

**BOUGHTON ALUPH & EASTWELL PARISH COUNCIL**

MINUTES OF THE

PARISH COUNCIL MEETING

HELD ON MONDAY 13<sup>th</sup> NOVEMBER 2017

At the Iron Room Boughton Aluph

Present:

Cllr Spencer Phillips (Chairman)

Cllr Erica Lasparini

Cllr Ken Newman

Cllr Jason Matthews

Also in attendance, the Locum Clerk (Mrs Dawne Austen). Four members of the public were present.

Action  
by:

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**1. Apologies and Reasons for Absence**

Cllr Nigel Bunker (Vice-chairman)

Cllr Carol Bunker

Cllr Julie Tingey

**2. Declaration of Interests**

There were no Declarations of Interest.

**3. Minutes of Previous Meeting**

**Resolved: That the minutes of the meeting held on 11<sup>th</sup> October 2017 be approved and confirmed as a true record.**

**4. Matters arising from the last minutes**

There were no Matters Arising.

**Adjournment for Members of the Public to address the Meeting (15 minutes)**

A Lenacre Hall development action group had been formed. Members were present. The group will encourage residents to send their views on the planning application to Ashford Borough Council, set up a Facebook page, contact the press, a leaflet drop and hold a wild life survey. A tree, hedges protection order has been applied for but still waiting for a response. CPRE, Kent Wildlife Trust have been contacted. The group will continue to review information as it is supplied. A recent volunteer traffic survey did not show the additional vehicle movement or rat runs.

**5. Clerk's Financial Report**

**5.1 Review of the Statement of Account and bank reconciliation**

See 5.3 and 6.

## 5.2 Review of expenditure to date against the approved budget

### 5.3 To authorise payment of the following accounts

**Resolved: That the following payments be made.**

Net Amount	VAT Incl.	Gross Amount	Payable to:	In respect of:
162.00		162.00	Colourthirst	Parish council logo
70.00		70.00	Sandyacres	Hire costs
50.00	-	50.00	D Austen	Locum Clerk
240.00		240.00	PKF	Audit

## 6. Mid-Year Budget Review

The mid-year budget review took place and the following adjustments were agreed.

- Security of village green allocated amount (10,000) to be reallocated to the Bus Shelter Project and the All Saints Church Project. £8,000 to the Bus Shelter Project. £2,000 to All Saints Church.
- The Park Run allocated amount (£2500) to be reallocated to the Defibrillator Project
- Allocate the unallocated monies in Other Projects Budget (£2,400), against potential costs of Lenacre Project

## 7. External Audit 2016-17

The review of the Audit report highlighted areas within the report that required re-evaluating Administration and a Book keeper is in place. The new Clerk will start in January which will make things easier.

## 8. Banking

It was agreed to move the Parish Council's banking arrangements from Lloyds to Nat West. A meeting is being arranged. Online banking would then be accessible.

## 9. Current Projects

### 9.1 Neighbourhood Plan

A report was received from the Chair of the Neighbourhood Plan Steering Group. A meeting has not been held since the last meeting. A smaller sub group is working on writing the draft plan with the hope that a first draft will be completed before Christmas. The latest edition of the newsletter will be circulated tonight.

### 9.2 Purchase of exterior boxes for community defibrillators

**Resolved: these would be placed at the cricket pavilion and Goat Lees Community Hall. The boxes to be purchased would be unlocked.** The new Clerk will be asked to take this forward in January 2018.

### **9.3 Installation of bus shelter at Boughton Lees**

**Resolved:** The budget was agreed at £8,000. The design has to be passed by the conservation officer at Ashford Borough Council. A bespoke shelter may be an option. It is hoped that the project can be completed by end of the financial year.

## **10. Planning Matters**

### **10.1 Planning applications received**

**17/021478/AS Braehead, Sandyhurst Lane** – Outline planning application for the erection of one single 4 bed detached chalet bungalow with access and a double garage/ carport. The Braehead site was considered unsuitable for more than one additional dwelling.

**Resolved: No objection. No further development on the plot will be supported.**

**17/01613/AS Lenacre Hall Farm, Sandyhurst Lane** - Hybrid application for up to 89 new residential dwellings consisting of (i) a full planning application for the development of 21 new residential dwellings, access, drainage and landscaping to the south of the site and (ii) outline planning application for the development of up to 68 new dwellings, access, landscaping, open space and community orchard at the north and west of the site.

**Resolved: Objection**

**17/01596/AS 21 Dunnock Road, Goat Lees** - Part conversion of existing garage to habitable space.

**Resolved: No objection.**

**17/01636/AS Former Sand Pit, Sandyhurst Lane**- Outline planning application for developer-led custom build residential development of up to 18 dwellings, open space and landscaping, wildlife habitat reserve, new access to Sandyhurst Lane, parking engineering (including ground modelling) works and infrastructure.

Councillors had strong reservations about access to the former sandpit from Sandyhurst Lane as the site is located on a dangerous bend and local accident blackspot. It was agreed that this is a matter for the planning authority to examine in consultation with Kent County Council Highways. In addition, any planning approval should provide for protection of wildlife, a generous landscape buffer with the proposed Eureka Park development and adequate screening of adjacent houses.

**Resolved: No objection. Cllr Matthews asked for his objection to the planning application to be minuted.**

**17/01614/AS The Old Gatehouse, Canterbury Road** - Retrospective application for placement of 2no. burglar alarm boxes to outside of building.

**Resolved: No objection.**

### **10.2 Recent planning decisions**

17/01368/AS It was noted that Ashford Borough Council had granted planning permission to Eastwell Manor Hotel for the replacement of the pool house to provide additional recreation space and changing facilities.

## **11. Correspondence**

11.1 Kent County Council Budget Consultation 2018

**Resolved: Councillors to give their views online.**

## **12. Any Other Business and Future Agenda Items**

12.1 The council are under resourced for everything that is happening within the parish, New Pavilion, Neighbourhood Plan, Bus Shelter, Village Gateways and Defibrilators. The council have to look at how work is allocated and who can take on oversight of the projects. This will be discussed with the new Clerk in January. Without distribution of projects among all councillors they will not be able to be completed.

## **13. Date of next meeting**

The next meeting will be on Thursday 7<sup>th</sup> December 2017, at Goat Lees Community Hall at 7.30pm.

The meeting closed at 8.50pm.