

## Blean Parish Council

Minutes of the Parish Council Meeting held by Zoom on Monday 15<sup>th</sup> February 2021

### Sheet 2159

**Those Present:** Cllr. B. Flack (Chairman); Cllr. G King (Vice-Chairman); Cllr. A. Jeffers; Cllr. P. Hutt; Cllr. H. Samuelson and Clerk D. Horswell.

**Also present:** Ward Cllr. A. Ricketts; Ward Cllr. D Smith; County Cllr. R. Thomas and Cllr. Robin Treacher (Chairman of KALC Canterbury Area Committee).

No members of the public were present.

**1. Apologies for absence:** Cllr. P. Wakeling (difficulties with connecting to Zoom) and PCSO William Lawrence.

The Chairman welcomed everyone to the meeting and introduced Cllr. Treacher.

### **2. Changes to DPI's & Declarations of Interest in matters to be discussed:**

There were no changes or Declaration of Interests from Councillors.

### **3. To Approve: Minutes of the last Meeting: of 14<sup>th</sup> December 2020.**

Proposed: Cllr. Hutt, Seconded: Cllr. Jeffers and All Members present **AGREED**. The Minutes to be signed by the Chairman as a true record.

### **4. Finance:**

**4.1 Approval for Invoice Payments and authorisation:** (Banking Reports for January and February circulated to Cllrs. prior to the meeting.)

Due to there being no meeting in January the transactions were approved by email and paid between meetings.

### **Banking Report January 2021**

| Method of payment | Payee               | Description                                      | Gross Cost             |
|-------------------|---------------------|--|------------------------|
| DD                | Lili Waste Services | Waste Collection<br>30/11/20 and January<br>2021 | £90.30<br>(Vat £15.05) |
| Bacs              | Mr K Waddington     | Handyman Wages<br>December 2020                  | £186.13                |

|      |                                       |  |                                |
|------|---------------------------------------|--|--------------------------------|
| Bacs | Mrs D Horswell                        | Clerks Salary<br>December 2020                             | £732.03                        |
| Bacs | Mrs D Horswell                        | Re-imburement for<br>Zoom Monthly<br>payment               | £14.39<br><i>(Vat £2.40)</i>   |
| Bacs | Mrs D Horswell                        | Re-imburement for<br>AVG Internet Security<br>Subscription | £49.99                         |
| Bacs | HMRC                                  | PAYE & NIC December<br>2020                                | £160.66                        |
| DD   | XLN                                   | Telephone &<br>Broadband January<br>2021                   | £61.13<br><i>(Vat £10.19)</i>  |
| Bacs | Commercial<br>Services Trading<br>Ltd | Grounds Maintenance<br>October & November<br>2020          | £185.92<br><i>(Vat £30.99)</i> |
|      |                                       |  |                                |

Total Paid Out      £1,480.55

Paid in:

|   |         |
|---|---------|
| Bacs BVHMC – 50% Waste collection & Grass cutting November 2020       | £58.57  |
| Bacs PKF Littlejohn – Refund of external audit fee as paid last month | £240.00 |

Total Paid In      £298.57

Bank Statement as at 31st December 2020 - Current Account £28,604.63  
(This includes the transactions paid in but not the outgoing transactions in the banking report).

**Sheet 2161****Banking Report February 2021**

| <b>Method of payment</b> | <b>Payee</b>                    | <b>Description</b>   | <b>Gross Cost</b>             |
|--------------------------|---------------------------------|--|-------------------------------|
| DD                       | Lili Waste Services             | Waste Collection<br>February 2021  | £72.24<br><i>(Vat £12.04)</i> |
| Bacs                     | Mr K Waddington                 | Handyman Wages<br>January 2021   | £185.93                       |
| Bacs                     | Mrs D Horswell                  | Clerks Salary<br>January 2021  | £732.23                       |
| Bacs                     | Mrs D Horswell                  | Re-imbusement for<br>Zoom Monthly<br>payment   | £14.39<br><i>(Vat £2.40)</i>  |
| Bacs                     | HMRC                            | PAYE & NIC January<br>2021   | £160.66                       |
| DD                       | XLN                             | Telephone &<br>Broadband February<br>2021  | £61.13<br><i>(Vat £10.19)</i> |
| DD                       | BT                              | Quarterly Charge   | 32.40                         |
| Bacs                     | Dean & Chapter of<br>Canterbury | Storage of Parish<br>Council Archives<br>1/4/20 – 31/3/21                              | £30.00<br><i>(Vat £5.00)</i>  |
| Bacs                     | Cutters garden<br>Services      | Strim 3 footpaths, trim<br>Pyracantha and cut<br>recreation ground<br>hedge (November) | £370.00                       |
| Bacs                     | Meadow Grange<br>Nursery Ltd    | Jeyes Fluid for<br>Handyman's litter<br>picker.  | £14.95<br><i>(Vat £2.49)</i>  |
|                          |                                 |  |                               |

