

BLEAN PARISH COUNCIL



Minutes of the Annual Parish Assembly held on Monday 8th April 2024

Prior to the April Parish Council meeting the Annual Parish Assembly was held to which all residents were invited. This took place in the Community Area of the village hall with refreshments provided.

Present: Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. G. King; Cllr. M. Akers; Cllr. J. Russell; and Clerk Mrs D. Horswell.

Also present: Ward Cllr. D. Smith; County Cllr. R. Thomas and thirteen residents.

1. Apologies for absence: Cllr. S. Jupe – unwell following a tooth extraction and Ward Cllr. A. Ricketts – on holiday.

The Chairman welcomed everyone to the meeting and introduced the speaker for the meeting.

The speaker was Sara Valencia, who is the Landscape Community Organising Officer of Kent Wildlife Trust, who gave a very interesting and informative talk and presentation on the update of the Wilder Blean Project.

What is the Blean complex?

Sara showed a map of the Blean Complex.

Why is the Blean important?

The Wilder Blean

Large herbivores reintroduced to the woodland as natural engineers.

A more biodiverse, resilient ecosystem.

People are advocates for the project.

Create model for the rest of UK, based on international best practice.

Phase one – Bison

Blean Bison Project.

West Blean and Thornden Woods.

They will be building four bridges next year.

Phase two – Wilder Blean Initiative

Aim: Restoration of complete natural processes to a lowland English woodland.

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Monitoring: We need to first understand what the status quo is, what wildlife already lives in West Blean and Thornden Woods, and what the vegetation and soil look like in the project area before we start introducing our grazers.

- 34 bird species
- 16 lesser spotted woodpeckers
- 826 invertebrate species
- 142 soil samples – to be analysed for soil fungi and bacteria eDNA
- Small mammals and reptile data incoming

Wilder Blean Greeter Volunteers

- Regularly on site to help with any and all questions
- Encourage everyone to follow the code of conduct Education hub
- Development of the Heather Corry Ranger Station
- Forest schools, primary & Secondary schools, universities Well-being Courses
- Semi-regular wellbeing courses
- Self referral needed.
- **Partnership between Kent Wildlife Trust, RSPB and Woodland Trust**
- Three organisations that own and manage reserves across the Blean complex
- Learning from the West Blean project and seeing how we can expand across the region.

How you can get involved.

- The Bison and the Butterfly
- Newsletter
- KWT Membership
- Bison Fest 2024
- Community Advisory Group, 23/04/24
- More

There followed a question and answer session.

The Chairman thanked Sara for a very interesting and informative talk.

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Minutes of the Parish Council Meeting held on Monday 8th April 2024.

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Those Present: Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. G. King; Cllr. M. Akers; Cllr. J. Russell; and Clerk Mrs D. Horswell.

Also present: Ward Cllr. D. Smith; County Cllr. R. Thomas and five members of the public.

1. Apologies for absence: Cllr. S. Jupe – unwell following a tooth extraction and Ward Cllr. A. Ricketts – on holiday.

The Chairman welcomed everyone to the meeting which followed the Annual Parish assembly.

2. Co-option onto Blean Parish Council:

Matthew Hayden was proposed to be co-opted onto the Parish Council.

Proposed by Cllr. Samuelson, Seconded by Cllr. King and all Members present AGREED.

Matthew completed an Acceptance of Office form which was counter-signed by the clerk and given a Declaration of Pecuniary Interest (DPI) form to complete.

3. Changes to DPI's & Declarations of Interest in matters to be discussed:

No changes in DPI's were declared.

As Village Hall Representative, Cllr. King declared an interest in matters relating to the village hall.

As Chair of Governors, Cllr. Samuelson declared an interest in matters relating to Blean School.

4. To Approve: Minutes of the last Meeting: of 11th March 2024.

Proposed by Cllr. Hutt, Seconded by Cllr. Akers.

The Minutes were approved and AGREED by all Members present and signed by the Chairman as a true record.

