

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2083

**Those Present:** Cllr. B. Flack (Chairman); Cllr. G King; Cllr. J. Rouse; Cllr. P. Wakeling; Cllr. A. Jeffers; Cllr. L. Williams and Clerk D. Horswell.

**Also present:** PCSO Tom Daley and four members of the public.

1. **Apologies for absence:** – Cllr. H. Samuelson – unwell; Cllr. L. Harvey – Family Commitments; County Cllr. R. Thomas – clash of meetings; Ward Cllr. Dan Smith – away.

2. **Changes to DPI's & Declarations of Interest in matters to be discussed:**  
No changes or Declaration of Interests from Councillors.

2.1 **To approve – Model Financial Regulations 2019 (as previously circulated by email)**  
Proposed by Cllr. King, Seconded by Cllr. Flack and approved by all Cllrs. present.

3. **To Approve: Minutes of the last meeting held on 8<sup>th</sup> July 2019:**  
Proposed by Cllr. Rouse, seconded by Cllr. Wakeling and all Members present  
**AGREED.**  
Signed by the Chairman as a true record.

The Chairman then moved agenda item 6 (PCSO's report) to be discussed next so that PCSO Tom Daley could leave the meeting.  
PCSO Daley reported that he is responsible for areas including Rough Common, Tyler Hill, London Road estate as well as Blean. He reported that it had been a reasonably quiet month with three burglaries being reported. Cllr. Wakeling said that the previous PCSO's had been in close contact with Woodlands Estate and used to have a walk about frequently so that residents could raise any concerns. This was thought to be a good idea so Cllr. Wakeling will email PCSO Daley with his details. Cllr. Flack said that safety packs will be available for residents at the next village hall coffee morning at the end of September.

4. **Approval for Invoice Payments and authorisation: (Banking Report circulated to Cllrs. prior to meeting.)**

### **Banking Report August 2019: Approval for invoice payments**

Method of payment	Payee	Description	Gross Cost
DD	Serco	Waste Collection August 2019	£79.44 Vat £13.24

## *Blean Parish Council*

**Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019**

Bacs	Mr K Waddington	Handyman Wages July 2019	£175.13
Bacs	Mrs D Horswell	Clerks Salary July	£719.33
Bacs		Reimbursement for Disposable Gloves Postage	£13.98 (Vat £2.33)  £1.40
			<b>Total £734.71</b>
Bacs	HMRC	PAYE & NIC July 2019	£147.40
DD	XLN	Telephone & Broadband August 2019	£61.13 Vat £10.19
Bacs	Meadow Grange	Summer Bedding & Jeyes Fluid	£25.94 Vat £4.33
Bacs	CCC	Charges for Parish Council Elections	£188.16
Bacs	KALC	Clerks Conference	£72.00 Vat £12.00
DD	BT	Line Rental	£23.36
Bacs	The Acorn Workshop	Noticeboard, posts and engraving	£695.00
Bacs	Dean and Chapter of Canterbury	Archive Storage	£30.00 Vat £5.00
Bacs	CCC	Repayment of Innovation Grant	£1,839.25 ***
Bacs	Commercial Services	2 <sup>nd</sup> Quarter Grounds Maintenance	£474.46 Vat £79.08
DD	ICO	Data Protection Fee	£35.00

**Total Paid Out      £4,580.98**

### **Paid In**

BVHMC – Waste Collection June + Grass cutting      **£51.04**

BVHMC – Waste Collection July + Grass cutting      **£57.81**

**Total Paid in      £108.85**

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2085

### Bank Statement as at 31st July 2019

Current Account £36,806.24 (Not including all the transactions above)

\*\*\* Repayment of remainder of Innovation Grant paid back to Canterbury City Council due to failure, at this time, of setting up a Youth Council.

