

LOWER HARDRES AND NACKINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 1st October 2025

In attendance were Cllrs Mike Taylor, Adrian Beaumont, Jo Fox, Peter Reynolds and the Parish Clerk

1. Apologies for Absence

Cllr Grundy reported that she would be unable to attend the meeting. Cllr Taylor kindly deputized as Chair for the meeting.

2. Declarations of Interest

None declared.

3. Minutes of the meeting held on the 3rd September and matters arising.

The Minutes were read and confirmed as an accurate record. There were no matters arising.

Post meeting note: The minutes have been emailed to Claire at the Village News publication.

4. Finance Matters

No financially pertinent matters were raised. The clerk is to meet with the Chair to go through certain financial aspects of the parish council.

5. Local government reorganisation

Process is ongoing with nothing further to report at this time.

6. Planning Matters

The following planning applications were considered:

- (i) CA/25/01690 – Single storey detached garage following demolition of existing garage. Beech Hedge, Hardres Court Road, Lower Hardres, CT4 5NU.

The council has no particular comment to make but will ask the planning department to consider the views from the neighbouring properties.

- (ii) CA/25/01611 TPO 8/1991 - G1 group of Yew trees cut overhang on driveway back by 2m, T2 Yew tree cut back from the house by 3-4m and reduce remaining canopy by 2-3m, T3 Sycamore remove lower branch and re-pollard at previous pollard cuts and G4 two Sycamore sever Ivy and raise canopy. Chequers 2 Nackington Park Nackington Road, Lower Hardres, CT4 7AX.

The council is happy to support this application.

7. Planning Decisions.

The following 5 planning decisions were discussed and noted:

- (i) CA/24/02017|Details submitted pursuant to conditions 5 (insulation) and 6 (windows and doors) of planning permission CA/23/02221/LBC|. The Farmhouse 4 Stuppington Court Farm, Merton Lane, Lower Hardres, CT4 7BP. **Approved**
- (ii) CA/25/01464 - T1) Oak Tree a on the edge of the driveway, reduce canopy by 30%, or up to 8m and reshape the crown. Street End Place, Hardres Court Road, Lower Hardres, CT4 5NP. **No objection**
- (iii) CA/25/01461 - Spruce tree, remove 2 lower limbs to balance the tree located in the front garden. Street End Place, Hardres Court Road, Lower Hardres, CT4 5NP. **No objection**
- (iv) CA/25/01462 - Beech and Lime trees on the entrance that overhang both power and BT cabling, reduce the canopy on and above the lines on the grounds of safety and good practice. Street End Place, Hardres Court Road, Lower Hardres, CT4 5NP. **No objection**
- (v) CA/25/01339 - Variation of condition 2 (drawings) of listed building consent CA/24/01152 for the application for Listed Building Consent for addition of 5 windows in roundel and internal staircase together with internal alterations to Oast; to allow change in position of the staircase, alterations to fenestration, addition of insulation and associated works. Little Catts Farm, Catt's Wood Road, Lower Hardres, CT4 5PH. **Granted**

8. Future Projects.

- (i) Improvements to signage identifying the village and parish – This is presently on hold until we have contact with Kent Highways and find out what signage the village can have and how it is funded.
- (ii) Siting and design of the large planters on Faussett Hill and “fences” at the southern end of the village – Work required to ascertain where the structures can be sited, who owns the proposed land, and how the maintenance of these areas would be funded.

9. Highways issues and PROW.

The council approved the latest version of the HIP document. The clerk informed the council that he had a Teams meeting with Annaliese Mortlock, KCC's representative, to discuss the HIP submittal procedure and the council's role. Annaliese informed the clerk that she would be moving from the Community Engagement team to the Design and Delivery department with a new representative being assigned to her Engagement role. In light of this, Cllr Taylor to seek advice on the best time to officially submit the HIP to KCC.

Post meeting note: Cllr Taylor advised we submit the HIP as a matter of priority.

10. Speedwatch Group.

Nothing to report.

11. Rural Crime

Nothing of note to report. Incidents appear to have significantly reduced over the last month.

12. Correspondence, Letters, and other Matters of an urgent nature.

The points raised during the September meeting are ongoing.

13. AOB

The clerk is to be provided with the contact details of the person creating the new website. The clerk is then to liaise with the company so the website can be up and running as soon as possible.

The building work adjacent to the farm shop was briefly discussed with investigations ongoing to establish what, if any, effect this may have on the locality.

14. Next meeting of the Parish Council

The next meeting was confirmed as Wednesday 5th November 2025 at 5pm.

The Meeting closed at 5.50pm.

Signed _____

Date _____