainable development and does not protect the countryside which is directly against SBC Local Plan Policies ST1 and ST3. It constitutes outside or urban area loss of 135.7 hectares of BMV land.
- SBC Housing Land Supply – this development is not allocated or mentioned in the Local Plan and SBC has already demonstrated 5.13 years of housing land supply.
- Policy DM6 (Managing transport demand and impact) - There is insufficient information included within the documents submitted of the impact on the highways which this is against. In addition, National Highways are recommending refusal unless more time is provided to allow for further analysis of Highway Impacts.
- Policy DM 31 - Agricultural land Development on agricultural land will only be permitted when there is an overriding need that cannot be met on land within the built-up area boundaries. Development on best and most versatile agricultural land (specifically Grades 1, 2 and 3a) will not be permitted unless: 1. The site is allocated for development by the Local Plan; or 2. There is no alternative site on land of a lower grade than 3a or that use of land of a lower grade would significantly and demonstrably work against the achievement of sustainable development; and 3. The development will not result in the remainder of the agricultural holding becoming not viable or lead to likely accumulated and significant losses of high quality agricultural land.

Additional policies contradicted by application:

- Policy DM 26 - Rural lanes e.g. Salters Lane
- Policy DM 25 - The separation of settlements - Important Local Countryside Gaps.
- Policy DM 28 - Biodiversity and geological conservation
- Policy CP 7- Conserving and enhancing the natural environment - providing for green infrastructure.
- Policy CP3 – Delivery Wide Choice of High-quality Homes. – only market housing included.
- Policy CP4 (Requiring good design) and DM 19 (Sustainable design and construction) – not achieve sustainable high-quality design.
- Policy DM 8 – Doesn't meet its Affordable housing.
- Policy DM 21 - Water, flooding and drainage – Not sufficient information to confirm impact. Consider National Rail concerns over flooding.
- Policy DM 24 - Conserving and enhancing valued landscapes – Impacts on wider setting, character and visual effect of Area of Outstanding National Beauty.
- Policy DM 32 - Development involving listed buildings – Heritage impact at Macknade's.
- Policy DM34 – Scheduled Monuments and archaeological sites. – Preference to preserve important archaeological site. Condition full programme of archaeological works and

consideration of important remains to be left in-situ.

## **General Comments**

The Site is of known archaeological importance as identified by the current programme of archaeological works to date. Finds and features of Palaeolithic, Bronze Age Iron Age and Roman potential found so far along with other undiscovered remains will be impacted by the proposals. Therefore, a further programme of archaeological works should be conditioned and should finds of national importance be identified then mitigation via preservation in-situ should be considered along with the potential for the de-designing of foundations and or landscaping.

In addition, the PM recently stated in PM questions on 17<sup>th</sup> April 2024, that no food producing land would be permitted for building, this application clearly contradicts this statement. This would be a loss of valuable, good quality food producing farmland, which is in direct conflict with the Governments strategic intent that 'food security means strong and consistent domestic production of food'. This area is known locally to be some of the best agricultural and available and is essential for organic farming.

Hernhill is a small Parish and would be greatly affected by this proposal because the Parish and its residents rely on local towns and infrastructure. Whilst we are not a direct consultee, we have received significant parishioner feedback and concerns to the proposals, all of which are objecting and feel that this is not in the interests of the surrounding local communities.

The surrounding infrastructure is already at or beyond capacity, any further development would increase this burden. The transport strategy does not take advantage of the rail line that goes through the site. The traffic calming proposal could be considered damaging to the environment and could potentially create more pollution and congestion. Local roads are currently poorly maintained and not appropriate for the levels of traffic this proposal would impose. The M/A2 is already full and often subject to delays and the A251 is not suitable for existing traffic and many of the surrounding roads only suitable for one car at a given time.

It is acknowledged that Brenley Corner is due for a major upgrade but the details of this are yet to be released. This is the main route for all vehicles, both private and commercial, to and from Dover and the continent. Given the recent impact demonstrated by the development of the Stockbury area any development should not be considered until any upgrade is completed.

The location of the proposed site has the potential to impact other surrounding major junctions already in place and have a significant impact on traffic.

England has the highest population density of any county, particularly in the South. The job market in Kent is not short of people with vacancies far outweighed by individuals, but it is short of the skills for current and future needs.