**Total Paid Out****£1,673.93**

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Paid in:

|   |        |
|---|--------|
| Bacs - BVHMC – 50% Waste collection December 2020     | £30.10 |
| Cheque 090081 – UK Power Networks plc – Annual Rental | £49.90 |

Total Paid In                      £80.00

Bank Statement as at 31st January 2021 - Current Account £27,139.84

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

Approval for invoice payments

Proposed by Cllr. King, Seconded by Cllr. Jeffers All Members present **AGREED.**

**4.2 For Consideration: Insurance Renewal:**

Quotes had been circulated to Cllrs prior to the meeting and included quotes from Zurich (present insurers) and Came and Company.

Following discussion on the cost and suitability of the insurance for the Parish Council's needs it was agreed to accept the quote from Pen Underwriting Ltd (Axa) insurers. This will be a 3 year long-term agreement at £586.32 per annum.

Proposed by Cllr. Flack, Seconded by Cllr. Samuelson All Members present **AGREED.**

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

**PLANNING REPORT January and February 2021**

**Planning Applications:**

**1. 20/02414 - Car park for use of existing public house and development of existing car park to provide 6 two-storey houses with associated vehicle access and parking - 4 Blean Hill**

**Blean Parish Council (BPC) object to this application on the following grounds:**

1. The Design and Access statement is not accurate as the site has not been marketed for over 2 years – this is misleading.

2. Due to the height and scale of the 6 dwellings BPC are concerned that the development will detract from the setting of the Tavern. The 2 storey front gable projections and the Dutch gable roof designs are not in keeping with that of the tavern or adjoining buildings.

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3. There are a number of highway issues to address – there is no space for turning within the sites plus the access roads are not wide enough – BPC think it would be sensible to redesign the front so that there is only one access road to serve the dwellings, not two – BPC think this would be safer and allow for more space to the front for vehicle movements, soft landscaping and pedestrians.

4. KCC Highways comment that it seems that there will be very little room for any meaningful landscape to the front of the development given that the developer needs to provide appropriate visibility splays to serve all 3 vehicular accesses onto Blean Hill plus the need to provide adequate turning areas within the parking areas to the dwellings, plus bin store areas again, as stated before, BPC think the developer needs to redesign the front area of the site. Tile Kiln Hill is an area with many highway issues and reports of several near misses due to speed and volume of traffic.

5. Given that this is for a development within a conservation area BPC would have thought that the application should contain more details – such as, are there to be timber windows for the new dwellings and what is proposed for the landscaping? There is no mention of where the bins are to be located and there are no cycle facilities.

6. BPC has concerns over, whatever happens with this proposal, who will manage /be responsible for the treed area as this is within the red edge of the application site and not clear on the application details and includes the southern part of the site which is currently owned/ controlled by the applicant,

7. BPC note that EHO advise that a noise assessment be provided with mitigation measures to protect the new properties – will this be submitted for consideration before determination or as a part of a planning condition?

8. BPC notes that the 2009 planning permission for a detached outbuilding for 8 letting rooms referred to the Blean Drainage Area and that there were concerns about surface water drainage – given the current proposals this will result in additional hard surface areas due to the additional parking areas for the pub, and dwellings plus the roof areas of the new dwellings. BPC are concerned that localised surface water problems in the area will increase as a result of this development.

9. BPC are disappointed that green issues are not more highly addressed by the developer – no solar panels and no EV points for the new dwellings or customers of the pub.

10. Finally, what impact will this development have on the Stodmarsh river catchment given that this is a proposal is for 6 new dwellings – does an appropriate assessment

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(AA) need to be carried out before the application can be determined – do we know what Natural England's views are in this respect

In summary, BPC are concerned that there are a number of issues that need to be addressed before any decision can be made on this application.

### **Planning Applications Received since last meeting:**

#### **1. 20/01406 - Additional information/amended Plans - Change of use from dwelling to sui generis together with two-storey side Extension - Forge House, 1 Blean Hill-**

Blean Parish Council continue to object to this application for the reasons that, although the application site has been reduced according to the amended plan, the reasons for objecting to the application are still valid as this still represents significant encroachment into the countryside.

Also, the plans do not appear to show sufficient sightlines for the new access - pedestrian are shown but no vehicular sightlines on what is a busy road and directly opposite the Blean Tavern pub vehicular entrance.

