

**LOWER HARDRES AND NACKINGTON PARISH COUNCIL**  
**Minutes of the Parish Council Meeting held on Wednesday 6<sup>th</sup> December 2023**  
**in the Baker White Memorial Hall**

In attendance were Cllrs Jane Grundy, Mike Taylor, Adrian Beaumont, Jo Fox, the Parish Clerk and one Member of the Public.

1. **Apologies for Absence:** Apologies were received by email from CCC Cllr Bland
2. **Declarations of Interest:** Cllrs Grundy and Beaumont declared an interest in item 4i payments
3. **To Approve the Minutes of the Meeting held on 1<sup>st</sup> November 2023 and Matters Arising.**  
The minutes of the meeting held on 1<sup>st</sup> November 2023 were approved and signed by the Chairman as a true and correct record.  
Item 4i of 27<sup>th</sup> September Burial Ground Grant: Following payment of £1000.00 grant to the Bridge Group Parish towards the upkeep of the Burial Grounds of both Lower Hardres and Nackington Churches, a letter was received thanking the Parish Council. For their donation. During discussion of the letter it was agreed, that to make things easier, the Clerk write to the Bridge Group Parish explaining that a letter of receipt of the grant and an explanation of how it was spent would be sufficient. The Clerk to draft a sample letter.

4. **Finance Matters**

- (i) Members approved the following payments

CPRE	£ 60.00	Annual Subscription
Cllr A. Beaumont	£ 18.00	Travel Expenses
HMRC	£ 93.40	PAYE (November 2023)
Cllr B.J. Grundy	£ 25.00	Grant towards Framing WI Tablecloth
Parish Clerk	£ 22.91	Expenses & Stationery
- (ii) Members approved Draft Level of Reserves and Payment Sheet
- (iii) To resolve estimates and precept for 2024-2025 as recommended by the November Parish Council meeting  
Following agreement of the budget for 2024-2025 it was proposed and seconded and the motion carried that we set a precept of £13,000.00 for the forthcoming financial year.
- (iv) Report on meeting re expanding the website  
A meeting took place between Cllr Taylor and Len Pritchard who has now built a demonstrator of a very basic website structure based on the framework and mapping put together several years ago by Cllr Taylor.  
Members are asked to review and discuss to provide feedback – the principle aim at this point is to agree the structure for the purpose of costing. We need to focus on the framework, number of pages including the pull downs, navigation and drop-down menus, but to keep it simple. Due to computer problems, one member has been unable to view the draft structure so it was agreed to defer to the next meeting.

*During the next item the Clerk queried the address as previous applications for these premises have normally been consulted as being sited in Lower Hardres and Nackington Parish – as was one application last month.*

5. **Planning Matters**

- (i) CA/23/02073 Great Catts Farm, Stone Street, Petham  
Creation of opening in brick and flint garden wall to north of barn.  
No objection.
- (ii) CA/23/02221 The Farmhouse, 4, Stuppington Court Farm, Merton Lane Lower Hardres  
Application for Listed Building Consent for external and internal alterations including insertion of 2 no. internal walls, 2 no. internal doors, removal of 1 internal wall and privacy glazing to front of the existing cartshed to provide a home gym and sauna ancillary to the use of the house.

- (iii) CA/23/02222 The Farmhouse, 4 Stuppington Court Farm, Merton Lane Lower Hardres, Single-storey outbuilding in rear garden.

Members considered that the simple description of 'Single-storey outbuilding in rear garden' is misleading and does not prepare one for what is proposed. The description neglects to say that the outbuilding is to house a swimming pool. It fails to advise that a number of trees will be felled in order to develop this large 20'x30' building, neither does it notify anyone reading the public planning notice that the proposal is in the garden of a grade II listed building and a Conservation Area. Having studied the application, read the Heritage statement and the Design and Access Statement, members could not support the proposal and felt that rather than enhance, as quoted in the D & A it would be detrimental to the listed property and cartshed.

Although quoted as single-storey, by the nature of its purpose, swimming pool buildings require a much taller building, and cannot be compared to a normal single-storey.

The felling of the trees will expose this large building and become intrusive to the privacy of the neighbouring garden. Although it is intended to plant replacement trees, these will be on the northern boundary where there appear to be no properties, and the selected species will initially only be 2mtrs, it is considered that the felling of any tree in the vicinity, particularly the garden of an historic listed building should require an expert tree Survey.

Finally, members noted that the road and some parking spaces are outlined as being within the property boundary of the applicant, this maybe so but at least one property has a right of way across that area and should not at any time be blocked by construction vehicles.

- (iv) CA/23/02100 Little Catts Farm, Catt's Wood Road, Lower Hardres.

Change of use of Oast House from ancillary to residential. The proposal identified above has previously been granted planning permission on the 25th March 2011, but has now expired hence the new full planning application. The reference of the previous planning application is CA/10/01744/LB. As this application is not due in until 12<sup>th</sup> January 2024, it was deferred to the next meeting.

## **6. Planning Decisions of Canterbury City Council**

There were no CCC planning decisions for our Parish this month.

## **7. Highway Issues and PROW**

- The Clerk to check with Highways as to any response or what should be the next move with reference to our HIP.
- The Clerk to contact KCC Cllr Sole with regard to rain water pouring off fields along both sides of the B2068 beyond Bridge Road junction.

## **8. Correspondence, Publications and other matters of an urgent nature**

Members agreed the calendar of meetings for 2024 subject to a change of the Council meeting and the APM from Wednesday April 3<sup>rd</sup> to Tuesday 2<sup>nd</sup> April.

## **9. Confirmed the date of the next meeting as Wednesday 3<sup>rd</sup> January 2024**