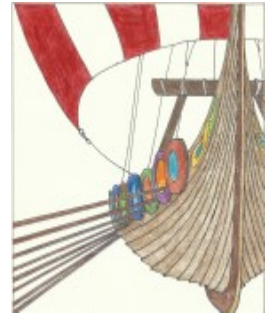


# Cliffsend Parish Council

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## Minutes of the Parish Council Meeting

Held on Tuesday 16<sup>th</sup> January 2024 at 7.30pm in the Village Hall.

Meetings of the Council are recorded. AV recordings are retained only until draft minutes are adopted as a true record.

Present – Cllr G Fricker (Chair), Cllr Chapman (Vice-Chair), Cllr Harrison, Cllr J Fricker, Cllr Wilkinson, Alison Willoughby-Browne (Clerk), DCllr Rogers, 5 members of the public.

- 45/23-24 Welcome and apologies for absence** - Chairman welcomed those present, indicated emergency exits. Apologies received from Cllr Smith, DCllr Davis, CCllrs Constantine and Shonk.
- 46/23-24 Declarations of interest** - no declarations of interest.
- 47/23-24 Adoption of the minutes of 21<sup>st</sup> November 2023 as being a true record** - 21<sup>st</sup> November minutes proposed by Cllr Wilkinson, seconded by Cllr Harrison, all in favour. Chairman signed the minutes as a true record.
- 48/23-24 Matters arising from the above minutes** - none other than to be discussed.
- 49/23-24 Working Party & Councillor Reports** -  
County Cllr – not present, nothing to report.

District Cllr – DCllr Rogers informed of TDC Planning Committee's decision to turn down the planning application for 141 houses south of Canterbury Road West. Both DCllrs had spoken against the proposal, with Cllr Chapman. The developer will, no doubt, appeal but strong reasons why should not go ahead. DCllr Rogers has also called-in the Bakers Field application due to concerns re' flat building. The developer assured not going to happen and will abide by covenant. The extra storage is to reduce deliveries to site, entrance to flat shown on plans has been removed. DCllr Rogers said no contact from residents; could withdraw call-in and let TDC officers make the decision? Also contacted KCC Highways about closure of Canterbury Road West, awaiting information. Cllr Chapman believed to do with renewal of gas pipes, as in Clive Road.

DCllr Rogers observed a digger on Sandwich Road burying waste, spoke with TDC officer; Environment Agency and Planning Enforcement dealing with issue. Chair advised that a lot of correspondence around this issue - good 3' of earth on top now, all we can do is make our representations, agencies need to get on to it. Damage to Sandwich Road has also been reported to KCC; will repair. Cllr Harrison mentioned mud on road and no right turn into Chalk Hill. Cllr Chapman had raised with KCC; original reason for no right turn was to prevent issues with traffic going to Sandwich Industrial Estate/Pfizer, pre-dates the building of dual carriageway so KCC consider there is no need for 'no right turn' now.

Police Officer – temporary Beat Officer was invited to meeting, or to update by email.

Meadow and Open Spaces – Cllr Wilkinson; identified various places for rewilding and to pretty-up. Working on an area opposite village hall, has a scope of works and has published for volunteers on Facebook. Will contact TDC again for details of Tree Officer, also organise a litter pick. Cllr J Fricker - also have 25 Elm trees to plant, landowner has been contacted for permission to plant on Cottington Road away from attenuation ponds.

Chair had chased BAM Nuttall before Christmas re' funding for trees.

Planning and Highways – Cllr Chapman thanked DCllr Rogers and DCllr Davis for their assistance at the planning meeting (19<sup>th</sup> December); 141 houses Canterbury Road West rejected because - Grade I agricultural land, not in Local Plan, number of affordable houses reduced and the impact on village not sustainable due to limited facilities. The developer may consider he has grounds for appeal (has 6 months). Application for Little Cliffsend Farm was approved; increase in number of horses, sand school, building of car park. Other issues - junction Sandwich Road/Chalk Hill and other side of road related to Little Cliffsend Farm.

