

LOWER HARDRES AND NACKINGTON PARISH COUNCIL
Minutes of the Annual Parish Council Meeting held on Wednesday 25th May 2022

In attendance were Cllrs Miss Grundy, McCully, Taylor, Moore, Beaumont, the Parish Clerk and three Members of the Public which included Mr Baker-White and his agent Mr Rooke.

1. Appointment of the Parish Council Chairman for 2022-2023

It was proposed and seconded that Cllr Miss Jane Grundy be appointed as Chairman for the Municipal Year 2022 – 2023, on being put the motion was carried unanimously. The Chairman then signed the Acceptance of Office and took the Chair.

At this point it was proposed and seconded that the meeting is suspended to allow two members of the public to address the Parish Council

Mr Rooke explained the progress of the Local Plan in which there has been some tweeking and it is likely that Lower Hardres has been upgraded from a hamlet to a small village and that the next phase of the plan is likely to be re-circulated in July for further comments. He further explained that the principle of development density is 18 dwellings to an acre of land and 40 to a hectare, however, Mr Baker-White is adamant that there will not be as many as 18, he has in mind a mixed range of beautiful (his words) dwellings that would suit and sit well in the village. This will include up to six affordable houses.

When asked about the timescale, both agreed that it would probably take five years and possibly be completed in 2027. Following a few questions the Chairman thanked the gentlemen for attending.

2. Apologies for Absence

There were no apologies for absence

3. Declarations of Interest

Being members of the village hall committee, Cllrs Miss Grundy, Moore and Beaumont declared a non-pecuniary interest in item 5ii Finance Payments

4. To Approve the Minutes of the Meeting held on 5th April 2022 and Matters Arising

The minutes of the meeting held on 5th April 2022 were approved and signed by the Chairman as a true and correct record.

Item 3 Trees and Waste Bin at Nackington War Memorial: The graffiti on the waste bin at Nackington War Memorial has been cleaned. Members to check the overhanging trees.

5. Finance Matters

- (i) To appoint the Responsible Financial Officer: It was proposed and seconded and the motion carried that the Parish Clerk be appointed as the RFO for the year 2022-2023
- (ii) Members approved the following payments but queried the annual insurance as the Clerk has spoken with Gallagher regarding the excessive increase and is waiting for a response as to any reduction. However, following several communications regarding the value of our assets, it is unlikely the premium will be reduced, members therefore agreed to pay the renewal fee on this occasion but did not agree to a three year contract. It was agreed that next year we consider other insurance companies.

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|---------------------------|----------|-----------------------------------|
| McCabe Ford Williams | £ 276.00 | Processing Payroll |
| KALC | £ 314.81 | Annual Subscription |
| Gallagher | £ 472.53 | Annual Insurance |
| Mike Harris | £ 35.00 | Re-install Email Service |
| Kent, S & S Air Ambulance | £ 50.00 | Donation |
| Mrs C Castle | £ 200.00 | Internal Audit |
| Baker-White Memorial Hall | £1000.00 | Donation towards Jubilee Expenses |
| HMRC | £ 71.20 | PAYE April |
| HMRC | £ 71.20 | PAYE May |
| Parish Clerk | £ 45.37 | Expenses & Stationery |

