

# Goudhurst Parish Council



## **MINUTES OF A MEETING OF GOUDHURST PARISH COUNCIL at The Jessel Room, Goudhurst Parish Hall on Monday 09 September 2019 at 7.30 pm**

**PRESENT:** Councillors Antony Harris (Chairman), David Boniface, Craig Broom, Alan Foster, Philip Kirkby, David Knight, Barry Noakes, Mrs Caroline Richards, Mrs Jayne Russell and Guy Sutton. County Cllr Seán Holden for the first part of the meeting.  
Cllr Alan McDermott, Leader of TWBC.  
2 Members of the Public.

### **APOLOGIES FOR ABSENCE**

178/19 were accepted from Cllrs Chris Ditton and Peter Wood.

### **DISCLOSURES OF INTEREST**

179/19 Cllr Guy Sutton declared an interest in discussions on Community Land Trust proposals at Kilndown (Minute 196/19) and withdrew from the meeting at that time.

### **MINUTES OF THE LAST MEETING**

180/19 It was **resolved** that the Minutes of the Parish Council meeting held on 12 August 2019, copies of which had been previously distributed to Members, be signed by the Chairman as a correct record.

### **VISITING SPEAKERS**

Mr Lee Colyer, Director of Finance, Policy & Development, TWBC briefed Council on Town Hall matters. The Revenue Support Grant from central Government to TWBC is now nil. The Borough Council is largely self sufficient and dependant on Business Rates for its main income. The redevelopment of the cinema site in the town centre will start soon and there are plans to redevelop part of the Royal Victoria Centre which is currently unused.

Cllr Mrs Carol Mackonochie, Portfolio Holder for Communities and Wellbeing briefed Council on homelessness in the Borough and on housing matters generally.

### **REPORTS FROM COUNTY AND BOROUGH COUNCILLORS**

181/19 Cllrs Seán Holden announced that Cllr Paul Carter CBE, Leader of Kent County Council will be stepping down in October 2019. There was no report from Borough Cllr Dr Linda Hall.

### **QUESTIONS AND STATEMENTS FROM THE PUBLIC AND THE PRESS**

Two local residents spoke briefly and asked that Council install seating on the upper Glebe (Village Green) and the lower Glebe along with more litter bins in those areas.

### **CENTRAL GOUDHURST (TRAFFIC & PARKING) COMMITTEE**

The Chairman of the Traffic & Parking Committee reported:

182/19 *Extra parking areas.* Council expressed the view, often heard from local residents, that 'something needs to be done' about the lack of parking spaces in central Goudhurst. Several pockets of land are being considered. The Clerk is obtaining a list of Kent Highways approved

consultants who may be contracted to give Council advice on technical matters and will follow up.

- 183/19 *Parking and Traffic in Goudhurst with special reference to the Old Parsonage site planning application 19/00280.* Head of Planning Services TWBC has agreed to facilitate a meeting with the developers of the Old Parsonage site to obtain land for an additional 8 to 12 parking places opposite (to the east of) our existing car park on Balcombes Hill.

## HIGHWAYS COMMITTEE

The Chairman presented the Minutes of a Committee meeting held on 27 August 2019:

- 184/19 *A21 campaign to lower the speed limit and reduce collision frequency.* It was **noted** that there has been further exchanges of correspondence between the Parish Council and Highways England (HE) relating that stretch of the A21 that passes through this Parish. Local resident Mr Ted Bennett seeks Council's support to make further points to HE since HE appears not to be doing what they have been asked to do and that is considered unsatisfactory.
- 185/19 *Goudhurst Lorry Watch.* A proposal to set up a Goudhurst Lorry Watch was considered. The scheme will be modelled on that at Horsmonden. The Goudhurst Traffic Action Group (GTAG) led by Mr Colin Wilson has expressed interest in this and will consider setting up a Lorry Watch Group. It was **noted** that present legislation allows HGVs to use the A262 through Goudhurst but a question has been raised as to whether HGV drivers that ignore the blue signs indicating that the road through Goudhurst is not suitable for their use constitutes 'bad behaviour'.
- 186/19 *Speed limit on A262 near the Market Place (Station Road near the Green Cross).* It was **resolved** that the Clerk will seek a quote from the contractor who previously carried out traffic checks for us. The purpose of this is to build a case for a reduction in the speed limit in that area from 40 mph to 30 mph. Meanwhile it was agreed that the proposed speed check in the 'Iden Green' area will be held in abeyance for the time being and as a result so will the proposed application to designate Iden Green as a village.
- 187/19 *Goudhurst High Street raised pedestrian platform.* Following Minute 412/18 of 11 March 2019. It was **resolved** that Council will write to Traffic Manager Kent Highways to follow up the possibility that had been discussed of a dispensation to establish a 'raised area' to increase the safety of pedestrians crossing from one side of the road to the other side..
- 188/19 *Additional traffic sign 'Beware Pedestrians' or similar.* Following Minute 188/19. On following up with Kent Highways on progress with this project, the Clerk found that we have to follow a new procedure. We need to complete a Highways Improvement Plan. The Clerk will take the necessary action.