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#### **2. 20/02703 - Erection of first floor rear extensions and balcony together with installation of steps to the ground floor rear elevation - 21 Blean Hill – No objection by BPC.**

**3. 20/02491 – Outline application with all matters reserved for 4 no. detached two-storey dwellings – Builders Yard rear of 53 Tile Kiln Hill -** The principle of four units on this site is already granted by a previous application. Blean Parish Council is interested in the setting of the bungalow near to the road side and feels it is not suitable. There are also issues with localised flooding in this area.

**4. 20/02326 - Single-storey front and rear extensions following demolition of existing conservatory together with roof extension with dormer window to side elevation - 25 Blean Hill -** Whilst Blean Parish Council have no objection in principle there are concerns that there are a lot of roof lights proposed serving bedrooms which will provide opportunities to overlook the two adjoining properties on either side. Are they all necessary? If they are, could they be high level with minimum height above floor level so avoiding direct overlooking.

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**5. 20/02477 - Two-storey rear and side extensions to both cottages together with insertion of windows in the side elevations of the existing building along with new driveway to no. 14 following demolition of existing single storey rear extensions - 14 And 16 Chapel Lane Amended plans/drawings** - Blean Parish Council has no further comments to make on this additional information.

**6. CA/21/00135 - Application for the approval of appearance, access, landscaping, layout and scale for the proposed residential development for four detached dwellings pursuant to outline planning permission CA/15/01572/OUT - Builders Yard Rear Of 53, Tile Kiln Hill** - Comments by 26<sup>th</sup> February.

**7. 21/00203 - Single-storey rear extension - 22 School Lane** - Comments by 26<sup>th</sup> February.

**8. 21/00259 - First floor extension and two-storey rear extension following demolition of existing rear extension - 11 Whitstable Road** - Comments by 5<sup>th</sup> March.

**9. 21/00286 - Two-storey side extension following demolition of garage and conservatory together with single -storey front extension - Hopi House, 27 Tile Kiln Hill** - Comments by 5<sup>th</sup> March.

### Decision Notices by CCC:

**1. 20/01984 - 2 no. single-storey side extensions and replacement of front timber windows to UPVC - 40 School Lane – GRANTED**

**2. 20/02703 - Erection of first floor rear extensions and balcony together with installation of steps to the ground floor rear elevation - 21 Blean Hill – GRANTED**

**3. 20/02326 - Single-storey front and rear extensions following demolition of existing conservatory together with roof extension with dormer window to side elevation - 25 Blean Hill – GRANTED**

Cllr. Flack asked Ward Cllr. Ricketts what the update was on the calling-in of 4 Blean Hill application. Cllr. Ricketts replied that the Planning Officer was on leave for the next two days but he knew that the Officer had asked for it to go back to the developers first and he would circulate the update when he had heard back from the Officer.

Cllr. Flack had said that she had concerns about 27 Tile Kiln Hill application (21/00286) as it appeared quite dominant and had overlooking issues.

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Cllr. Jeffers had concerns about 11 Whitstable Road application (21/00259) as it was an unusual design.

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

**6.1 County Cllr. Report – Cllr. Robert Thomas:** Cllr. Thomas's report had been circulated to all Cllrs. prior to the meeting. Cllr. Thomas also reported on the £6.2 million that has been invested into Simon Langton boys school meaning there will be no more mobile classrooms.

He also spoke of Vision 0 which is working towards zero deaths on roads by 2050.

The Empty Homes Scheme which involves vacant commercial units.

Kent Fire and Rescue check which involves making sure fire hydrants are clear of vegetation etc. and was really worth highlighting.

Cllr. Flack asked for the Police Commissioner's article to be put on the Parish Council website.

#### **6.2 Ward Cllr. Ricketts reported on:**

- Calling-in of 4 Blean Tavern application.
- CCC Parking Consultation and the knock-on effect for Blean School regarding the proposed yellow lines at Oaks Park.
- Full Council meeting where the budget will be discussed.
- Number of services being cut.
- Bin Collections.

#### **6.3 Ward Cllr. Smith reported on:**

**Cllr. Smith Declared an Interest as he is a resident in one road mentioned in the JTB consultation.**

- Parking – knock-on effect for the school
- Parking Review – Highfield Close
- Development passed in Sturry/Broad Oak which will provide a cycle route from Sturry to Herne Bay.

Cllr. Samuelson said that he will liaise with Blean School and the parents regarding the yellow lining.

Cllr. Flack said that she is talking with the University about students parking in Highfield Close. Cllr. Samuelson said that there was no problem at the bell-end of the road.