Asked KCC to assess/provide views on the risk on Foads Hill, where pavement ends to level crossing; no footpath/verge, narrow, additional 65 houses to north very nearly complete and will be occupied in next few months. Anyone from north of crossing has to come down that road to amenities; families, vulnerable residents. Post-covid - more online shopping, therefore, increase in delivery vehicles. During consideration of other development noted that something should be done to make safer.

Youth – DCllrs, Chair and Vice-Chair met with TDC re' S106 set aside for youth, discussed replacement of goals/basketball hoops with just goals. Astonished at rules surrounding works and the cost. Estimate supplied, further discussion necessary.

Communication and Events – Cllr Harrison has supplier of fish and chips for D-Day commemoration and a band to play music associated with that time (no charge – donation). The Viking Café will stay open for beacon lighting. Chair explained two events - beacon lighting (6<sup>th</sup> June) and then to coincide with national fish and chip week – fish and chips, refreshments and entertainment with theme from 1940s, will publicise more widely when finalised details. July marks the 75<sup>th</sup> anniversary of the Hugin arriving in Thanet, liaising with Broadstairs about potential event. Cllr Harrison requested that a decision be made on plaque, **Clerk to contact TDC again.**

#### 50/23-24 Financial Matters -

Budget Monitoring – 3<sup>rd</sup> Quarter, bank balance at 31<sup>st</sup> December - £44,572.67. Cllr J Fricker had verified that accounts and bank statement reconciled. Cllrs had checked the bank statement against accounts and the current budget was compared with spend-to-date and forecast spend. Proposed by Cllr G Fricker, seconded by Cllr Chapman, all in favour.

Cllrs Harrison and Wilkinson had checked payment schedule and supporting documents and proposed/seconded for acceptance, unanimous. Contractual payment: Clerk's salary, bought-in services. Italics indicate already paid – agreed previous meeting.

#### **January Payments**

Payee	Description	Invoice No	Method	VAT	Ex VAT	Total
<i>Resident</i>	<i>Christmas Fayre 41/23-24</i>	-	<i>Transfer</i>	-	<i>125.00</i>	<i>125.00</i>
<i>Cllr J Fricker</i>	<i>Reimburse Christmas Event</i>	<i>4880</i>	<i>Transfer</i>	<i>6.27</i>	<i>31.30</i>	<i>37.57</i>
Clerk	Mobile phone top-up	-	Transfer	-	10.00	10.00
<b>Total for Month</b>				<b>6.27</b>	<b>166.30</b>	<b>172.57</b>

#### 51/23-24 Planning Applications -

F/TH/23/1435 land corner of Bakers Field and Cliffsend Road (3 storey building; food retail, storage, staff facilities, extension of car parking area). Chairman thanked applicant for attending. Parish Council communicated with residents asking for their view then summarised that information and sent to TDC. Residents are in support of building a retail shop but with ground floor and first floor as originally approved in planning application, no more than two storeys. Also, people not keen on fact that use could be changed. Chairman clarified; original application was two storey - ground floor and first floor, new application has extra storey. Also, change of class means that wouldn't need a further planning application for future changes. Chairman questioned whether applicant would consider two storeys rather than three.

The applicant explained that the design was to allow for extra storage space to address the environmental impact of deliveries every day and that Millwood Homes hadn't put much thought into the design, that he has a retail background (20 years' experience). Also, that the three-storeys had been discussed with TDC Planning Dept during a pre-app meeting, TDC provided feedback with design – that it is in keeping with Bakers Field site.

Cllr Chapman said that would be the only building with three storeys in that area. Applicant stated that the height hadn't been changed from original application and that feedback from that application had been used for current application. Cllr Chapman explained that the legal position is that once class (Ea) is approved it can change to any of other uses in that group without further planning permission - raises concern. Applicant/associate; covenant in place, architect has used that class for application, first he had heard of it and wasn't instruction from him. Chairman suggested that it would be an easy give back to the residents by changing back to what it was originally, ultimately, TDC make the decision we just represent views of residents; there is a desire to have a retail outlet if what originally intended to be. DCllr Rogers had received an email that day from the TDC Officer who hadn't looked at the application.  
FH/TH/23/1567 1 Sea View Road (rear dormer extension, front, side and rear single-storey extensions, alterations to roof).

