

HARBLEDOWN AND ROUGH COMMON PARISH COUNCIL

Minutes of Parish Council at St Michael's Church Hall, Harbledown

On Monday 28th October 2013

All Planning Applications received since the last Parish Council meeting were on display from 7.15 p.m.

Meeting commenced at 7.30 p.m.

Present

Councillors W Gregory (Vice Chairman), A Cain, J Conway, J Edis, B Golding, R Perham, B Shire, Canterbury City Councillor Michael Dixey. Mr D Frost (Clerk) and 2 members of the public present.

76/13 Confirmation of Summons

All Councillors had received their summons to attend this meeting and the public notices had been served correctly.

77/13 Alterations to the Register of Councillors' Interests and Declaration of Interest on Items on the Agenda

There were no alterations to the Register of Councillors' Interests.

78/13 Apologies for Absence.

Councillor Larkinson (Family Commitments), Councillor Wright (Holiday). Councillor Denham (Business Commitment)

79/13 Approval of Minutes

It was proposed by Councillor Cain and seconded by Councillor Conway that the Minutes of the meeting held on 30th September 2013 be signed as correct.

80/13 Matters Arising.

"The Dog" Public House, Rough Common Road. Correspondence has now been received from the Canterbury City Council Planning Officer Steve Musk, which advised that in the City Council's view the works at "The Dog" are being carried out as permitted development and therefore a planning application is not required.

At this point the Chairman asked whether any resident of the Parish wished to address the Council or ask any question about any agenda item.

81/13 Planning applications.

The following planning applications were received. It was resolved that no objection be raised to these applications.

CA/13/01938/FUL. 1a Lovell Road, Rough Common.

Construction of lock up sectional concrete garage.

Decisions:

Granted.

CA/13/01690/FUL. 57 Rough Common Road.

CA/13/01611/FUL. 8 Fir Tree Close Rough Common.

Refused:

CA/13/01508/LB. Neal's Place, Neal's Place Road, Harbledown.

Committee Reports

Finance

Councillor Perham spoke to the meeting regarding the application from the Upper Harbledown Residents Association, which was deferred from the meeting held on 30th September, for reimbursement of the premium of £514, paid by them for the insurance of St Mary's Hall Upper Harbledown. Councillor Perham said that the Finance Committee did not feel that it was appropriate to meet this cost, on this occasion because of the high amount of cash reserves being held by the Association. The Finance Committee decision was confirmed by a unanimous vote of the Parish Council Committee members that were present. The Committee asked the Clerk to write to the Upper Harbledown Residents Association notifying them of the decision. Councillor Perham reported that the Clerk attended a meeting at the Diocesan Surveyors office to discuss the renewal of the lease of St Mary's Hall, Upper Harbledown. The present lease expires on 30th December 2013. The 2011 Charities Act now governs the leasing of properties by charities, and under section 119 of the act any new lease that exceeds 7 years in duration, a Chartered Surveyor must determine the current market price for the rental of the property, and the current market rent obtained from the lessors. It was also indicated that the lessor should meet the Surveyor's fees and the legal costs of both lessee and lessor. The Clerk has contacted Phillip Bell by email to ascertain that our understanding of section 119 of the Charities Act 2011 is correct and whether a lease could be made directly between Harbledown Parochial Church Council and St Mary's Mission Hut Charity. The Clerk understands that the Canterbury Diocesan Surveyor is waiting for the title deeds of the property to be returned by Land registry, this will clarify ownership of the land on which the hall stands.

Councillor Perham will report to the committee when further information is to hand. Councillor Perham reported that the 2013, insurance premium for St Michael's Church Hall was paid by the Parish Council in May 2013, but the insurance for the year 2014 would not be met. The grant of £500 for maintenance of St Michael churchyard has been included in the 2013-2014 budget and this will be made should an application be received, however this provision has not been included in the approved 2014-2015 budget forecast. Councillor Perham reported that a letter addressed to the Chairman of the Parish Council had been received from John Shaw, Funding Co-ordinator RCVH Management Committee, asking that consideration be given to the funding of the cost of an emergency escape exit for disabled persons. The letter was accompanied by a quotation for the work, from R C Holness builders and amounts to a cost of £7,200. Councillor Perham said that the Parish Council policy not to provide funds

toward the Rough Common Village Hall refurbishment project should continue, and that this element of the refurbishment programme could be incorporated into the next phase of the refurbishment programme. The committee discussed this matter and agreed with Councillor Perham that the Parish Council policy should continue.

A discussion was held regarding the ring-fenced funds of £15,000 agreed at the 30th September meeting. Councillor Perham re-iterated that the fund should be allocated on an equal basis between the three villages, and that the funds are not intended to be the preserve of the three village halls but for the villages in general. Councillor Perham said projects that are supported by the majority of villagers must be presented to the Parish Council Finance Committee, in the first instance for examination, before being put before the full committee of the Parish Council.

Open Spaces and Allotments

Open Spaces

Councillor Conway reported that he was hoping to be able to present the draft for Neal's Place Meadow at tonight's meeting but the draft lease is still with the Canterbury City Council solicitor. The discussions on the contents of the lease are complete and the Parish Council management plan has been approved together with a lease of 15 years duration. The management plan includes a wetland area, which was included in the Parish Council management plan. The Parish Council Open Spaces Group have met and walked the site and The Parish Council are ready to proceed with taking over the management of the meadow, once the draft lease has been approved and signed.

Canterbury City Council has agreed the removal of a row of poplar trees but their contractors have not yet carried out the work.