### Banking Report September 2019: Approval for invoice payments

Method of payment	Payee	Description	Gross Cost
DD	Serco	Waste Collection Sept 2019	£98.10 Vat £16.35
Bacs	Mr K Waddington	Handyman Wages August 2019	£175.13
Bacs	Mrs D Horswell	Clerks Salary August 2019	£719.13
Bacs		Black Ink Cartridge	£22.00 Vat £3.67
			Total: £741.13
Bacs	HMRC	PAYE & NIC August 2019	£147.60
DD	XLN	Telephone & Broadband Sept 2019	£61.13 Vat £10.19
Bacs	P M Wells	Remove existing and erect new noticeboard opposite the Royal Oak	£108.00 Vat £18.00  (Paid as agreed between meetings)
Bacs	BVHMC	Hall Hire September 2019	£16.00
Bacs	Wicksteed Leisure Ltd	Replace safety Surface under elephant springer	£2,580.00 Vat £430.00
Bacs	PKF Littlejohn LLP	AGAR 2018/2019	£240.00 Vat £40.00

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

<u>Sheet 2086</u>	<u>Total Paid Out</u>	<u>£4,167.09</u>
<u>Paid In</u>		
HMRC – Vat refund for 2018/2019		£771.66
	<u>Total Paid in</u>	<u>£771.66</u>

## Bank Statement as at 31st August 2019

Current Account £34,809.34 (Not including all the transactions above)

### 4.1 External Auditor's Report and certificate for AGAR 2018/2019

Following the submission of the Parish Council's Annual Governance and Accountability Return for 2018/2019 to the External Auditor the following report has been returned:

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

**Other matters not affecting our opinion which we draw to the attention of the authority:**

None.

As a statutory requirement the External Auditor's report/certificate and Notice of Conclusion of Audit has been published on the Parish Council noticeboard and website.

This was accepted by all Cllrs. present and a vote of thanks was given to the clerk for the work undertaken to complete the audit.

5. Planning: (Planning Report circulated to Cllrs. prior to meeting.)

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2087

### PLANNING REPORT August/September 2019

#### Planning Applications:

- 1. 19/01333 - T.P.O. no 26,1990- see tree schedule in arboricultural report - Keat Farm, Mincing Wood, Blean, CT2 9JW** – Blean Parish Council has no objection to this application.
- 2. 19/01354/LUP - Application for lawful development certificate for proposed extension to existing flat roof rear dormer - 43 Chapel Lane, Blean, CT2 9HE** - Blean Parish Council has no objection to this application but do comment that the quality of the drawings affected their ability to interpret - **WITHDRAWN**
- 3. 19/01438 - Proposed roof extension involving increase in height of roof with 2 no. dormers and 2 no. rooflights to front elevation and dormer to rear elevation and detached single-storey outbuilding - 75 Blean Common, Blean, CT2 9JH** – Blean Parish Council has no objections to this application
- 4. 19/01495 - Proposed two-storey detached dwelling - Honey Hill Farm, 11 Honey Hill, Blean, CT2 9JP** - Blean Parish Council objects to this application and have the following concerns:  
This whole site has had repeated applications and there is concern about the increase of vehicles into the flow of traffic as the exit is not good.  
The parking layout contradicts the details for the parking approved under condition 7 for CA/15/01828 - there should be 2 car spaces on the north side of the newly built 3 bed house with a turning area to the front as required by KCC Highways. However, the current application would mean that this turning area for the existing newly built house would be lost, thereby potentially resulting in cars either reversing off/ onto the highway , which would be detrimental to highways safety.  
Also, there is concern about the ditch as this is the main drainage system for this area.  
Another concern the Parish Council has is that by dividing the overall site in two, whether there is sufficient private amenity space for each dwelling as a result of this proposal?  
Lastly as the proposal brings development closer to the listed building to the north - does this have a harmful impact on the setting of the heritage asset.  
The Parish Council does not consider that the application fully addresses these material planning considerations at present.
- 5. 19/01536 - Proposed single-storey detached dwelling - 21 Chestnut Avenue, Blean, CT2 9HY** - Blean Parish Council objects to the application on the grounds that they

