

LOWER HARDRES AND NACKINGTON PARISH COUNCIL
Minutes of the Parish Council Meeting held on Wednesday 5th January 2022

In attendance were Cllrs Miss Grundy, McCully, Taylor, Moore, Beaumont, the Parish Clerk and one member of the public.

1. Apologies for Absence

There were no apologies for absence

2. Declarations of Interest

There were no Declarations of Interest

3. To Approve the Minutes of the last Meeting and Matters Arising

The minutes of the meeting held on 1st December 2021 were approved and signed by the Chairman as a true and correct record.

Item Open Session – Development and Local Needs Housing

It was agreed to discuss this under item 5 Planning Matters.

4. Finance Matters

(i) The following payments were approved:

C. Tanton	£ 440.00	Village Green Mowing
C. Tanton	£ 1040.00	VH Ground Maintenance
CPRE	£ 36.00	Annual Subscription
HMRC	£ 62.60	PAYE December
Parish Clerk	£ 16.96	Expenses & Stationery

During the above it was agreed to pay half the invoice of £2080.00 for the village hall ground maintenance, amounting to £1040.00 each.

(ii) Members approved the Payment Sheet and Draft Level of Reserves as at 14th Dec 2021

(iii) To consider purchase of office equipment

The clerk explained that in 2017/18 Parish Councils' were awarded a government grant to set up a web site and purchase equipment such as a printer/scanner in order to comply with the Transparency Act. Lower Hardres received £1369.53. Apart from £414.00 for the setting up of the website there remains a sum of £955.53. As the Clerk's printer/scanner has recently failed and cannot be repaired, the Clerk requests that she is granted permission from the Parish Council to use some of this money to purchase replacement office equipment. In the event of the Clerk retiring, she will either return the printer to the Council or purchase it at its value then. Members agreed to this and left the choice to the Clerk.

5. Planning Matters

(i) CA/21/02932 Summerhaze, Hardres Court Road, Lower Hardres, Kent
Rear dormer window together with alterations to driveway new front wall, railings and gates.

A letter objecting to the application from a neighbour was noted and members were inclined to agree that the property appears to be added to in stages. The addition of a dormer window in the roof of the new extension adds another storey to the rear of the building creating an overbearing height which would be intrusive to the privacy of the neighbouring property. It was agreed that we request the planning authority to take into consideration the concerns of both the neighbour and that of the Parish Council.

(ii) CA/21/02791 Little Chart House, Hardres Court Road, Lower Hardres
Change of use of garage to residential with the removal of garage doors and replaced with a timber window and timber cladding.

Whilst we note that currently there are quite a number of cars parked in the garden and the loss of a large garage is to be regretted, we have no real objection to the application but trust that any observations received from neighbours will be taken into consideration.

- (iii) CA//16/00600 Land North and South of New Dover Road, Canterbury, Extending North to Canterbury-Dover Railway Line, West to Nackington Road and South to A2. Hybrid planning application for urban extension of up to 4,000 dwellings; Full application; -140 dwellings; -vehicular/cycle/pedestrian access via New Dover Road; -internal vehicular/cycle/pedestrian routes; drainage/utilities infrastructure; - public open space., Outline application with all Matters reserved except Access (excluding internal circulation); - Up to 3,860 dwellings; -Up to 70,000sqm employment floorspace; -Two primary schools; -Community Hub: shops, financial/professional services, food/drink outlets, business, residential institutions (care accommodation), residential, non-residential institutions (medical/health services, creches, community centres & places of worship), assembly/leisure (indoor sports facilities) & petrol station; -Local Centre: shops, financial/professional services, food/drink outlets, business, residential, non-residential institutions (medical/health services, creches, community centres & places of worship) & assembly/leisure (indoor sports facilities); -Land reserved for potential relocation of the Kent & Canterbury Hospital (medical/health services) & energy centre; or if not required, business; -Park & Ride: 1,000 parking spaces & bus interchange facilities; , -public open space: parks, gardens, green corridors, amenity green space, play areas, seminatural/natural open space, outdoor sports pitches, associated community pavilions, allotments/community orchards, associated storage buildings, & civic spaces; , -vehicular access via A2: construction of replacement junction near Bridge & link road to New Dover Road; vehicular/cycle /pedestrian access via New Dover Road/Nackington Road/Pilgrims Way & bus-only access via Nackington Road; , - cycle/pedestrian access via North Downs Way; , -internal vehicular/cycle /pedestrian routes: green bridge for cyclists/pedestrians over New Dover Road; , - drainage /utilities infrastructure: wastewater treatment works, diversion of 132kV overhead electricity lines & removal of 7 pylons.

Since the original proposal to develop this land flooding the area with 5000 dwellings plus all the other disagreeable necessities that are required for such a vast development, Lower Hardres and Nackington Parish Council has consistently objected to the application for various reasons – in this case members have not changed their observations and wish to register that their previous objections still stand.

- (iv) Local Needs Housing
The Clerk explained a number of details and process pertaining to our last investigation into providing Local Needs Housing, following which it was agreed the Clerk check with the City Council and Action with Communities in Rural Kent, the current process. Members did consider that they need more detail on the resident's future proposals for the parcel of land he hopes to develop, it was therefore further agreed that we invite the applicant, if he is prepared to attend, and his agent to a Parish Council meeting.

6. Planning Decision Granted by CCC

CA/21/02543 Farnham House Merton Lane, Lower Hardres
Variation of condition 2 (approved drawings) of planning permission CA/19/10348/FUL for the proposed two-storey dwelling with detached garage, following demolition of the existing bungalow; to allow changes to the general site layout including the location of the garage and orientation of the dwelling along with the external appearance and internal arrangement.

7. Highway Issues and PROW

8. Confirmed the Date of the next meeting as 2nd February 2022 at 5pm

The meeting closed at 6.20pm

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