- (iii) Members noted receipt of £11922.00 Precept and £1769.00 Concurrent Funding
- (iv) To approve Internal Auditors Report for End of Year Accounts 2021-2022
Members noted and approved the Internal Auditors Report in which there were no issues raised
- (v) Section 1 – Annual Governance Statement 2021-2022
Having read Section 1 Annual Governance Statement it was proposed and seconded and the motion carried that the Parish Council has met the requirements of the Governance Statement and followed the correct procedures.
- (vi) Section 2 – Annual Accounting Statement 2021-2022, Variations & Balance Sheet
The Clerk then took members through the boxed figures on the Accounting Statement which compares the figures for the previous year and the current year, any variation between the two over a certain percentage has to be explained. The Clerk provided written details of the Audit Variations and the Balance Sheet which she is required to produce for the audit. Having agreed the figures, it was proposed and seconded approval of Section 2 Accountability Statement 2021-2022, the Variations Sheet, Balance Sheet and Fixed Assets Register, on being put the motion was carried.
The Clerk then explained the Notice of Public Rights to inspect the accounts and related papers, and the Publication of the Annual Governance & Accountability Return (AGAR) will commence on 13th June 2022 for a 30 working day period and end on 22nd July 2022..
- (vii) Canterbury City Council Capital Grant
Members have been asked to check with the owners as to whether they are still happy to allow a notice board to be erected on their land.
The Clerk has now heard from KCC that our application for a grant towards the cost of a new speedwatch gun has been successful and funding will be placed in our account within one month. We can then go ahead and purchase the Equipment.
- (viii) To amend the signatories for the NS&I account. Deferred to the next meeting.

6. Planning Matters

- (i) CA/22/00710 Court Lodge, Church Lane, Nackington
Car port following demolition of garage. No objection
- (ii) CA/22/00976 The Glebe House, School Lane, Lower Hardres.
Replacement of the existing low pitched roof with a 40 degree pitched roof, new first-floor studio, internal staircase, new roof lights, dormer window and gable door to existing garage, demolition of existing single-storey rear extension to garage and replacement with two-storey extension to form workshop on ground floor and studio space on first floor.
No objection
- (iii) CA/22/00700 and South and East of Nackington Road, Canterbury.
Outline application for proposed residential development for up to 200 dwellings, open space and associated infrastructure, with all matters reserved apart from site access.
The Parish Council cannot support the application on the grounds that it will not work as a stand-alone site, with only one way in and out, members considered that little thought has been given to the site access/egress which is totally inappropriate as there will be a build-up of vehicles waiting to exit the development, majority of which would wish to turn right towards Canterbury only to meet stationary traffic in Nackington Road queuing from the traffic lights at the junction with the Old Dover Road, thereby causing serious traffic congestion. The Nackington Road junction is unsuitable and will not cope with the increased traffic from this development. The application has failed to take into account the existing traffic movements coming from the south of Nackington Road. Other reasons for the unsuitability of this site for development is the loss of prime grade one agricultural land, and an area of high landscape value, the development site close proximity to the Kent Downs AONB will have a detrimental effect. The B2068 is unsuitable and dangerous for cyclists and pedestrians as the road is too narrow to provide a cycle lane and almost non-existent in pavements, those that are there are few and far between and generally less than two feet wide.

- (iv) To consider any applications received since publication of the agenda.
No new applications have been received since publication of the agenda.
- (v) Feedback on meeting between Chairman, Member and CCC Planning Officers regarding the draft design statement.
Cllr Miss Grundy and Beaumont held a meeting on line with two Planning Officers who looked quite favourably on the Design Statement drawn up by a member and although it cannot be adopted as a Neighbourhood Plan it could be useful as a guidance to the Planning Authority.
Cllr Beaumont has since circulated a third draft covering issues such as drainage, protection of views and gentle development that would fit nicely in the area.
It was agreed we give members time to read and digest the paper and bring it back to the July meeting at which we can decide how to take it forward publicly.

7. Planning Decision Granted

- (i) CA/22/00397 Court Barn, 2, Stuppington Court Farm, Merton Lane, Lower Hardres
Application for Listed Building Consent for external and internal alterations including enlarging window openings to the side and rear and replacement joinery.

8. Local Needs Housing/Affordable Housing in the Parish

Following the information given at the beginning of the meeting in open session, this item to be discussed at the July meeting.

9. Highway Issues and PROW

Cllr Taylor believes it is time to consider a 30mph speed limit and will prepare details that would be required to meet national guidelines.

10. Correspondence, Publications and other matters of an urgent nature

Nothing to report.

11. Confirmed the date of the next meeting as 6th July 2022 5pm.

The meeting closed at 6.55pm

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