# *Blean Parish Council*

**Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019**

## **Sheet 2088**

do not believe that the proposal overcomes the reasons why the recent appeal decision for a 2 bed chalet on this site was dismissed by the planning Inspector .This appeal in the Parish Council's opinion seems to, in effect, rule out the principle of a dwelling on this parcel of land due to such a development's impact on the character and appearance of the area/ streetscene.  
Having had an appeal on the site which found that the principle of development was contrary to the Local Plan the Parish Council would welcome a consistency of decision.

**6. 19/01570 - Proposed two-storey side and rear extension - 35 Blean Hill, Blean, CT2 9EF - [Comments by 13<sup>th</sup> September](#)**

**7. 19/01551 - Application for lawful development certificate for proposed roof extension from hip to gable,including 2nd floor window to side elevation, rooflight to front and dormer window to rear - 91 Blean Common, Blean, CT2 9JH - [Comments by 13<sup>th</sup> September](#)**

### **Decision Notices by CCC:**

**1. 19/00869 - Proposed roof extension above existing single-storey rear extension - 88 Blean Common, Blean, CT2 9JJ – GRANTED**

**2. 19/00960 - Proposed two-storey rear extension and cladding to front - 37 School Lane, Blean, CT2 9JA – GRANTED**

**3. 19/00150 - Proposed modular classroom unit - Lucketts Farm, Blean Hill, Blean, CT2 9EF – GRANTED**

**4. 19/01333 - T.P.O. no 26,1990- see tree schedule in arboricultural report - Keat Farm, Mincing Wood, Blean, CT2 9JW – GRANTED**

**5. 19/01438 - Proposed roof extension involving increase in height of roof with 2 no. dormers and 2 no. rooflights to front elevation and dormer to rear elevation and detached single-storey outbuilding - 75 Blean Common, Blean, CT2 9JH - GRANTED**

### **Appeals:**

**Application No: 19/00612**

**Appeal Ref: 3232052**

**Description: Proposed two-storey detached dwelling together with associated parking, access and landscaping**

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2089

Site Address: Land between 23 and 25 Honey Hill, Blean, CT2 9JR  
Appeal start date: 24 July 2019

### 5.1 Formation of Planning Sub-Committee:

After discussion it was proposed to form a planning sub-committee to meet as and when depending on the flow of applications. The response would then be formulated and circulated to the rest of the Parish Council for their comments before submitting the final comment to CCC. The sub-committee will consist of Cllr. Flack, Cllr. Jeffers and Cllr. Wakeling. All Cllrs. present agreed with the proposal and choice of Members. Cllr. Flack said that she will have to declare an interest at CCC Planning Committee when any Blean applications are presented.

### 6. Report from Ward Cllrs, County Cllr. and PCSO:

6.1 The following report from County Cllr. Thomas had been circulated to Cllrs. prior to the meeting:

1. Paul Carter has decided after 14 years to stand down as Leader.

<https://kccmediahub.net/paul-carter-announces-he-will-be-standing-down-as-leader-of-kent-county-council745>

2. planning application recently submitted:

#### [CA/19/1633 \(KCC/CA/0166/2019\)](#)

Former Chaucer Technology School, Spring Lane, Canterbury, Kent CT1 1SU

Proposed erection of a 5FE Secondary School comprising a 3 storey building and a separate sports hall together with hard and soft landscaping, a new Multi-Use Games Area (MUGA), creation of two new vehicular accesses on Spring Lane together with parking and ancillary works

3. A trial with city council and stagecoach for electric buses at the park and ride.

<https://news.canterbury.gov.uk/park-and-ride-to-trial-electric-bus/>

4. The new highways maintenance plan

<https://kccmediahub.net/kcc-invests-60-million-to-boost-highway-maintenance745>

### **6.2 Ward Cllr. Report:**

Cllr. Flack reported on the climate change emergency and that the whole area has to play a part.