It is noted that within the proposal business premises are to be built under Class E which benefits from permitting development opportunities to easily change the use at any time in the future to further properties.

## **Environmental Concerns**

The Swale Landscape Character and Biodiversity Appraisal Supplementary Document (SPD) 2011 lays out the need to conserve areas we have. The proposal will remove a visibly attractive landscape, also referenced in SPD 2011 and have a negative impact on intrinsically dark landscapes, areas of tranquillity and the local network of rural lanes and Public Rights of Way.

The site will generate significant waste materials and sewage, which is already an issue in this area, with many campaign groups. The current proposal suggests that the first 60 houses would use sewage tankers, this is totally inappropriate, with many hauliers already reporting issues with

disposal of such waste. In addition, Kent County Council have been proposing to shut a number of waste recycling locations in Kent, which includes Faversham.

If this proposal was approved it would be a huge loss of wildlife habitat for a range of species, such as bats and hares but there are also ponds within the area.

Whilst we acknowledge that the proposal includes cycle and footpaths, there is a potential that most properties will have at least two vehicles, therefore provision is not sufficient for this.

These additional properties will significantly increase light and noise pollution due to property density, having an impact on wildlife.

Construction and the above-mentioned property density and additional traffic both during and after constructions risks air pollution.

There appears to be little provision of green power options, local telecommunication networks and waste management, which has recently experienced severe delays and lack of understanding of any impact this has had or the needs of the provision.

### **Other considerations**

The Duchy's past projects appear to provide little confidence. In summary for example, they state "Affordable housing will be integrated throughout the scheme to contribute to a truly mixed community. The Duchy will restrict homes to being occupied as homes, not holiday letting businesses, to ensure homes are kept available to meet local needs" but they provide no supporting details on how this will be achieved or managed in either the first place or in the future. There are also concerns regarding the quality of the housing relating to previous 'Duchy' developments (<https://www.bigissue.com/opinion/poundbury-is-not-the-utopian-dream-we-were-promised-here-why>).

At the Duchy development in Poundbury in Dorset, their attempt to integrate work space and housing has not been a success, with facilities half empty (<https://www.bbc.co.uk/news/uk-england-dorset-62894402>). In Nansledam, a new suburb of Newquay (another Duchy project), businesses struggled to survive while the development was in progress, with many closing and laying empty (<https://www.cornwalllive.com/news/cornwall-news/nansledan-new-town-fit-king-7673146>).

Both projects have also reported parking issues, with garages built too small, so parking has now become an issue on the streets. Together with the need for more parking per property, it should be considered that young people not leaving home as young as they once did, means the parking facilities required increase significantly.

Nansledam, which started in 2013 (a 30 year project for 4000 homes) still has issues with a lack of facilities, like GP surgery, chemist and newsagent. They also report a stigma between renters and owners.

These new developments were said to provide work opportunities, however, Poundbury still only generates fewer than 1 job for every person of working age.

New build residents face paying mandatory fees for on-site facilities & services, including roads, grass cutting and playgrounds. There is no mention of this, or how these costs will be controlled to prevent mandatory costs spiralling out of control.

Whilst Faversham may not be protected as an Area of Outstanding Natural Beauty (AONB), it is within viewing distance. A recent development proposal at Tunbridge Wells was blocked by the Housing Secretary due to the developments "generic suburban nature, which does not reproduce the constituent elements of local settlements". There is a further example of Bredhurst, who are about to go to the High Court to prevent 2,000 homes being built on the North Downs. Bredhurst Parish

Council says the “garden development at Lidsing between Hempstead, Lordswood and Bredhurst has an inadequate infrastructure and would cause the destruction of neighbourhoods, countryside, and wildlife”.

Many of the community chose to live or stay in the area because of its rural nature, this proposal would vastly increase traffic levels through country lanes in neighbouring villages and hamlets. This changes the very value of living in such areas to its detriment.

### **To Note**

At the extraordinary meeting where the Parish Council voted to object to the proposal there were also a number of parishioners who also raised their concerns and objections to the proposal.

