

South Willesborough and Newtown Community Council

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Minutes of the Ordinary Council Meeting held on Monday 7th October 2024

7th October 2024 Minutes

The Chair opened the meeting at 7:02pm

In attendance Cllr Sue Mullan Chair (SM) Cllr David Mullan (DM) Cllr Eric Parkinson (EP) Cllr Steve Campkin (SC) Cllr Andy Hodges (AH) Cllr Paul Bohill (PB) Cllr Malcolm Webb (MW) Cllr Lauren Corbett (LC)

Also, in attendance, Mr. Peter New Neighbourhood Watch (PN) Sarah Evans Community Council Manager (SE CCM) 3 Members of the Public

249/24 Record attendance and list apologies for absence

It was noted Cllr Paul Bohill would be late but attending the meeting and approved.

250/24 Declarations of pecuniary, other significant or voluntary interest

SC declared he is a tenant of Gas House Fields Allotments.

251/24 To Agree Minutes of the Ordinary Council meeting of 2nd September 2024 and sign (attached).

It was Proposed DM and Seconded MW that the Minutes were a true record of the Meeting and the Chair signs them.

252/24 To Agree Minutes of the Additional Council meeting of 24th September 2024 and sign (attached).

It was Proposed EP and Seconded DM that the Minutes were a true record of the meeting and the Chair signs them.

253/24 To receive a report on Councillor Attendance

Resolved: It was noted that Cllr David Smith had been unable to attend meetings since the March Additional Meeting 2024 and therefore he was automatically disqualified as a Cllr.

It was proposed SC and Seconded SM to send a Certificate of Appreciation signed by the Chair and Community Council Manager, to thank Cllr Smith for his immense service to the area.

254/24 To receive reports from

- a. KALC representatives,
- b. Police and Neighbourhood Watch representatives,
- c. Ward Councillors
- d. KCC Councillor

- a) SM advised the following points from the KALC Meeting 1) Community Orchard Scheme training day 15th October 24 at Keepers Nursery, and creation of a Parish Council email

group for sharing best practices and progress. 2) Suez waste contract has deployed changes to new routes and have now received very few complaints on the service, that pay rises had been implemented so crews are salaried in line as Maidstone staff

b) PN read his previously circulated report and encouraged Members to complete the survey by The Police and Crime Commissioner for KENT.

c) Apologies were received from Ward Cllr Al Arnold and noted. SC advised the following on his behalf Considering other options on Newtown works - studios are not off the table but four different studios have been spoken to, one made unacceptable demands and then went bankrupt - possible housing estate but with 40/60% social housing indiscernible from private housing. Not flats!

Setting up a joint company with Canterbury - administrating the trading of nutrient and carbon credits - not actually building the mitigation, ABC have no control, just an admin job.

Pushing ahead with the Makers Market, this will be managed by Craftship CIC, extending from lower High Street - to Upper High Street with possible permanent structures if successful - £33,000 put in to support for the first year.

Ashford Borough Council referred themselves to housing regulator in March - judgement in August - still pushing ahead with carbon reduction. - restructuring of staff within the housing department - stock condition survey due in December - 66% complete incl. 100% of flats. Main problem is damp and mould, two interim surveyors while we establish our own in-house surveyors.

Mill View houses currently being built - solar, heat pumps, off road parking, EV charging, triple glazing, NO GAS!

d) KCC Cllr SC advised KCC - multiyear settlements should help the highways team plan ahead and take preventative action - HIP is under way in SWAN CC, starting with double yellows in Canterbury Road and bringing the car parks in Newtown back into use. I've asked for a report on the maternity ward at the Harvey.

Adult social care is £20 million overspent, including having to pay bus companies for a demand-led service (approx. 20% cost increase). Not a grant funded scheme so comes from general fund, (business rates and council tax)

Paused consultation on closure of waste centres. £2 million overspend.

Resolved:- Agreed unanimously to circulate the survey to all Members, to determine if under 18s can complete the survey, to circulate to subscribers of SWANCC and to include in the newsletter subject to timings of survey and its distribution.

255/24 Meeting adjourned for members of the public to raise questions on items on the agenda. (This item will last no more than 15 minutes in total)

The meeting was adjourned at 7:31pm.