There is a review of the Local Plan and Corporate Plan. Rural areas will participate by way of a workshop.

# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2090

Star Chambers are looking at the forthcoming budget with savings having to be made of £4.8m in the forthcoming year.

### **6.3 PCSO Report: Report earlier in the minutes.**

#### **7. Reports and Updates: (Reports circulated to Cllrs prior to meeting)**

##### **7.1 Village Hall Report: (attached to these minutes)**

##### **7.2 N.H.W. Report (attached to these minutes)**

It was noted that scams feature high on the report.

##### **7.3 Speedwatch Update:**

David Gammon reported that Mike Gladman has decided to step down as co-ordinator and Tony Harris has taken over. Report at the end of these minutes.

#### **8. Matters raised by the Public:**

The following issues were raised by members of the public present:

- Footpaths CB27 and CB18A have brambles growing across them and there is a tree down on CB27
- CB25 has ivy growing across it
- There are brambles growing across the pavement from the hedges by the Blean Tavern which is closed.
- CB12a is barely walkable as far as Straylees.
- The issue of no pavement on the A290 on the Lucketts Lane side making it difficult for elderly and infirm residents to walk and cross the road safely was raised. Cllr. Flack said that it is a highways matter that can be raised at a Kent Highways meeting and with County Cllr. Thomas. The issue of pavements has been looked at before and part of the reasoning is the cost.

##### **9. Matters to be discussed:**

##### **9.1 Nature Reserve report:**

Cllr. Flack said that there have been a couple of issues this summer which need to be looked at to see if there are any solutions. A group of youths have been spoken to and the slats have temporarily been removed from the seat by the pond. The volunteers who look after Keirs Meadow are in favour of the seat being reinstated. It was put to the Council whether the seat should be reinstated and whether the apple trees should be replaced. All Cllrs. present were in favour with advice being sought on when the new apple trees should be planted. Actions will be reviewed at a later date.



# *Blean Parish Council*

Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019

## Sheet 2091

### 9.2 Highway Improvement Plan:

We are waiting for a site meeting to take this further.

### 9.3 Speed Indicator Device & Capital Grant Application (as per circulated email)

The email we had received from Kent Highways had been sent to all Cllrs. showing that there is a strict criteria.

1. An independent speed survey would have to be carried out.
2. the Kent Highways Officer didn't think the site we had identified would be feasible.

In view of this it was not thought that we would be able to make an application for a capital grant this year and perhaps we should prepare a case and apply next year. Cllr. Flack said she would ask for help from County Cllr. Thomas.

### 9.4 Website - New Regulations – Cllr. Email addresses

In view of the new website accessibility regulations that are coming into force and our present providers not indicating whether or when they will be addressing this Cllrs. are happy to carry on with investigations into setting up a new website which would include providing Cllrs. with Parish Council email addresses.

### 9.5 Parish Plan 2020-2025

The Parish Plan is up for renewal in 2020, the previous one had achieved all except affordable housing. A survey needs to be set up in hard copy and on-line. Ideas were asked for at the next meeting.

## 10. Councillors' Reports:

10.1 Cllr. King reported that The Green road sign is obscured by vegetation. Clerk will write to the resident.

10.2 Cllr. Jeffers said that the stile on CB18 has still not been replaced. Gladmans have lodged an appeal at the Supreme Court. Blean Tavern is up for auction.

Cllr. King left the meeting at 9.05pm.

10.3 Cllr. Wakeling said that a strip of land had been bought at Honey Hill Farm which led to concerns over future building.

He reported that the Code of Conduct training that he had attended with Cllr. Williams had been very informative.