#### 2) Canterbury Local Plan Consultation - Parish Council Response

<https://old.canterbury.gov.uk/planning-and-building/new-local-plan-2045>

#### Approval final comments

The Council discussed and agreed that had been focused on the Duchy application and was not able to prepare comments ahead of the meeting. The Clerk confirmed that the closing date was the 3rd June 2024 and therefore would not be able to respond as a Council. The Chair encouraged people to respond as individuals instead.

#### B. Planning Decisions -

1) 24/501227/ELEC Refurbishment of the existing overhead conductor and poles on five sections of existing low voltage overhead line surrounding Thanet Way. The conductor replacement will involve replacing all wood pole supports with like for like and restringing the existing overhead line. Thanet Way Hernhill Kent - No objections

2) 24/500517/FULL Erection of single storey side extension. 2 Uplands Cottages Highstreet Road Hernhill Faversham Kent ME13 9EJ - Application Permitted

3) 24/500782/FULL Section 73 - Application for variation of condition 3 (to allow external walls to first floor to be clad in cream coloured horizontal fibre cement cladding panels) pursuant to 21/504588/FULL for - Chalet bungalow style loft conversion to create two new bedrooms and a bathroom, with 2no. dormers to front, and 3 no. rooflights. Alterations to existing ground floor, and 3 no. rooflights to roof over existing ground floor rear extension. Monkshill Bungalow Monkshill Road Hernhill Kent ME13 9EH - Application Permitted

4) 24/500714/FULL Replacement roof over existing conservatory including 3no. rooflights and alterations to the conservatory's external walls Honeysuckle Villa Plumpudding Lane Dargate Faversham Kent ME13 9EU - Application Permitted.

## **266. ALLOTMENTS**

1) Allotment Fencing - update on installation

Action: Cllr Wakes to contact the contractor for an update

2) Vacancy - open out to non parishioner waiting list

The Clerk advised that she had not received any expressions of interest from parishioners in the past month. The Council discussed and unanimously agreed to extend the vacancy to those outside of the parish on the waiting list.

## **267. LITTER PICK - Update on dates and Equipment**

Cllr Wakes confirmed that arrangements were in place for the event on the 1st June. The Clerk has arranged for collection by SBC at the Village Hall and Wey Street. Poster and notices had been displayed. Action: The Clerk is to provide the Risk Assessment to Cllr Wakes along with the equipment.

## **268. WAR MEMORIAL CLEANING - Volunteer required.**

The Clerk had received notification that the current volunteers Trish and Tony Chapman would be stepping down. The Chair provided thanks for their many years of service. The Council discussed and a parishioner mentioned a possible suitable volunteer. Action: The Clerk is to await confirmation of acceptance. Action: The Clerk is to inspect the war memorial to ensure of its integrity to undertake pressure washing.

## **269. HERNHILL NEWS- Volunteer required for Yorkletts Distribution.**

The Councillors discussed and requested additional details. Action: the Clerk is to enquire further and the item to return at the next full council meeting.

## **270. CLEVE HILL SOLAR FARM - Update**

Cllr Waters provided an update. Works are still ongoing and there have been issues with regards to road conditions, unescorted loads and traffic.

## **271. SAFETY OF LITHIUM ION BATTERIES AND E-BIKES AND SCOOTERS - Potential campaign of Parliamentary reading of bill**

The Council had received correspondence from a House of Lord representative asking them to support a bill going through parliament regarding the safety of batteries. However, the bill would no longer progress at the current time due to the election. The Council agreed to return the item should the bill be re-presented at the next parliament.

## **272. MATTERS ARISING**

A. Neighbourhood Watch - Mr Wilson reported that there had been suspicious activity made on social media of individuals potentially looking in sheds and theft of tools. PC Gary Morris had not advised that there was any crime of note other than criminal damage to a vehicle at Cherrywood which is still under investigation. No Burglary or Theft offences reported. Mr Wilson has from PC Morris received advice on security of sheds etc and would forward to the Clerk.

## **273. COUNCILLOR'S REPORTS**

A. Cllr Figgis raised concerns regarding Canterbury Planning applications close to the

parish boundaries and that we would not be notified. The Council discussed and it was agreed to for the Clerk to have a fortnightly diary note in order to check the Canterbury Planning Portal map for applications close to Hernhill.

