

Upper Hardres Parish Council

Chairman Nick Waldron

Clerk/RFO Clare Hamilton | uhpc.clerk@gmail.com | 01303 257321 | upperhardrespc.co.uk

Minutes of meeting held on 14 May 2024, 7pm, at Bossingham Village Hall

1. Attendance and apologies for absence

Attending: Chairman Nick Waldron, Cllr Angela Waldron, Cllr Simon Warner, Cllr Rob Richardson, Clerk/RFO Clare Hamilton, footpath officer & BVH Linda Warner, County Cllr Mike Sole and 2 members of the public.

Apologies: Ward Cllrs Alister Brady and Mike Bland.

2. It was resolved unanimously to accept the Minutes of the meeting held on 12 March 2024.

3. Members' declarations of interest on Agenda items

Cllrs Nick Waldron and Angela Waldron: Appendix 6.4c.

4. Public participation on Agenda items

Two parishioners attended to raise their objections to planning application CA/24/00263.

5. Matters arising not covered by the Agenda

Potential planning breach, see item 6.

6. Planning Applications

Planning applications may be viewed at Canterbury City Council's website [here](#)

Report of a potential planning breach at land at Lime Kiln Lane:

The landowner attended the parish council meeting in January 2023 and assured the parish council that the land was for private family use only. No consultation on planning permission for change of use has been received and the land is currently being advertised on an online commercial camping platform. Chairman has contacted CCC Head of Planning Enforcement for more information.

6.1 CA/24/00263 Land opposite Breton House, Pett Bottom Road *OBJECTION. Comments to CCC by 07.06.24* Construction of an agricultural barn and polytunnel.

6.2 CA/23/02074 Great Catts Farm, Stone Street, Petham CT4 5PW *Acceptable. CCC Under Consideration* Application for Listed Building Consent for external and internal alterations including relocation of W.C. to ground floor together with removal of dropped ceiling on second floor. Creation of opening in brick and flint garden wall to north of barn.

CA/23/02073 Great Catts Farm, Stone Street, Petham CT4 5PW *Acceptable. CCC Under Consideration* Creation of opening in brick and flint garden wall to north of barn.

6.3 CA/23/02039 Land Adjacent To Court Lodge, Manns Hill, Bossingham *UHPC Acceptable. CCC REFUSED* Two storey detached dwelling.

6.4 CA/23/00862 Rosebank, 3 Star Meadow, The Street, Bossingham CT4 6DY *Appeal dismissed* First floor extension.

6.5 Outstanding planning applications affected by water quality at Stodmarsh nature reserve listed in Appendix.

7. Highways Please report Highways matters directly to KCC [here](#).

7.1 a. Bursted Hill/Rectory Lane:

Chairman has reported to KCC Highways the damage to verges caused by South East Water when pipe replacement works were carried out

8. Reports

8.1 **City and County Councillors:** see Appendix

8.2 Footpaths

- a. U11610 Catts Wood Path: part marked as in Lower Hardres
- b. Public Footpath CB362: documents received from KCC by email on 22 April confirming diversion of this path to avoid Little Catts Farm and Great Catts Farm.
- c. CB376: fallen trees reported to PRow officer
- d. Fence across footpath: footpath officer has received numerous complaints about the closure of the path which followed the line of CB379 to the junction with HE2. This path has been in use for at least the last 40 years and people would like to see a gate installed at the junction between CB378 and HE2 reinstating the previous route which was level and thus more user friendly for older residents. Chairman will put landowner in contact with footpath officer to discuss options.
KCC PRow officer advised the footpath officer there will be a delay of at least 5 years before they would be able to begin working on an application to re-route/reinstate a path, should we choose to submit one.