#### **52/23-24 Current Topics -**

Ongoing review of Council procedures – Risk Management Statement (checked November) and Standing Orders deferred to March (some updating of Standing Orders necessary as income now exceeding £25k threshold) Clerk to continue comparing with NALC template.

Meadow maintenance – three-year cycle, gone out to tender. Deferred from November because of lack of response, including incumbent. We have reached out to other companies; K M Goddards - used to manage many years ago - no haylage this year and because of travelling distance cost is prohibitive – £65/hr with two hours round trip. Probably why other companies haven't quoted. Philips - £200 per cut. Cllr Chapman proposed that we accept the quotation from Box Green (£1090) a reduction compared with current contractor – seconded by Cllr Harrison, motion carried. Also obtained quotes for removal of cuttings at end of year, to review.

Future events/capital expenditure – would like to provide more events for the village, need to be more self-reliant; if weather inclement then can still hold outdoor events. In order to buy assets will also need somewhere to store, budget available. Potential purchases – storage; 20' shipping container, already have permission from a landowner to store. Cllr Chapman had obtained costings; good quality marquee that meets all requirements would be approx. £2,500 with flooring, shipping container approx. £4k including delivery, installation etc. Actual quotations to be obtained but, in principle, do we want to buy? To agree a nominal budget that we shouldn't exceed. Cllr Harrison conferred her vast knowledge of marquees; a discussion ensued re' structure of marquee/flooring/practicalities. Cllr Chapman proposed that we add both items to the budget for purchase, Cllr J Fricker seconded, all in favour. We are also looking at grants/benefactors.

Budget/Precept for 2024-2025 – our portion of Council Tax is about 1%. Council Tax Base supplied by TDC is 864.1 - the number of Band D equivalent houses in Cliffsend. 5.99% increase in our precept had been discussed; equates to £1.74 per year increase for a Band D property. Bands E-H slightly more, A-C less. KCC proposal is to increase their portion by 6%. Cllr G Fricker proposed a precept of £26,946 seconded by Cllr Wilkinson, carried. The budget for 2024/25 had also been circulated for discussion prior to the meeting. Neutral budget apart from capital expenditure - generator/lights proposed in November plus marquee/shipping container - to be taken from reserves (if grant/other funding unsuccessful). Proposed by Cllr G Fricker, seconded by Cllr Chapman, all in favour.

#### **53/23-24 Clerk's Reports -**

Clerk asked whether lights in Cottington Road were now working; two of four.

#### **54/23-24 Correspondence Received -**

- Reporter – shops/services within Cliffsend vicinity/support for corner shop; advised that engaging with residents for their opinions.
- Residents – views on Bakers Field planning application; as discussed.
- Resident – overdue cut of Hugin's Green; possibly too wet for last cut before winter/avoiding planted areas, the rest was cut. Too late now as daffodils will be emerging. Cllr Wilkinson to mention to TDC Open Spaces.
- Resident – cyber crime presentation; officers contacted to arrange a convenient time. Cllr J Fricker offered to coordinate.

**55/23-24 Public Questions -**

Resident asked whether the development on Canterbury Road had been stopped or postponed, Cllr Chapman stated that official position is that the planning application has been refused, if developer feels they have reasons to appeal they have six months to do so.

Resident asked for a direct contact number for Community Warden/Police Officer; we no longer have a Community Warden and Police Officer is temporary until re-structuring complete, they don't issue direct contact telephone numbers, have email address. Issues with persistent dog fouling in Foads Lane. Clerk/Cllr Wilkinson to pursue with TDC.

Meeting concluded at 20:51