## 11. Any Other Business for discussion at next meeting:

# *Blean Parish Council*

**Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019**

## **Sheet 2092**

**Next Parish Council meeting is on Monday 7<sup>th</sup> October.**

**There being no further business the meeting closed at 9.15pm.**

**Date** \_\_\_\_\_ **Signature** \_\_\_\_\_

## **BVHMC Report for Parish Council meeting September 2019**

- The treasurer reported on there being a healthy bank balance of £42,903.84
- The rent review of village hall was discussed and a small increase of 50p was agreed.
- The three month review of the caretaker has taken place and he has continued to provide a very good service. The community area has been repainted.
- The costing of a new watering system for outside the hall was discussed. Estimates received were between £500 and £600. The system would need to be taken down at the end of each season and reassembled for the new season. Further discussion will take place.
- The decision to buy a new semi-professional microwave was agreed.
- PAT testing on some of the equipment in the hall is due.
- The Letting Officer reported that lettings have been quiet over the summer period which has been advantageous for Russell to do work in the hall. Bookings from September onwards continue to flourish.

Jane Rouse

---

# *Blean Parish Council*

**Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019**

---

## **NEIGHBOURHOOD WATCH report- September 2019**

Blean village co-ordinator:- David Greenman, 3 Vicarage Lane, Blean, CT2 9ET  
Phone: 01227 450853/mob 07843962986  
e-mail: david.greenman@btinternet.com

Seven reports, relevant to the village, were received from Kent Police between 13th July and 31<sup>st</sup> August 2019 and forwarded electronically to the 17 links around the village of Blean.

Phone scams are still prevalent and often have their origins overseas. The following is from a scam which was reported by a NHW member:

*Please be aware of the following scam, as described to me by one of our neighbours:-*

*'The phone call I received involved 2 people with an Indian accent. The first, a lady, advised me that my Microsoft identification code had been fraudulently used. I was then invited to follow her colleague's instructions so that they could show me proof on my computer. I was instructed to type 'www' followed by 'anydesk' into my search box. I did not. I put the phone down but they rang me back. I explained that they should not phone again.*

*Having checked on Google, the Reserve Bank of India has issued a warning against downloading the app 'anydesk', as a few wrong moves and the user would have no control over his/her device. A cyber-criminal could, from any part of the world, gain remote access to your device and wipe your bank accounts clean.*

*If you or any neighbours are contacted by such a scam, DO NOT GIVE ANY BANK OR PERSONAL DETAILS! Put the phone down and record any numbers they have tried to call you from. Please then report this to your phone provider who should be able to assist with blocking such numbers, and also to Action Fraud who are a national Police led agency that deal with this type of crime. They will take all the details you have and investigate this further for you.*

*Action Fraud contact details: Telephone 0300 123 2040. Website:  
<https://www.actionfraud.police.uk/>*

David Greenman  
NHW coordinator for Blean

## *Blean Parish Council*

**Minutes of the Parish Council Meeting held at the Village Hall, School Lane, Blean  
on Monday 10<sup>th</sup> September 2019**

### **Speedwatch Report:**

<b>Date</b>	<b>Place</b>	<b>Time</b>	<b>No of vehicles</b>	<b>No 35mph +</b>
<b>9/7/19</b>	<b>Opp Westfield</b>	<b>15.00</b>	<b>330</b>	<b>6</b>
<b>17/7/19</b>	<b>Opp John Graham Centre</b>	<b>9.30</b>	<b>421</b>	<b>44</b>
<b>7/8/19</b>	<b>John Graham Centre</b>		<b>244</b>	<b>26</b>
<b>15/8/19</b>	<b>Opp Royal Oak</b>	<b>16.00</b>	<b>435</b>	<b>29</b>
<b>24/8/19</b>	<b>Blean Common Westfield</b>		<b>314</b>	<b>18</b>
<b>30/8/19</b>	<b>Blean Tavern</b>	<b>13.00</b>	<b>361</b>	<b>105</b>
<b>5/9/19</b>	<b>Westfield</b>	<b>9.00</b>	<b>298</b>	<b>3</b>