- B. Cllr Figgis raised concerns regarding footpath issues previously reported to KCC a number of years previously that are still showing on the KCC portal as unresolved. The Council discussed and agreed to send an email to Cllr Lehmann with those concerns of non action.
- C. Cllr Wakes provided an overview of the online event she attended regarding Article 4 and Conservation Areas and Advertising. This was beneficial in respect of understanding for the NP.

## **274. FINANCE**

- A. The May bank reconciliation was approved and signed.
- B. May's 2024 payments were approved and signed.

<b>For Payment May 2024</b>		VAT (for info)
-10- online Countrywide Grounds Maintenance (Mowing May)	£230.00	£38.33
-Advice Only S/O R Parr (Home Expenses)	£20.00	
- R Parr (Gross Salary )	£453.48	
R Parr - Overtime	<u>£134.55</u>	
-11 - online HMRC (Tax)	£27.60	
-12 - online R Parr (Net Salary)	£560.43	
-13 - online Hughes & Son (April Church Cutting )	£130.00	
-14 - online Hernhill Church (Hire 8th April & 8th May)	£30.00	
-15 - online L Robbins (Internal Auditor Fee)	£105.00	
-16 - online Hernhill Village Hall (Hall Hire April)	£17.00	
-17 - online Cloudnext Annual Renewal (Domain hosting)	£59.98	9.99
-18 - online R Parr (Viking Stationary Expenses)	£73.51	12.25
	<b><u>£1,448.05</u></b>	

- C. Approve and sign annual accounts for year ended 31<sup>st</sup> March 2024  
The Clerk had ahead of the meeting provided the Councillors with copies of the accounts and AGAR return. Explanations were given in respect of any variances that the Notice of Public Rights and Publication of the Accounts would be from the 3rd June to the 12th July 2024
- D. Note Internal Auditor's Comments  
The Clerk commented that the Internal Audit had been undertaken by Mr Robbins on the 24th April 2024 which had been circulated to all Councillors and had one comment in that the budget to ensure that the budget has a projected income line, which I had omitted to show on the final approved budget. Otherwise there are no other comments. This is something easily rectified going forward.
- E. Annual return (Governance Section) to be reviewed, considered adopted and signed  
The Clerk had provided a detailed breakdown of the responses to explain how the council had undertaken its governance in order to be able to answer the Governance Statement was provided and circulated ahead of the meeting.
- F. Annual return (Accounts section) to be reviewed, considered, adopted and signed
- G. The Annual Governance and Accountability Return Certificate of Exemption was



approved and signed

## **275. CORRESPONDENCE**

- A. Road Closure Denstroude Lane 19th June 2024 at rear of 25 Honey Hill for one day
- B. Road Closure Crockham Lane Hernhill 10th June 2024 by Crockham Cottages for one day
- C. Road Closure Canterbury Road Boughton on 21st July and 28th July between Chalkey Road and Stockers Hill
- D. Road Closure Kemsdale Road between Staplestreet and Kays Lane for up to 18 months.
- E. Three Horseshoes Wheelie Bin race 20th July 2024, for up to one day, between the hours of 11.00 and 21.00.
- F. PC Morris - community surgery on Saturday 1st June 2024 between 18:00-19:00 at Hernhill Village Hall. 06/05/24.
- G. Butlers Hill, Dargate from 3rd June 2024 for up to 1 day. The road will be closed between the junctions of Woodlands and Crockham Road for drainage works.

## **276. ADMINISTRATION**

- A. The Clerk advised that new model Financial regulations had been issued and these were under review.
- B. The Clerk advised that the annual review of policies was due in June. It discussed and agreed due to the number involved to split the review over June and July. .

## **277. CHAIRMAN & CLERK'S SUNDRY REPORTS**

- A. The Clerk advised that she had attended free online training in respect of website accessibility to understand the forthcoming changes in legislation. It was also useful in providing a reminder and guidance in ensuring current requirements are being met and how to do that.

## **278. ITEMS TO BE PLACED ON MAY'S FULL MEETING AGENDA**

- A. Yorklett's distribution
- B. School speed signs
- C. KCC Footpaths - lack of action
- D. Review of policies
- E. Music on the Green noise disturbance and parking concerns
- F. Neighbourhood Plan - objective update
- G. New HIP update
- I. Update on allotment vacancy and fencing repair.

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

CHAIR