

Minutes of a meeting of Bilsington Parish Council held at Bilsington Village Hall on Thursday 28th November 2019 at 7.30pm.

Present: Councillors; S Hudson (Chairman), M Bilham, S Carrington, R Corbett and R Thompson.

In attendance: Peter Setterfield PSLCC, Parish Clerk and Responsible Financial Officer.

Also present: Cllr L Harman (Ashford Borough Council) and 8 members of the public.

725. **To receive apologies for absence:**

Cllr M Angell (Kent County Council)

726. **To receive any declarations of interest from Members:**

There were no declarations of interest.

727. **Planning matters:**

19/01625/AS – Broadoak, Stone Cross Road – Proposed extension to existing Gypsy/Traveller site comprising an additional two mobile homes, two touring caravans and two amenity blocks for use by extended family.

Resolved: The Parish Council objects to the application to extend the Gypsy/Traveller site for the following reasons.

Full planning permission was finally granted for ‘no more than two twin units mobile homes and two touring caravans’ only at this site on 12th April this year ‘In the interests of visual amenity’, following 8 years of temporary permission. Whilst the Local Plan states that expansion to existing sites ‘would not accommodate more than 5 pitches’. If there was ever any intention to permit an increase to this number then, for the sake of transparency, the Parish Council seeks to understand the reasons that this wasn’t stated in the original condition. If this application is approved then the conditions will have been changed eight months after they were granted, and could lead to a breakdown of trust between residents and Ashford Borough Council.

It has been noted that previous conditions applied to the grant have not been complied with namely the site has not complied with the landscaping requirements and there is business activity on the site evidenced by residents of the selling of second hand cars.

In respect of the plans submitted with this application it has been noted that parking for cars is not shown for either the existing units or for the proposed additional units or the positions for the stationing of the touring caravans. It would appear that there is insufficient space within the site for four touring caravans and associated cars that will inevitably arrive with an additional 2 static homes.

The current build line along this road is linear with all properties facing the road, the proposal of placing the additional units behind will set a precedent

allowing cul-de-sac style development. If allowed there will be a significant impact on the visual amenity of the area.

The application states that foul sewage will be by way of cess pit no indication has been provided on the plans if this is to be a new installation or if the intention is to plumb the new amenity blocks into the existing. It would appear from local knowledge that the existing cess pit on site does not have sufficient capacity as evidence has been seen in the local watercourse.

19/01580/AS – Farm outbuildings, Faggs Farm, Ashford Road – Full time stationing of a residential caravan for an agricultural worker (retrospective)

Resolved: the Parish Council objects to the application on the following grounds:

The caravan is visible from the highway affecting the visual amenity of the area. Foul sewage is marked as unknown yet the caravan according to the application has been stationed on site since 2014 and there is no mention about waste storage and collection from domestic usage.

19/01561/AS – Brockmans Farm, Brockmans Lane – Retrospective application for a farm storage building.

Resolved: The Parish Council supports the application subject to the following conditions being applied to the grant of permission:

- a. A restriction on the hours of work when working on machinery to minimise the effect of noise on neighbouring properties
- b. External and spill of internal lighting to be kept within tolerances of the Borough Council Dark Skies policy to minimise disturbance on neighbouring properties
- c. Consideration to be given for an Environmental Impact Assessment
- d. Confirmation that PROW AE515 which runs through the site is not blocked

19/01374/AS – Land at Bliby Wood East of Woodacre, Brockmans Lane – Erection of prefabricated wood and tool shed with concrete foundation.

Resolved: The Parish Council object to this application on the following grounds;

- e. The site is protected by TPO 19/00010 as ancient woodland
- f. The siting of the shed will severely impact on the visual amenity of the site
- g. It would appear that a vehicular access has been created across the roadside drainage ditch
- h. The storage of machinery in a building of this type of construction would be an easy target for criminal activity.

728. **Ashford Borough Councillor's Report:**
Councillor Harman reported that Aldington were planning events for the VE Day anniversary on 8th May 2020 and that if Bilsington were considering an event she has available some of her Ward Members grant to offset the costs.

729. **Kent County Councillor's Report:**
No report submitted.

730. **Minutes:**
The minutes of the meeting held on 12th September 2019 were submitted, agreed as a true record and signed by the Chairman.

731. **Finance:**
Resolved: to make the following payments.

Staff costs	September	£295.00
Staff costs	October	£282.62
Clerks expenses		£53.00
Bilsington Village Hall		£100.75

732. **Village Hall:**
Councillor Bilham reported that the new external lighting had been installed and future events included a Quiz night on 29th November and a wreath making workshop on 10th December.

733. **Neighbourhood Plan:**
The subject of a Neighbourhood Plan was raised by the Borough Councillor in her report at the September meeting with the suggestion that the Parish Council consider undertaking the exercise.

The members discussed the issue and as it was unknown what public support there would be for such an exercise it was decided to leave the matter until after the Annual Parish Meeting to make a decision as the subject will be placed on the agenda for that meeting.

734. **KCC Highways and Transportation:**
KCC have followed up on the meeting and have proposed additional lining and a traffic count on all of the roads. Councillor Hudson to follow up.

735. **New Regulations:**
An update has been received from EIS, the current provider of the Parish Council website with regard to compliance with the accessibility requirements for public sector bodies. The current site cannot be updated to comply with the regulations however they have offered a new site through Cantium based on a three year contract, the fee for year 1 being £995 and £675 for years 2 and 3.

The Parish Council comes within the smaller authorities transparency regulations which requires the Parish Council to maintain a website for the publicity of certain documents.

The Parish Council is asked to determine if it wishes to proceed with Cantium or to request the Clerk to find an alternative which may require the acquisition of a domain name. Should the Parish Council decide to proceed with Cantium this will require an increase in precept in the region of 25%.

Further research is to be undertaken into the costs of alternative web service providers for consideration at a future meeting.

736. Speed Indicator Device:

No issues were raised.

737. Bilsington People 2020:

Carried forward to the next full meeting of the Parish Council.

738. Future Plans:

Carried forward to the next full meeting of the Parish Council.

739. Other items of interest:

The subject of fly tipping was raised and the use of trail cameras possibly being used to record offenders.

There being no further business the meeting closed at 10.20pm.