#### **6.4 Ward Cllr. Flack :**

Cllr. Flack said that at the Parish Engagement meeting on 1<sup>st</sup> March the Climate Change Officer will be speaking so to have comments ready for the meeting on the Corporate Plan and the Climate Change Plan. Both consultations have been circulated to Cllrs.

**6.5 PCSO Report:** Please see report attached to these minutes.



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

#### **7.1 Village Hall Report: - Cllr. King**

Cllr. King reported that due to the enhanced restrictions only the Pre-school are using the Hall for three days a week only.

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

Cllr. Flack said that she was pleased to see the Police presence in the village resulting in the awareness of traffic offences.

The clerk reported that David (NHW Co-ordinator) is in the process of getting the residue funds from the NHW scheme transferred back to the Parish Council account. These were funds that were previously transferred to the NHW by the Parish Council for stationary, inks etc. but now that the scheme is operated electronically there is no need for such funds. Cllr. Samuelson offered to help if there was any problem getting the funds transferred.

#### **7.3 Footpath Report –Cllr. Samuelson and Cllr. Hutt**

No report as too wet to walk the footpaths

#### **7.4 Parish Council Update – clerk (report attached to these minutes)**

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

No matters as there were no public present.

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

#### **9.1 Vacancies on the Parish Council**

There are still three vacancies on the Parish Council and we have one resident who is interested. Cllr. Flack asked Cllrs. to think about how vacancies can be filled. Cllr. Flack said that she will post it on social media again and a campaign can be organized when we can resume face to face meetings. In the meantime, to mention it to friends and neighbours.

#### **9.2 Update: Parish Council Website**

Cllr. Hutt reported that he continues to maintain it and post relevant items. He suggested looking at old postings that are on the website to see if they can be removed. His next move is to share the Cllrs. email addresses with them that he has set up.

#### **9.3 For Discussion: Play equipment for people with disabilities/special needs.**

Cllr. Flack said that the proposal of providing a basket/birds nest swing in the recreation ground was to cater for all members of the public and a basket swing would enable able-bodied people as well as those with disabilities to share the swing. It was proposed to apply for a grant from CCC as well as putting the VAT refund money towards it. We have had one quote so far and are waiting for two others.

#### **9.4 For Discussion: Gladmans Appeal**

Cllr. Flack said that the Parish Council must seriously start getting a statement together for the Appeal and Cllrs. should consider the points that should be going into the statement ready for the next Parish Council meeting.

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### **10. Councillors' Reports:**

**10.1** Cllr. Hutt mentioned the traffic measures being carried out on the A290 and said the more work they do the better.

**10.2** Cllr. Samuelson commented on the impressive signs that have been erected on the A290. He also asked if a letter can be sent to a resident whose guttering is leaking thereby flooding the footpath at the back of the school. It is possible the resident is not aware of the problem. Clerk will write a letter.

**10.3** Cllr. Flack asked whether anyone knew whether Arby's café is still sited off Denstroude Lane?

**10.4** Cllr. Jeffers mentioned the condition of the A290 by the Royal Oak pub with loose chippings making it dangerous for all road and pavement users.

Cllr. Flack asked Cllr. Treacher if he would like to give an update as Chairman of KALC Canterbury Area Committee.

He responded that the Working Party is progressing with the Parish Charter with CCC and the next KALC Area meeting is on 25<sup>th</sup> February.

The next Parish Council and CCC Engagement meeting is on 1<sup>st</sup> March.

County Cllr. Robert Thomas is offering a KCC grant for new emails.

Cllr. Treacher said that Wickhambreaux Parish Council has recently purchased a Bird's Nest swing that they are very happy with and he will get the Cllr. who led the project to contact the BPC clerk with the supplier's contact details.

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

Cllr. Flack put forward for discussion - The legislation covering Virtual meetings which at present only lasts until May.

There being no further business the meeting closed at 8.25pm.

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

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

### **Future Dates for Parish Council meetings in 2021 are:**

**8<sup>th</sup> March, 12<sup>th</sup> April, 10<sup>th</sup> May, 14<sup>th</sup> June, 12<sup>th</sup> July, 13<sup>th</sup> September,  
11<sup>th</sup> October, 8<sup>th</sup> November, 13<sup>th</sup> December.**

## **REPORTS**

### **PCSO Report**

*Blean, Tyler Hill, & Rough Common*

*January 2021*

*Information provided*

*by: PCSO William LAWRENCE, Canterbury Community Safety Unit.*

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#### ***Crimes of note:***

08/01/21- Honey Hill BLEAN, criminal damage to wire fencing.

13/01/21-Grimshaw court CANTERBURY, theft of a pedal cycle.

