

LOWER HARDRES AND NACKINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 7th December 2022

Prior to commencement Mr Nick Rooke, agent to the landowner of a parcel of land in Hardres Court Road addressed the meeting, informing the Parish Council of the Planning Authority's reasons for their refusal to include the land in the Local Plan. Reasons given were, Greenfield site in a conservation area within an AONB, concerns regarding landscape and heritage impact, site located in an area with limited access to day to day services and public transport.

In attendance were Cllrs Miss Grundy, McCully, Taylor, Moore, Beaumont and the Parish Clerk. There were no apologies for absence.

1. **Declarations of Interest**

Cllr Miss Grundy declared an interest in item 3i Finance Payments and a non-pecuniary interest in item 4i Planning.

2. **To Approve the Minutes of the last Meeting and Matters Arising.**

The minutes of the meeting held on 2nd November 2022 were approved and signed by the Chairman as a true and correct record.

Item 2 Matters Arising and Item 4i Finance Payments: A note of thanks for the Parish Councilors good wishes for a speedy recovery was received from Bob Thomas. Thanks were also received from David Harrison for the cheque towards his work on the Nackington War Memorial site.

3. **Finance Matters**

(i) To approve the following payments

Miss B J Grundy	£ 18.00	Travel Expenses
HMRC	£ 71.20	PAYE November
Parish Clerk	£ 21.42	Expenses & Stationery

(ii) Nackington War Memorial - *Update*

The Clerk has identified the landowner of the piece of land that houses Nackington War Memorial. He has written to the Clerk giving permission to place a hard standing on the site. Having selected our preferred design at the last meeting, the Clerk felt that we should place a brief article in the Parish News to inform the public why it is necessary to cover some of the grassed area. The Clerk will also arrange with contractors a date on which to commence the work.

(iii) Members approved the Draft Level of Reserves and Payment Sheet as at 15th November.

Item (ii) has been considered by CCC Planning Committee on 1st December 2022

4. **Planning Matters**

(i) CA/22/02417 Street End Cricket Club, Street End, Lower Hardres CT4 5NP
Erection and display of 1 non-illuminated totem sign. No objection.

(ii) 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.

(iii) CA/22/02463 Land at Merton Lane, Lower Hardres

Erection of commercial units with associated access and car parking following demolition of existing building.

Members found the proposal vague, somewhat conflicting and lacking in detail.

The application form states 'no' to commercial use whilst the heading states Erection of Commercial Units, it further states that opening times are not relevant, whereas some of the uses falling within use Class B8 for which a Change of Use permission from Class E(g) would not be required, could operate way beyond a normal 9 to 6 working day seven days a week.

Although not yet developed and in separate ownership, the proposals for the neighbouring old Bygones site has permission for commercial workshops, it is therefore considered as yet, there is no proven need for further development of this nature in the countryside.

There has been no traffic impact study, which the Parish Council consider to be necessary bearing in mind that the proposed development next door will have parking for 32 vehicles and numerous traffic movements. A new entrance onto Merton Lane plus 14 parking places should render a traffic survey essential.

For the above reasons it was considered that without clarification the Parish Council cannot support the application

(iv) Draft Local Plan – *To consider communication re refusal to include local land in the plan*

Following notification that the Planning Authority has not accepted the site in Hardres Court Road for future development in the Local Plan, the Parish Council is to write to CCC Planning querying their reasons as members are perplexed at the decision, particularly so as the current District emphasis is for locations on which to house new development and much needed Local Needs and Affordable Housing.

As this site is possibly in the most central part of the village with public transport passing by and additionally, is a very short walk to an excellent local farm shop and butchers, which the report appears to have ignored. Does this indicate that no development can take place in the Parish?

5. Planning Decisions

There were no planning decisions this month

6. Highway Issues and PROW

The Clerk has received a number of communications regarding the recent accident on the B2068 just south of Langton Lane. They all refer to the so called traffic calming sections of pavement extended into the road each side so as to give a gateway slowing down effect, particularly when travelling north where the 40mph limit becomes 30mph. The communications also refer to the narrowing of the pavement and the danger caused to children walking to and from school. The Clerk to communicate with KCC Cllr Mike Sole to enlist his help in finding safer improvements to the area.

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

- To consider appointment of Flood Warden for the Parish
The Environment Agency has circulated a poster asking for volunteers to become a Parish Flood Warden. Training will be available on 14th December 2022 and 17th January 2023. The poster will be placed on the Village Hall notice board for anyone interested in taking on the role.
- Members approved the Calendar of Meetings for 2023 subject to the period covering the elections and the Coronation, those meetings may have to be altered to fit in with the required legal timescale.

8. Date of the next meeting to be confirmed

The meeting closed at 6.45pm

Signed.....Dated.....