5. Finance:

5.1 April Invoice Payments (Banking Report circulated to Cllrs. prior to the meeting).

DD	Lili Waste Services	Waste Collection April	£138.48 (Vat £23.08)
Bacs	Mr K Waddington	Handyman Wages March	£180.57

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Bacs	Mrs D Horswell	Clerk Salary March	£868.12
Bacs	HMRC	PAYE & NIC March	£243.61
DD	XLN	Telephone & Broadband April	£87.54 (Vat £14.59)
DD	HugoFox	Monthly Website Charge	£11.99
Bacs	BVHMC	Hall Hire 08/4/24	£36.00
Bacs	Guardian Fire & Security Ltd	– Fire Extinguisher Check	£61.20 (Vat £10.20)
Bacs	Kingsmead Associates	Repair & re-site village sign	£2,208.00
Unity Trust Bank		Quarterly Service Charge	£18.00

Total Paid Out: £3,853.51

Bank Statement as at 31st March 2024 - Current Account £35,439.96

(This does not include all the outgoing transactions in this banking report).

Note: This includes CIL money from October 2023 of **£2,091.16**

Proposed by Cllr. Hutt, Seconded by Cllr. Akers.

All Members present **APPROVED** and **AGREED** the payments.

5.2 To Note: Confirmation of Concurrent Funding for 2024/2025.

The Council budget for 24/25 went through Cabinet on 22nd February and it was agreed that Concurrent funding will remain the same as the previous year which for Blean is £5,630.

5.3 To Discuss: Community Infrastructure Levy (CIL) money which is £2091.16

Suggestions so far:

- Astro turf in front of Kicking wall – this was thought that it might be expensive due to the layers of foundations needed.
- Towards replacement of seats in the recreation ground – these to be recycled plastic ones as the new picnic table which would then not need yearly maintenance.

Prices to be sourced.

6. Planning: (Planning Report for discussion circulated to Cllrs. prior to meeting)

Planning Applications:

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CA/24/00198 & CA/24/00199 Single storey rear extension together with single storey detached outbuilding. **The Oast House, Pean Hill, Blean, CT5 3BH** – A small minor point but it is odd that the application form states that the applicant is Mr and Mrs Jon Oliver but the Design and Access **Sheet 2363**

Statement states Mr and Mrs P. Crocker as the applicant ? Blean Parish Council are concerned that the agent is proposing a single ply flat roof to the proposed extension to this grade ii listed building , also that the proposed window design in Blean Parish Council's opinion would appear out of character with the existing rear windows . The views of CCC Conservation Officer on this would be interesting to know. No comments on the rear outbuilding.
Case Manager Emily Rule.

CA/24/00188 - Single storey side extension - **Lucketts Barns, 2, Blean Hill** - This application appears to be retrospective as the application form states work started on 22/1/23 and completed on 15/12/23 so it is disappointing that Blean Parish Council are only now being asked for our views. However, have no objection to the extension itself.
Case Manager Elizabeth Donnachie.

CA/24/00240 & CA/24/00241 - Application for Listed Building Consent for external and internal alterations including single-storey rear extension - **Badgers Farmhouse , Badgers Close** – comments by 19th April Case Manager Elizabeth Donnachie

CA/24/00234 - Variation of condition 21 (Foul Sewerage Disposal) of planning permission CA/15/02523/OUT for the (Outline application for the erection of up to 85 residential dwellings (including up to 30% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Blean Common and associated ancillary works. All matters reserved with the exception of the main site access.); to allow an alternative nutrient mitigation strategy to come forward at reserved matters stage - **Land At Blean Common - comments by 19th April** Case Manager Andrew Gambrell
Cllrs. discussed the drainage issues on this site and will put together a response to submit to CCC. County Cllr. Thomas commented on the Neutrient neutrality issue with the following link:
<https://democracy.kent.gov.uk:9071/mgIssueHistoryHome.aspx?IId=65753&Opt=0>

CA/24/10012 - Outline application for the erection of 8 detached dwellings. All matters reserved except access and layout - **Land West Of Pean Hill** – Comments by 3rd May. Case Manager Christian De Grussa.