A resident raised item **258/24 To receive amended planning application 2024 1239 change of use from shop to hot food takeaway - Gladstone Road and consider any additional response.** The resident advised they had visited 20 neighbours who were all objecting to the planning application and raised concerns about noise, litter, waste management on the street, parking, safety and anti-social behaviour. The resident wished to highlight the stress the potential impact of the application was causing to elderly residents. The business operation being 7 days a week until 11:30pm and the impact this would have on the noise and safety of the area, plus concerns over the increase of rats which are a problem in the area. The resident also highlighted the serious impact this would have on their own property with the Motorcycle parking being directly by bedroom window and the flue

directly near bedroom windows and doorways, and the drainage which is in the easement between the 2 properties and no clear measures on how this would be maintained and serviced.

The meeting reopened at 7:36pm.

256/24 To receive the KCC BSIP Scheme with no waiting restrictions for Newtown and South Willesborough and agree its delegation Cllr Campkin

Members discussed the previously circulated report on the KCC BSIP Scheme.

Resolved: Agreed unanimously to delegate to the Planning and Highways Committee for October 2024, to investigate the reasoning for the additional bus stop on Newtown Road.

Action SECCM to contact KCC Highways to query the reasoning for the additional bus stop on Newtown Road.

257/24 To receive amendments to the No Waiting restrictions in South Willesborough Proposal.

Members discussed the final review of the consultation and the adjusted double yellow lines to support safety whilst understanding resident's consultation feedback.

Resolved:- Proposed SC and Seconded DM and agreed unanimously to the amendments to the No Waiting restrictions in South Willesborough and its progression to formal consultation for the Traffic Regulation Order.

258/24 To receive amended planning application 2024 1239 change of use from shop to hot food takeaway - Gladstone Road and consider any additional response - Cllr Campkin

Members had a lengthy discussion on the planning application and the previously circulated report on community safety and highways impact.

Resolved:-Agreed unanimously to raise further objections on community safety and highways impact, to submit all points in the report and to add 1) concern for the delivery driver safety as most often MCP riders are learners, 2) The ABC provided public bin is not highlighted on the plan and is located in the proposed MCP area and no request or provision is demonstrated to have been made to relocate this. 3) The Parish Noticeboard is currently in the MCP area and would need to be relocated and is not discussed in the application. 4) Access for drainage and its maintenance has not been covered in the application and its impact on the adjoining property 5) The loss of green space by the parking, impact on slow worms present in the area and Protected in the UK under the Wildlife and Countryside Act, 1981 with supportive evidence if available.

Action SECCM to add these additional points to the report and source supportive evidence for slow worms and submit the report to the Planning Officer.

7:53pm PB joined the meeting.

259/24 To receive recommendations from Planning and Highways Committee for a new map for Newtown Green and quotations and agree Cllr Webb

Resolved:- Proposed SC and Seconded DM and agreed unanimously 1) To accept the recommendation from the P&H Cttee for a new map of Newtown located on Newtown Green for use by emergency services and delivery drivers, 2) To accept quote from Clarity Interpretation, 3) To thank Cllr Webb for his immense work on bringing this project forward.

260/24 To consider a draft letter to Ashford Borough Council regarding the Monument and Memorial for Newtown and agree

Resolved :- Proposed AH and Seconded EP and agreed unanimously to the submission of the draft letter to the Chief Executive of Ashford Borough Council.

261/24 To receive the External Auditors Report for 2023 2024 and agree any actions

Resolved:- Proposed DM and Seconded MW and Agreed Unanimously to receive External Auditors Report that the Council should have no concerns that relevant legislation and regulatory requirements are being met.

To note the audited accounts and completion notices had been published on the Council Website and Noticeboards with rights for inspection by Government Electors.

The accounting statement had been sent back for correction to ensure that box 7 of the prior year was amended to the closing figure not the opening balance. There would be a £40 fee for this correction.

That .gov domain name and email addresses are recommended and that this should ideally be in place by 2025 to prevent and “other matters” or “qualifications” being raised.

262/24 To agree the payments listing (attached), new beneficiaries, endorse any payments agreed by email and any deposit key refunds required.

Resolved:- Proposed DM and Seconded MW and Agreed unanimously to the payments listing below plus the invoice from ASL Ltd for Office Printing at a cost of £35.00 £7 VAT £42 total.

Description	Supplier	VAT Type	Net	VAT	Total
Copier Lease Hire	PEAC	S	124.99	25.00	149.99
Anderson Shelters SWAN Salut	War and Peace Displays	S	226.25	45.25	271.50
Total			351.24	70.25	421.49

263/24 To consider the Health and Safety requirements for Spring Bulb planting 2024 and agree actions

Resolved:- Proposed SC and Seconded MW and agreed unanimously to the following

- 1) The Hire of CAT Scanner and area to be scanned by PSEO before planting Purchase from Speedy Hire at a cost of £ EX VAT £97.53 VAT £19.51 plus deposit £ Total Cost £117.04 Refundable deposit £150.00**

- 2) The purchase of 2 caution work in progress signs at a cost of £14.99 and hazard tape £3.99 from SC from Screwfix by Trade UK Card.
- 3) Manual Handling Training Briefing for Operatives and Volunteers to laminate these signs and ensure they are read and received by all volunteers.

