

**LOWER HARDRES AND NACKINGTON PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL MEETING HELD ON  
WEDNESDAY JULY 28<sup>TH</sup> 2021**

In attendance were Cllrs Miss Grundy, McCully, Taylor, Moore, Beaumont and the Parish Clerk

**1. Apologies for Absence**

There were no apologies for absence

**2. Declarations of Interest**

Cllr Miss Grundy declared a non-pecuniary interest in item 4i LH & N Village News.

Cllr Beaumont advised members that he is now a village hall committee member.

**3. To Approve the Minutes of the Meeting held on 22<sup>nd</sup> June 2021 and Matters Arising**

The minutes of the meeting held on 22<sup>nd</sup> June were approved and signed by the Chairman as a true and correct record.

**Item 4 Benches & Bins:** In the search for a new bin the Clerk found the majority to be made of plastic and metal, the timber slatted bins for which we are looking are exceedingly expensive. Members to search the website to find a less expensive bin, in the meantime the clerk to enquire with CCC as to whether they will empty the bin.

The contractor who is to paint the bench has apologised that there is a delay as he is very busy but will get round to painting the bench as soon as he can.

**4. Finance Matters**

(i) The following invoices were approved for payment

Mike Harris	£ 16.68	TSO Host Domain Renewal
Mike Harris	£ 247.00	Maintenance of Website
Mrs C. Castle	£ 200.00	Fee for Internal Audit
Parochial Church Council	£1000.00	Grant towards Burial Ground Upkeep
LH & N Village News	£ 10.00	Annual Fee for Village News
HMRC	£ 62.60	PAYE
Parish Clerk	£ 43.01	Expenses & Stationery

(ii) Members noted and approved the Payment Sheet and Draft Level of Reserves as at 13<sup>th</sup> July 2021

**5. Planning Matters**

(i) Canterbury District Local Plan - draft vision and options for the district

The Clerk explained that the requirement is for 9000 homes to be built in the District but CCC suggest that they should provide for 17000 which would help generate sufficient funds for the new Sturry by pass. This has been independently investigated and found to be totally insufficient funding.

Members were provided with a copy of the suggested area put forward to CCC for development, there is just one area and that is the stretch between Butts Farm and the house called Frome. It was noted that a previous application for development of this site had been refused, one of the reasons being the loss of a public view. There has already been opposition voiced for development of this land. Members considered that the land behind the Farm shop to be more suitable.

Our new KCC Cllr suggested that we should provide a Neighbourhood Plan of which one member is very supportive. The Clerk explained why we had not taken this route when it was first suggested some years ago, one being that it was never really intended for Parishes as small as ours because of the work involved and the lack of interest from the public, as it needs to be community led.

The Chairman has read through the Bridge Plan to see what it would involve and it was evident that it would create a tremendous amount of work over a minimum period of eighteen months, but in order to obtain public opinion, it is suggested that we put

together an article for the Village News explaining the advantages of a neighbourhood plan and asking the public who would be interested in participating in its production if we were to go ahead with a plan. Cllr Beaumont to carry this out.

Regarding the Canterbury Local Plan, Members went through the bullet points.

- Where and how should new housing growth take place?  
It was agreed that whilst we may have to accept a small amount of development, it should not overwhelm the area but be appropriate to the size of the Parish.
- Infrastructure: There is very little infrastructure in the village, two buses daily – making households reliant on car travel, no junior or senior school – car reliant again, the same for medical services, no playground or park.
- Should all new homes be zero-carbon? Yes
- How should we enhance and preserve our historic and natural environment?  
Lower Hardres and Nackington is one of the first villages outside the City of Canterbury, it is currently surrounded by excellent quality farmland. The proposed suggested land is in a conservation area along with the lovely hamlet of Nackington, all of which is currently threatened by the proposed massive development of Mountfield. Any further development is likely to swallow up the Parish, lose its rural identity and Area of Outstanding Natural Beauty status.

## 6. **Planning Decisions Granted by CCC**

- (i) CA/21/00785 Beech Hedge, Hardres Court Road, Lower Hardres  
Single-storey rear extension and installation of solar water heating system to the roof following demolition of existing greenhouse. Granted by CCC
- (ii) CA/21/00797 Hardres Field, Faussett Hill, Street End, Lower Hardres.  
Rebuild and extend porch, replacement windows with new balcony to rear, replace flat roofs with hipped gables, dormers to front and rear together with single-storey rear extension following demolition of conservatory. Granted by CCC
- (iii) CA/21/01261 12, Whitehill Close, Lower Hardres  
Application for lawful development certificate for proposed single-storey rear extension. Granted by CCC

## 7. **Highway Issues and PROW** *Communications re Iffin Lane junction and Hedgehogs on the highway.*

- A communication from a driver who passes through the village on a regular basis has pointed out that a number of hedgehogs are killed on the B2068 and suggests that we place signs advising motorists of the presence of hedgehogs along the road. Cllr Grundy read that requests for signs referring to this on the highway are being refused by the Authority. Cllr Grundy will check.
- A lengthy communication has been received from a resident of Iffin Lane requesting that dialogue is set up with KCC Highways to improve the issues he raises, via our HIP. He highlights a number of problems and dangers of the junction of Iffin Lane with The Downs and the junction at Iffin and Merton Lanes. He refers to the speed of vehicles using these roads and suggests that Iffin Lane could do with some traffic calming such as protruding islands into the road to slow vehicles down prior to the 30mph zone. He also asks whether the Parish Council has any concrete plans for improving safety of Merton Lane particularly referring to the PROW on the bend at the junction of Iffin and Merton Lanes. With regard to this particular PROW we have reported its precarious exit point previously to KCC PROW, with no action. We have been notified by Highways that work to improve visibility of the crossroads of Iffin Lane, Redhouse Lane with The Downs is to be carried out shortly. Members suggested we point out that we are currently trying to get Highways to reduce the speeds and its constant use of HGVs on the B2068. Unfortunately any requests for highway improvements now have to be subsidized/funded heavily by Parish Councils which can cost thousands of pounds. Traffic calming along a country lane such as Iffin Lane is really a non-starter as the road is already narrow and any reduction in width may cause a more serious hazard.

**8. Correspondence, Publications and other Matters of an Urgent Nature**

A resident has written and complained that a neighbouring property is lighting bonfires during the day – notably the mornings, and is asking the Parish Council to issue some sort of notice about this. As we are not aware of any bye-laws relating to bonfires, it is suggested that the resident contact their neighbour politely to point out the inconvenience caused.

**9. To Confirm Dates and times of future Meetings**

It was agreed that for the time being we change our meeting dates to the first Wednesday of the month at 5pm in the committee room.

The date of the next meeting will be the 1<sup>st</sup> September 2021 5pm in the Committee Room at the Baker White Memorial Hall.

*The meeting closed at 6.55pm*

Signed.....Date.....