

LOWER HARDRES AND NACKINGTON PARISH COUNCIL
Minutes of the Parish Council Meeting held on Wednesday 3rd January 2024
in the Baker White Memorial Hall

In attendance were Cllrs Jane Grundy, Mike Taylor, Jo Fox and the Parish Clerk.

1. Apologies for Absence:

Apologies were received from Cllr Beaumont

2. Declarations of Interest:

Cllrs Grundy declared an interest in item 4i payments

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

The minutes of the meeting held on 6th December 2023 were approved and signed by the Chairman as a true and correct record.

Matters Arising: There were two items arising but as both needed some discussion it was agreed to take these under Agenda Item 7 Highway Issues.

4. Finance Matters

(i) Members approved the following payments

HMRC	£	93.40	PAYE (November 2023)
Cllr B.J. Grundy	£	18.00	Travel Expenses
Parish Clerk	£	18.67	Expenses & Stationery

(ii) Report on meeting re expanding the website

As a member had not been able to view the draft structure it was agreed this item is deferred to the next meeting. In the meantime Cllr Taylor will attempt to obtain the cost of producing a website and the ongoing costs.

5. Planning Matters

(i) 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. Whilst not objecting members did agree that in order to safeguard the listed building, any recommendations made by the Conservation Officer should be accepted and followed through.

(ii) 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 in the description 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. Should planning consent be granted it is essential that this shared space should not at any time be obstructed by contractors vehicles.

(iii) 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.

The Clerk provided members with the Parish Council's minutes and letters to the Planning Authority made in November 2010 and February 2011 following one or two amendments, at which time we were assured that it would only be used as a reading room ancillary to the main dwelling house. At that time it was referred to as a pigeon house but confirmed in a village survey carried out in 1985, as the remains of a corn store c. 1750-1800. Almost all our observations made 14 years ago are relevant today. It was therefore agreed that we respond to the application on similar lines as previously.

6. Planning Decisions of Canterbury City Council

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

7. Highway Issues and PROW

- Following an enquiry from a resident, the Clerk contacted KCC Cllr Sole regarding the flow of rain water from fields at a higher level along the B2068, causing the possibility of hazardous conditions to the highway. The drainage team responded as follows:
"There would be a general obligation for landowners to ensure they don't cause a public nuisance, however doing so would imply that they have performed a deliberate action to drain water as opposed to a natural water flow from high to low ground. They should also ensure their ditches and the like are maintained where they exist.
With it being so wet at the moment, the likelihood of greenfield run-off occurring is higher especially where the soils in the area are of a low permeability or simply waterlogged. Certainly seeing this in many parts of the county at the moment."
- **Item 7 Highways:** The Clerk has written to Highways enquiring whether there is any progress on our Highway Improvement Plan regarding the issue of a reduction in the speed limit along the B2068. A response was received along the following lines:
Having looked at the matter again of reducing the speed along the B2068 is not appropriate as the current environment of the B2068 does not support a 30mph restriction. The vast majority of the route is rural with very few houses, 30mph speed restrictions are for more built up areas. I have attached the HADMs data which shows the average speeds along the length you are requesting to reduce the speed, you will see the evidence shows the current speeds are within the 40mph limit. If speed restriction was reduced to 30mph, there would not be self-compliance from drivers.
Highways have however, stated they can arrange for carriageway roundels to accompany the 40mph repeater signs.
Members were not happy to receive this communication and following discussion agreed that Cllr Taylor write to Highways in response.
It was also agreed that Cllr Taylor update our HIP to include the following:

Section 8 Extract

Where pavement exists, fast (40MPH) traffic literally 1 metre away from pedestrians. This is at best unnerving and ultimately dangerous. The vortex from a 44 tonne HGV is immense at 1 metre.

Supporting evidence :-

Recently a pedestrian was blown over on Faussett Hill due to this exact scenario. Luckily (arguably?), they fell onto the pavement rather than being 'sucked' into the road.

We might also like to consider adding the now well established and validated statistical data about road speeds and pedestrian collision survival i.e.
at 40 mph there is a 90 percent chance they will be killed.
at 30 mph there is a 20 percent chance they will be killed.
at 20 mph there is a 2.5 percent chance they will be killed.

9. Correspondence, Publications and other matters of importance

A member raised the issue of power cuts in the Parish and noted that when UKPN advise as and when the power is restored to each area, Faussett Hill is almost always in the final list of 30 yet to have their power back on. However it appears that The Granville Public HouseUKP, Lodge Gate and its neighbour, all at Street End, are the last three properties to have their power restored.

It was agreed that a letter regarding this is sent to UKPN.

10. Confirmed the date of the next meeting as Wednesday 7th February 2024

The meeting closed at 6pm

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