8.3 **Trees:** see Appendix

8.4 **Bossingham Village Hall:** see Appendix

- a. Village Hall Valuation: waiting for VH insurer's rebuild cost evaluation.
- b. Guttering repairs: carried out on 30 April

8.5 Bossingham Playing Field

- a. Maintenance works: following the annual safety inspection, works were completed in April
Extra grounds maintenance works were carried out to remove fallen tree and clear debris.
- b. Safety surfacing and goal post:
The Clerk and Chairman met Rebecca Booth CCC Senior Environment Officer and Ward Cllr Mike Bland at Bossingham Playing Field on 29 April to seek advice on safety surfacing.
Grass mat tiles below the toddler climber are a safe and economical alternative to artificial grass.
Relocating the toddler climber to a more open and grassy part of the field was suggested to avoid it sitting on bare earth caused by the overshadowing trees. As grass mat tiles need to be fitted into established grass this is an option to consider. Relocation would also give carers clearer sight of the children using it. The picnic tables could swap position with the toddler climber.
A robust moveable 5-a-side goal post, such as one from one of CCC's approved suppliers, would solve the problem of grass wear and net securing. Thank you to Cllr Mike Bland for arranging this meeting.
Quotes are being sourced for relocating toddler climber, grass mat tiles, and the 5-a-side goal recommended by CCC.

9. Finance

9.1 Balance of Account at 14 May 2024: £40,302.33

Comprising: Current account £8,394.42; Reserves £10,225.96; CIL £21,681.95

9.2 Receipts and Payments since last meeting and Bank Reconciliation: see Appendix

9.3 **To consider** Expenditure due before next meeting:

HugoFox	Website hosting: monthly	£ 11.99	vat £2 pcm	
KALC	Annual subscription	£ 254.29	vat £42.38	
Wraights	Grounds m'nance April	£ 304.80	vat £50.80	
	Clearance works & disposal	£ 444.00	vat £74.00	
	Clearing fallen tree	£ 120.00	vat £20.00	£868.80 in total
M Wilmshurst	Playing field & VH m'nance	£ 692.00		
Insurance	Clear Councils Insurance	£ 510.17		
C Hamilton	Salary May	£ 351.00		
	Travel exp May meeting	£ 14.40		
	Travel exp on-site meeting	£ 14.40		
	Salary June	£ 351.00		

It was resolved unanimously to approve expenditure, proposed by Cllr Simon Warner, seconded by Cllr Angela Waldron, approved by the Chairman.

9.4 Banking updates

Chairman contacted Santander re. opening a Treasurer's Savings Account. Despite previous detailed instructions given to the Clerk by Santander, a letter requesting the opening of the account, listing all council members and signed by two members, is also required.

It was resolved unanimously to sign this letter. Chairman will contact Santander again.

- 9.5 Concurrent Functions Funding payment of £1925 due in April not yet received and the delay has been queried with CCC.
- 10. CIL (Community Infrastructure Levy) Neighbourhood Portion**
To discuss at next meeting.
- 11. Bus shelter**
Chairman and Cllr Simon Warner have assessed the repair work needed and will draw up a list of works in order to request quotations.
- 12. Highways Improvement Plan (HIP)**
Cllr Simon Warner has not yet received a reply from Annaliese Mortlock at CCC regarding reviewing the draft HIP and Cllr Mike Sole offered assistance in chasing this up.
Extending the speed limit would involve a costly traffic survey. A 'Village Gateway' sign was discussed for north end of Bossingham to alert drivers to slow down. This could be supported by a 30mph roundel painted on road. It will be investigated if this sign can be installed on the verge. Cllr Mike Sole kindly offered potential funding towards a village gateway sign but would need to allocate this before 30 Sept.
- 13. Waste bin**
To discuss at next meeting.
- 14. For information**
- Meeting dates 2024: 16 July, 10 September, 12 November
- Meeting closed at 7.40pm.

Signed Nick Waldron, Chairman, 16 July 2024

Appendix

6.4 Long-term outstanding planning applications affected by water quality at Stodmarsh nature reserve:
Poor water quality levels at the internationally-important nature reserve in Stodmarsh have stalled housing developments across east Kent. The wetlands at Stodmarsh outside Canterbury, which are a haven for wildlife, are deemed to be suffering from high levels of nitrogen and phosphorous. Further information can be found here:

<https://www.canterbury.gov.uk/planning-and-building/stodmarsh-and-water-quality/>

The following planning applications are affected:

- | | | | |
|----|---|--|--|
| a. | CA/20/02857 | Court Lodge, Manns Hill CT4 6EB | <i>Objection. Awaiting CCC decision</i> |
| | Erection of two-storey detached dwelling with associated parking, access and landscaping | | |
| b. | CA/20/02785 | Homeside Farmhouse, The Street CT4 6DX | <i>Acceptable. Awaiting CCC decision</i> |
| | Erection of a dwelling and garage in rear garden together with alterations to existing dwelling including new single storey side extension following demolition of garage and chimney to enable formation of access | | |
| c. | CA/20/02237 | Two Acres, Hardres Court Road CT4 6EA | <i>Acceptable. Awaiting CCC decision</i> |
| | Erection of 5 no. detached two-storey dwellings with associated garages, parking and landscaping following demolition of existing dwelling. | | |

8.3 Tree officer John Pitcher

It has been hedgerow planting week (6th to 12th May) initiated by The Woodland Trust and locally The Kent Tree and Pond partnership. It is all in the interest of the National rewilding Government strategy to create more areas for wildlife to thrive. Farmers are being encouraged to plant hedges and trees wherever possible across their land with this in mind.

I note that there is a growing number of areas being planted with grapevines nearby (latest at Street End, Lower Hardres) and I note some hedging on the perimeters of these projects.

The Oak tree in the centre of the village does not look too healthy but time will tell if it recovers after the previous indications that it was dying. I will keep an eye on it.

So nice to see all the fresh greenery of the trees at this time as well as hedges and the wild flowers.

8.4 Bossingham Village Hall

With the completion of the work to upgrade the facilities in the Village Hall over the last couple of years, the focus is now moving to getting new people to join the Committee, promote the Hall within the local community and continue to fundraise to help with running costs.

Nicky Gordon is in the process of setting up a '100 Club' which will run monthly prize drawers. The aim is to sell all one hundred tickets and the first drawer to take place on 1st August 2024. It will cost £5 per month to enter and the more tickets sold, the better the cash prizes will be. This should mean the hall will receive regular funds, particularly if people buy twelve tickets to cover the year in one payment, without the need for organising and running lots of fundraising events.

Following the success of the last community event in August 2023, the Committee are looking to run a monthly get together on the first Friday of each month, to encourage everyone to come along to the hall for a hot supper and a chance to meet new and old friends. Tickets are £5. Drink will be BYO. The first Bossingham Village Hall Social Night will be on Friday 7th June 2024 at 7.00p.m.

The A.G.M will be held on Wednesday 26th June at 7.30pm and all users of the hall will be invited to attend or submit a report. There will be changes in the Committee at that time and we will need some more people to join to keep the momentum going. There are 4 meetings a year. It does involve some time commitment to help with fundraising and general day to day running of the hall, but the current Committee share these duties out and it really is not too onerous.

As always, the Committee would like to extend our thanks to the Parish Council for their continued support.

Gabby Fisher, Bossingham Village Hall Committee

9. Finance

Bank Reconciliation 13 March – 14 May 2024

Balance brought forward at 13.03.24	34,514.27
ADD: receipts 13.03.24-14.05.24	7,634.00
LESS: payments 13.03.24-14.05.24	1,845.94
Closing balance at 14 May 2024	40,302.33

Total funds at 14 May 2024 **£ 40,302.33**

Receipts and Payments since last meeting, Cashbook extract:

					Receipts	Expenditure	Balance
MARCH							
18	C Hamilton	Salary 12/12		SALARY		351.00	SALARY 12/12
18	C Hamilton	Travel exp	March	EXP		14.40	TVL EXP MARCH
18	C Hamilton	Expenses 2/2	01.10.23-31.3.24	EXP		116.16	EXP 2/2
18	Wraights	Grounds M'nance	J, F, M	OFF		914.40	INV NO
25	Allied Westmin.	Insurance valuation				75.00	Inv Ref 2543
28	from CCC	Ward Cllrs Fund donation			400.00		33,443.31
01.4.24 Balance brought forward = £33,443.31							
APRIL							
2	GoCardless	HugoFox website hosting		WEB		11.99	
15	from CCC	Precept		PRECEPT	7,234.00		
29	GoCardless	HugoFox website hosting		WEB		11.99	
29	C Hamilton	Salary 1/12 April		SALARY		351.00	40302.33