## YOUTH COMMITTEE

The Chairman of the Youth Committee presented the Minutes of a Committee Meeting held on 29 August 2019

- 189/19 *Back Lane Play Area by the Church Room: Funding for replacement equipment.* It was **noted** that there may be S106 (Community Infrastructure Levy) monies available from two building developments in the Parish. This might produce £25 to £30k for Play Area upgrading. It is too early to say when these funds might be made available. In the meantime, the Parish Council has £5k budgeted in the current year and this may be repeated in the 2020/21 budget. But this should not deter fundraising by those interested in the Play Area improvements. The Youth Committee will bring forward more detailed and costed proposals.
- 190/19 *Upgrading the surface of the Top Glebe (Village Green).* In response to comments from local residents, Council has a quote from our regular contractor to carry out much needed and overdue improvements to the surface of the Village Green. Further quotes are awaited. It was **noted** that when it was controlled by the Diocese, virtually no maintenance had been carried out for many years. It is rough and uneven and parts can be considered to be a hazard to users. The Friends of Goudhurst Village Green (FGVG) will be informed if the project is to go ahead. Dynamos FC has offered to cover 50% of the cost. It will be necessary to fence off the large part of the Village Green from October 2019 to the Spring 2020 but Councillors considered that this project will bring benefits to the whole community. It was **resolved** to approve

expenditure of up to £7,500 and the Clerk was instructed to instruct Capel Groundcare to proceed with the work. The Clerk will generate a deposit payment of £1,500.00 to Capel Groundcare.

- 191/19 *Hedge on the south side of the Village Green along the Vicar's driveway adjoining the Play Area.* It was **noted** that some local residents had indicated that they feel it is dangerous when the hedge is high and fully green in that children can be at risk from cars moving along the Vicar's drive. It was **resolved** that Council will draw up a scheme, which might include changing the worn out footgate to the Green, lowering the height of the hedge and maybe introducing some suitable fencing. This can be considered to be part of the upgrading of the Village Green facility.
- 192/19 *Shelter on the Village Green.* It was **agreed** that Cllrs Craig Broom and David Knight are to draw up a specification for the shelter for approval by Council.

## **PLANNING COMMITTEE**

Council **noted** the following Decisions from TWBC published in August 2019:

### 193/19 **DECISIONS**

- 19/00195 Summerhill Barn Summerhill Goudhurst  
Siting of caravan for annex use  
Granted permission
- 19/00953 Black Swan Hall Cranbrook Road Goudhurst  
Variation of Condition 6 (Holiday let management and parking) of 13/02333/FUL – Re-word condition to state “two parking spaces shall be made available for the occupiers of the holiday let”  
Granted permission.
- 19/00974 Black Swan Hall Cranbrook Road Goudhurst  
Application to discharge S106 agreement dated 23 March 1994 relating to occupation and sale of annexe  
Granted permission
- 19/01308 Lower Maypole Cottage Maypole Lane Goudhurst  
Internal alterations to subdivide utility room, create new bathroom; replace fixtures, finishes and rewire  
Granted permission
- 19/01538 Zion Barn Ranters Lane Goudhurst  
Proposed single storey rear extension to existing garden room  
Granted permission
- 19/01856 Larchfield House Bedgebury Road Goudhurst  
Erection of a detached cart shed garage  
Granted permission
- 19/01813 Winchet Hall Winchet Hill Goudhurst  
Erection of a single storey side extension  
Granted permission
- 19/01988 OS Plot 6267, Rogers Rough Road, Kilndown  
Permeant retention of residential unit for agriculture, game rearing or forestry workers' use (Retrospective)  
Granted permission
- 19/01733 4 Summerhill Cottage, Rogers Rough Road, Kilndown  
Erection of a single storey bay window front extension  
Granted permission

194/19 **APPLICATIONS** considered by the Parish Council Planning Committee in August 2019 with the representations here approved by Council:

- 19/01731 5 Cliffe Cottages North Road Goudhurst  
Listed Building Consent: Replacement of modern floor of concrete and slab to damp proof membrane, insulation, screed and under floor heating with engineered oak flooring above (Works Commenced).