27/01/21- Darwin college CANTERBURY, theft of mobile phone.

#### ***Anti-social behaviour and other incidents of note:***

No Items of note, however we are still seeing large amounts of covid breaches reported to us and we are taking action against those who are breaching regulations.

#### ***Items of good work:***

Continued foot patrols for all parishes and regular patrols of anti social behaviour hotpots such as Blean Church Car Park and School Lane in Blean.

#### **Updates of previous reported issues:**

Previous complaints of bad driving in Rough Common and Blean, we conducted a road safety operation alongside officers from our road safety team. As a result of this we issued one Traffic Offence Report in Blean. Also five other drivers were warned and given advice about their speed. In Rough Common, one van was seized for no insurance, one Traffic Offence Report for speeding issued and five drivers given advice about their speed.



For the foreseeable future all Parish report correspondence will be conducted by myself, PCSO LAWRENCE 61739. I am contactable via [William.lawrence@kent.police.uk](mailto:William.lawrence@kent.police.uk) for any questions or queries you may have. I wish all members and residents my regards.

## **NEIGHBOURHOOD WATCH REPORT- Dec and Feb 2020/21**

Blean village co-ordinator:- David Greenman, 3 Vicarage Lane, Blean, CT2 9ET

Phone: 01227 450853/mob 07843962986  
e-mail: david.greenman@btinternet.com

4 reports, relevant to the village, were received from Kent Police between 24<sup>th</sup> Dec and 4<sup>th</sup> Feb forwarded electronically to the 17 links around the village of Blean.

With the public being inoculated at a great rate it is inevitable that criminals will be looking at ways to exploit this phenomenon. Here is some useful advice from the police:

*With the start of the roll out of vaccines for Covid 19, we are aware that this will present opportunities for fraudsters to commit fraud by contacting people by Telephone, text, email and cold calling to offer the vaccine in return for a fee. If you do receive any contact of this nature it is a scam. People who receive the vaccine will not be required to pay for this or supply personal data/banking details or PIN numbers. Beware of possible phone calls to book non-existent vaccine appointments, where you are asked to confirm a booking by pressing a number on their phone which results in you being billed by their provider, with a high value call. As always, remember never click on any links requesting personal data/banking details. Please report suspicious instances to Action Fraud. If you feel you may have fallen victim to this type of scam already, then please contact your Bank and report to Police by calling 101. Remember our ABC message and Never Assume or Believe and always Confirm by calling the appropriate organisation on a trusted number using a different telephone that you were called on.*

David Greenman  
NHW coordinator for Blean.

Friday 5<sup>th</sup> Feb 2021

## **Parish Council Update January and February 2021**

- 1.** The fingerpost at Chestnut Avenue CB7 has been mended.
- 2.** Part of the weight restriction sign in Tyler Hill Road near the junction of School Lane has fallen down and has been reported to Kent Highways.
- 3.** The white Pinch Gates and name signs on A290 at Mount Pleasant have been taken down (as reported by a resident). We have been informed by the Kent Highways Project Manager that these are being replaced as part of the A290 Safer Roads Works Improvement. The contractor is replacing the signs in the same location to match the other works on the route. They are proposing the install of passively safe posts with the new signs provided.
- 4.** Ken is continuing picking up litter in the village and recreation ground during lockdown practising safe-distancing and making sure that the play equipment is safe for use and emptying the Teddy Bear bins on the recreation ground.
- 5.** It has been reported by a resident that the dog bin by the church on the Crab and Winkle Way has not been emptied for a while and is overflowing. The clerk has reported this to CCC Environmental.

### **Consultations and Documents circulated to Cllrs.**

- KALC – Future Training Events
- Kent Police Rural Task Force Report to 31 December 2020.
- KALC News
- Presentation slides and Minutes from the Parish Council Engagement meetings.
- [\*\*Draft Corporate Plan 2021-24\*\*](#)

The Corporate Plan is one of the council's key strategic documents and is developed so councillors can set the agenda and priorities for the council.

It is used by council officers to help them focus their energies and increasingly-limited resources, implement agreed priorities and formulate future policy. It also helps them shape the way services are delivered.

The draft plan sets out our proposed priorities and principles for the next three years.

- [\*\*Draft Climate Change Action Plan 2021-30\*\*](#)

The draft plan explains the importance of climate action as part of the council's work, as well as why we need to act and our planned approach over the next five years.

It shows the scale of activity needed to achieve carbon reduction goals and explains the council will seek money from outside organisations to help pay for any work it needs to, as well as take the opportunity to learn from others.

The draft plan sets out our climate change vision, aims, goals, actions, targets and timescales.