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Decision Notices by CCC: None

Sheet 2364

Note: The broken pavement outside 47 Blean Common has been repaired by KCC. This occurred as a result of a creation of a new vehicle crossover which has, of yet, not been granted planning permission.

Councillors commented that CCC need to improve their website for planning as it is difficult to comment when the website is so restrictive and accessing planning documents is difficult. Ward Cllr. Smith agreed to report this back to CCC.

6.1 Draft Canterbury District Local Plan To 2040 - Land to North of University.

BPC along with Cllrs. from Hackington and Rough Common Parish Councils are meeting with CCC on 30th April and will chase the University for a meeting with them also. A list of questions to be raised with CCC will be drawn up.

It was agreed that a meeting with all three Ward Cllrs. is needed.

7. Reports from County Cllr. and Ward Cllrs:

7.1 There were no further items to report on from the Ward Cllrs.

7.2 County Cllr. Thomas

Cllr. Thomas said that the University land was previously ruled out because of the proposed bypass but the 'Bus First' strategy has allowed this to be put in the Draft Local Plan.

8. Reports and Updates:

8.1 Village Hall Report: - Cllr. King

Most regular groups are now operating again, with private hirers also involved. Pre-school has been off for the Easter Break so the church coffee morning was not held during their absence.

8.2 N.H.W:

All relevant reports are circulated to Cllrs.

8.3 Footpath Report: Cllr. Samuelson and Cllr. Russell.

No report.

8.4 Highways Report: Cllr Jeffers.

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The main issue has been the A290 road closure due to a serious gas leak on Pean Hill. Cllr. Thomas said that utility companies are allowed to close roads for repairs and to feed any issues with highways to him.

Cllr. Akers has been in close contact with SGN regarding the road closure and has fed back any information.

Sheet 2365

8.5 Speedwatch Report: Cllr. Akers and Cllr. Russell.

No report other than there has been issues with motorists on Fox's Cross Road due to the diversion.

8.6 Clerks Report:

CCC Parish Engagement Meeting – 18th April – The Guildhall – 7pm – 9.30pm.

Broken large branch of silver birch tree on The Green – dealt with by Ken.

Goodfellers have been contacted to look at and deal with the other trees on The Green that have broken branches.

Lushlands Ltd have been contacted to give a quote for the annual tree survey for the recreation ground and Nature Reserve.

Three manhole covers on Blean Common have been reported to KCC as being loose and causing disturbance to residents. The Highways Steward is investigating as KCC, Southern Water, UKPN and Openreach all say they are not their responsibility.

Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed.

13th May (Annual Parish Council meeting), 10th June, 8th July, 9th September, 14th October, 11th November, 9th December.

9. Matters raised by the Public:

No matters raised.

10. Matters to be discussed: (Any relevant papers circulated to Cllrs. prior to the meeting).

10.1 Update: Village Sign:

The village sign is back in place and the brick surround with plaque is to be re-built.

10.2 Update: VH/BPC Rubbish Bin – whether to change to a lockable bin:

Have spoken to VH Chairman – and it was agreed to monitor it and no further action is needed for now.

11. Councillors' Reports:

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10.1 Cllr. Hutt reported that there appears to be a water leak leading from Woodlands Estate.

10.2 Cllr. Russell reported on a meeting that had taken place between residents of Tyler Hill Road and a CCC Officer regarding the flooding of back gardens and water in the ditches which is very high along the second half of the Crab & Winkle Way. The road to the church is about ten inches deep and there is no place for the water to go. CCC don't have any plans of the ground area.

Sheet 2366

A neighbouring resident said that Kent Highways are aware of the flooding and the ditch has now been dug out.

County Cllr. Thomas said he is happy to liaise with the resident.

11. Any Other Business for discussion at the next Parish Council meeting on 13th May 2024.

There being no further business the meeting closed at 8.57pm.

Dates of forthcoming Parish Council meetings in the coming year unless for any reason they have to be changed.

13th May (Annual Parish Council meeting); 10th June; 8th July; 9th September; 14th October; 11th November; 9th December.

These Minutes remain as draft minutes until approved by the Parish Council at the next meeting.

Date _____

Signature _____