Neutral

No supporting documents were available on the website during this committee meeting. However Goudhurst Parish Council recommends that the application should be seen by the Conservation Officer since the proposed works might be detrimental to the building through 'drying out'.

- 19/01735 Delaware Beresford Road Goudhurst  
Erection of a log cabin  
Recommend approval  
Goudhurst Parish Council notes that the proposed construction will be well shielded. Being a replacement for the existing shed, it should be conditioned to be ancillary to the main dwelling.
- 19/01865 8 John Stacey Heights High Ridge Goudhurst  
Change of use from over night carers accommodation to office accommodation.  
Recommend approval  
Goudhurst Parish Council believes the application is appropriate since it will be used by Town & Country Housing as office accommodation for their employees.
- 19/01988 OS Plot 6267 Rogers Rough Road Kilndown  
Permanent retention of residential unit for agricultural, game rearing or forestry workers' use (Retrospective)  
Recommend refusal  
Goudhurst Parish Council believes that the site is only suitable for temporary use for seasonal work.
- 19/02194 Beech House North Road Goudhurst  
Provision of white painted timber weatherboard to front first floor elevation  
Recommend approval  
The proposal fits well with the High Weald building vernacular and will have no effect on the local environment since Beech House is not a prominent dwelling
- 19/01638 Pook Hill Wood Farm Wilden Park Road Staplehurst  
Prior notification for the change of use of a building and land within its curtilage from an agricultural user to a use falling within Class C3 (dwelling house) together with associated building operations which are reasonably necessary to convert the building for its prior approval to:  
- Transport and highways impacts  
- Noise impacts  
- Contamination risk  
- Flooding risks  
- Whether the location or siting makes it impracticable or undesirable  
For operational development:  
- Design or external appearance.  
Recommend approval  
Goudhurst Parish Council does not believe that any of the identified issues will form grounds to refuse this application  
Delegate

195/19 **Licensing Application for consideration**

- 19/02940/LAPRE H and J Abode Limited, Olive Stores West Road Goudhurst  
Provision of regulated entertainment (live music) and the supply of alcohol.  
Local residents began by expressing concern that the proposed licensable activity was already causing a noise nuisance to immediate neighbours, particularly in the evenings. They were less concerned about such noise during daylight hours. Goudhurst Parish Council (GPC) members agreed that this problem could probably be overcome by the installation of noise blocking material in the appropriate party walls, or the restriction of the opening times to daylight hours only, when ambient noise levels would be higher.

Members also expressed concern that the current presence of tables and chairs on the pavement outside the premises, which is narrow, were causing a problem to parents with buggies and wheel chair users. These tables and chairs have now been removed.

It was **resolved** that GPC will formally request that in order that these issues can be given appropriate consideration, a TWBC licensing sub-committee hearing should take place to consider this application and that concerned neighbours should be invited to attend the hearing to explain their concerns to the panel.

- 196/19 **Community Land Trust Scheme.** It was **noted** that a resident in the Parish had submitted a proposal to Council for a Community Land Trust (CLT) scheme to be considered relating to land at Kilndown. It was noted that if the Parish Council takes ownership of the land and builds on it, then the Council has control over who occupies the buildings. It was **resolved** that the 3 Kilndown Parish Ward Councillors together with Mr Colin Willis and Cllr Craig Broom should meet with the proposer of the scheme to understand better his intentions and how the scheme might be progressed or not within the Local Plan.

#### **NEIGHBOURHOOD DEVELOPMENT PLAN**

- 197/19 Cllr Craig Broom reported that he has updated 700 pages following comments received from local residents on the first edition. He plans to bring the updated version to Council on 14 October 2019 for approval and to then publish it in November.

#### **GDPR**

- 198/19 Following Minute 171/19. Members each received a copy of the 4 page briefing from the Information Commissioners Office via KALC "IT Update on Parish Websites and GDPR Issues – September 2019".