264/24 To consider the recommendations from Ashford Borough Council for the planting of Coronation Fruit Trees and agree

Members discussed a previously circulated report with a proposal from Ashford Borough Council to clear the compound of brambles for SWANCC to use for planting of Coronation Living Heritage Fund Fruit trees.

Resolved :-Proposed SC and Seconded EP and agreed unanimously 1) This would be much needed improvement SWANCC have been enquiring about since the transition of the Allotments to this Council and to agree to this in principle. 2) To submit a new application for trees to fill the area to be measured by the PSEO and determined against the criteria for spacing of trees in the application with the split of trees recommended by Ashford Borough Council 3) This would allow access to the water point to ensure it has been capped off to support the risk assessment for legionnaires and legionella on the Allotments, which is still being investigated. 4) The water point would need to be restored by SWANCC and secured so it could not be vandalised or misused. 5) There would be a cost to this. There is £3000 for water supply emergency in the Council reserves or it would need to be considered for 25/26 budget, this would need to be investigated. 5) This would alleviate the need to purchase a water tank and fill it at the allotments and hire a van to transport the water to Bushy Royds. So, there would be a cost saving here and to weigh this in review of costs.

6) To raise the following the Concerns

- Clearance will significantly improve the area but the ground needs to be properly cultivated to remove the brambles or there will be a long battle to protect the trees.
- There will be concrete or playground base on the site will this be cleared. Who will bear the costs for this? To investigate this
- Defining the area SWANCC are responsible for and protection from the water course if SWANCC is responsible for the land can be achieved by maintaining 3 sides of the fence whilst still allowing full public access.

To inform all members of the Planting and Biodiversity working group of the working day at Keepers nursery 15th October 2024.

265/24 To receive resident correspondence regarding improvements in SWAN area

Resolved: Agreed Unanimously 1) To forward to the Ward Cllr concerns for the cleaning of the underpass, since its' treatment with a coating to make cleaning easier last year. 2) To note the repairs have been completed to the electrical boxes on Newtown Road and Beazley Court. 3) To consider an article for the next newsletter on reporting of repairs and signposting to complete this to encourage residents to continue to report faults and concerns.

266/24 To agree content for the SWAN Salute Poster

Resolved :-Proposed AH and Seconded DM and agreed unanimously to the draft content for the poster to be for the date 5th July 2025.

267/24 To receive a report on the response to the SWANCC National Allotments Open Day and Living Workshop Guide

Resolved Agreed unanimously to receive and note the positive feedback from the Chair of the National Allotment Society, The Horticultural Director of the Kings Plot and the SLCC. To the submission of a draft article 500 words to the NAS and SLCC with images from the SWAN Office. Article to be proof read and return to SECCM by MW by the end of the week.

268/24 Urgent Correspondence

- A) Request from the Education Business Partnership for a student from Monday 10th February until Friday 14th February 2025 for work experience from the North School. Agreed unanimously.**

269/24 Forum for exchange of information between Council Members

- 1) LC advised a Swan had been rescued from Canterbury Road over the weekend and safely sent to and RSPCA rescue centre with help from the residents of Canterbury Road and the Community Council Manager.
- 2) PB advised he will be undertaking informal traffic surveys on every road in Newtown to monitor traffic impact over the next few months.
- 3) AH queried the progress of the playpark improvement
- 4) SM advised of the consultation request she had received from the IBF and was awaiting feedback from Cllr Bartlett at Sevington Parish Council on the progress of their meeting and will arrange to represent for SWANCC in due course.
- 5) SC advised that the North Willesborough Forum would be holding a meeting 9th October at 7pm at Willesborough Baptist Church since its re-formation this year.

270 /24 To agree the date of the next meeting as Monday 4th November 2024 and items for the Agenda

LC proposed a Community Christmas carol service for the Agenda

AH proposed the quality of Playparks and to re-invite Cllr Walder to the meeting

There being no further business to discuss the Chair closed the meeting at 8:41pm

Signed Chair_____

Date_____

Appendix of reports

New Map

Planning app 1239

Spring Bulb Planting Health and Safety