#### **TRAINING**

- 199/19 It was **noted** that Asst Clerk Mrs Claire Reed and Cllr Mrs Caroline Richards had both attended the KALC 'Dynamic Councillor' course on 29 August. Mrs Reed will attend the KALC 'The Clerk in Action' course on 17 September 2019.

#### **ACCOUNTS**

200/19 It was **resolved** unanimously that the following payments be made:

U019	Paul & Eileen Landon	War Mem'l garden maint	£55.00
U020	AVB Farnfield	Software purchase WinRAR	£36.12
DD	Veolia Environmental Services	Burial Grounds bin Jul	£152.35
DD	TWBC	NNDR Public Conveniences Sep 19	£104.00
U021	AVB Farnfield	Clerk's Pay & expenses Aug 19	£2,276.84
U022	HM Revenue & Customs	Clerk PAYE & NI Aug 19	£852.67
U023	CL Reed	Asst Clerk pay Jul & Aug	£1,267.14
U024	HM Revenue & Customs	Asst Clerk PAYE & NI Jul & Aug	£342.79
U025	RJ&L Hillier	The Hop Bine rent Sep	£400.00
U026	Groundscare & General Services	St Mary's maint contract Aug 19	£1,325.28
U027	Capel Groundcare	Chequer Field etc grounds maint Aug 19	£1,254.72
U028	John Fermor Landscapes	Christ Church & Quarry Pond maint Jul	£1,170.00
U029	Tenterden Twilight	Premises Cleaning contracts Aug	£806.45
U030	Pearsons Landscapes	The Plain grounds maint Aug	£111.60
U031	Microshade Business Consult	Citrix Inv 12229	£122.28
U032	Paul & Eileen Landon	War Mem'l and Water trough Jul/Aug	£45.00
U033	Beric Appliances (pay AVBF)	Office Cooling fan	£399.99
U034	Merit Thornton	NDP Consultancy fees	£1,537.92
U035	PCC Goudhurst	Room hire Hop Pickers Aug	£20.00
U036	PCC Goudhurst	Room hire Hop Pickers Oct	£20.00
U037	KALC	Inv 1021097203 Richards training	£60.00
U038	Iden Signs	Limited parking signs	£60.00

U039	Complete Weed Control (Kent)	Burial Grounds weed control	£396.00
U040	Goudhurst Parish Hall	GPC Room Hire Apr-Sep 19	£375.00
U041	AVB Farnfield	Office unit for IT equipt	£269.00
U042	Chata Hygiene Ltd	Toilet block sanitary bins	£19.76
U043	KALC	Inv 1022726599 Boniface training	£72.00
U044	KALC	Inv 1031106125 Wood training	£60.00
U045	AVB Farnfield	Radar keys for toilet block	£11.40
U046	John Lewis (pay AVBF)	Fridge for Hop Bine office	£168.99
U047	McVeigh Parker	Quarry Pond Forestry Gate replace	£560.40
U048	Mead Sport & Leisure Ltd	Fishing Club insurance 19/20	£257.60
U049	Paul & Eileen Landon	War Mem'l and Water trough maint Jun	£55.00
U050	AVB Farnfield	Software for GPC desktop	£36.12
U051	K'down Mill Green Trust	Grant for goals Mill Green	£214.99
U052	Gill Wallis-Hosken	Goudhurst in Bloom expenses	£73.21
U053	AVB Farnfield	Goudhurst in Bloom prize giving event cost	£200.90
DD	Veolia Environment Services	Burial Ground bin Aug	£152.35

201/19 *Receipts in August 2019*

Burial Board fees	£930.00
CCLA dividend	£13.62

202/19 *Bank reconciliation.* **Resolved** to accept the Clerk's explanation of the reconciliation of accounts to the end of August 2019 and **noted** that Council's cash book balance was:

Unity trust Current a/c	£52,621.01
Nat West Current a/c	£2,955.27
CCLA Public Sector Deposit Fund	<u>£20,446.38</u>
	£76,022.66

**NEXT PARISH COUNCIL MEETING**

203/19 15 October 2019. Parish Council Meeting in the Jessel Room at 7.30 pm.

The meeting closed at 9.30 pm

Anthony Farnfield, Clerk

These Minutes are subject to approval at the next meeting of Council