Allotments

Councillor Perham confirmed that 3 new tenants have been found for Cheyney Field allotment and will officially take occupation of their plots from 1st January 2014. Councillor Perham said that there is not a waiting list of prospective tenants for Hillside Allotment.

Councillor Perham said that an allotment holder at Hillside Allotment has said that a resident of Hillside Avenue has spoken about putting an access gate from their rear garden into the allotment. Councillor Perham said that he would carefully monitor the situation.

82/13 Reports of Councillors with Portfolios

Footpaths:

Councillor Golding reported that she and two volunteers have cleared the two footpaths going south and west at Gorse Meadow Farm. Also footpaths CB509 and 521A have been mechanically cleared. David Clark will resume his help with this long path. This has left Councillor Golding and her volunteers free to clear footpath CB452, the bridleway from Tonford Lane to Hatch Road. Church Hill Houses have trimmed and tidied their boundary from the path on the steps.

Tree Matters:

Councillor Shire reported that she had visited "Newlands" in Mill Lane,

Harbledown and looked at trees to which work is proposed with consultation between 14th October and 25th November 2013. The Silver birch in question is the middle one of 7 along the driveway and is only marginally less healthy than the others. Councillor Shire feels that if the tree survives the autumn gales then she does not see any hurry to fell it. The other works concern a holm oak and a sessile oak in the rear garden. These trees do need some management and reducing and raising the crowns and cutting back overhang, seems a sensible strategy. The hawthorn between them isn't getting light and space and there are other hawthorns in the garden, so no objection to its removal.

The walnut and cherry tree near the front door are merging into each other and could catch on the telephone line. There is a guelder rose and spindle hedge below, which would benefit from trimming these trees. There is no objection to the work proposed on the walnut and cherry. The walnut will need trimming on both sides to balance the resulting tree.

Councillor Shire noted that "Lynacre" in Summer Hill Harbledown has had the work proposed done on their trees and the path is clearer. There are still some branches hitting double decker buses in the village!

Councillor Shire reported that a neighbour of St Nicholas Church in Harbledown is concerned about branches falling from a Yew Tree.

Councillor Shire will look into this with St Nicholas Church.

With regard to the replacement oaks at Oaks Park, Councillor Shire has made preliminary approaches to residents regarding contributions towards the planting of the replacement trees, and asked the Clerk to provide her with the amounts of funds still available in the 2013-2014 tree budget, should there be a shortfall in the amount collected from residents.

Highways:

Councillor Gregory reported that the following works have been completed; repair of potholes in Plough Lane, Upper Harbledown. And trees trimmed at Keepers Croft, Church Hill, Harbledown.

Works outstanding: The moving of HGV signs from opposite Hall Place to closer to the traffic lights. Information from Mary Lambkin, Highway Steward KCC on the land ownership of "The Green" in Rough Common Road. Installation of bollards on Church Hill, Harbledown and illegal access from London Road Estate into Mill Lane Harbledown. Councillor Gregory reported that the owner of 58 Rough Common Road would need to give permission before the new pavement at the footpath to Oaks Park can go ahead. The fencing belonging to the owner of 58 Rough Common Road will need to be removed before construction of the new pavement can go ahead. Once finished KCC Highways will replace the fence. The water leak in Church Hill Harbledown has been reported and it is understood that Southern water has established that the owner is responsible for the cost of the repair. A resident fell and injured himself in a dangerous pothole that is situated outside the Old Coach and Horses, on his way home from St Michael's Church Hall. This has been reported and Highways has ringed the area until repairs have been carried out. The temporary "No Entry" signs that re-appeared at the junction of the A2050 and Wingate Hill about 8 weeks ago have been reported by Councillor Gregory to Highways and asked for their removal.

Park and Ride:

There was no report.

Newsletter:

There was no report.

83/13

Reports of Councillor representatives

No Man's Orchard:

Councillor Conway reported that. The problem of wire cutting at the orchard by residents to create an unofficial footpath seems to be reaching a satisfactory conclusion. A neighbour of the orchard has made a formal complaint to Kent Police, because this criminal damage is causing problems for him containing his livestock. At the meeting of the Orchard Committee held on 6th October a new constitution was discussed, it was suggested that both Chartham and Harbledown & Rough Common Parish Councils provide at least four members, two of which must be serving Parish Councillors. It was also said that under the new constitution there would be a rotation of the position of Clerk of the committee, between Chartham and Rough Common Parish Councils.

The Clerk to Chartham Parish Council has withdrawn his resignation as Clerk to the No Mans Orchard Committee and has agreed to remain in post.

Police Liaison:

Councillor Edis arranged for the new PCSO Matt Albers to attend the Parish Council meeting with his colleague from Chartham and Stone Street. The Committee took the opportunity to ask questions of the new PCSO, which covered highway matters, including weight limits for HGV's and speed checks on vehicles using Rough Common Road. The PCSO said that he would look into all of the matters raised.

Councillor Gregory thanked PCSO Albers and his colleague for attending the meeting.

Rough Common Village Hall:

Councillor Cain reported that repairs are being carried out to the Pavilion at Rough Common Village Hall Playing Fields. And that work is being carried out in the Village Hall. A question of an amendment to the Cricket Club lease has been raised, and it is believed to centre on the question of access to the Pavilion by the Cricket Club. The existing lease does not expire until 31st March 2019, and the committee feels that there is no need to draw or amend the existing lease as there is a mechanism in place through the diary system, and that additional access can be sought by application to the lettings secretary.

Councillor Cain reported that a Lacrosse club would be using the playing field during the winter months.

Councillor Cain said that the hall would not be available for access by the Parish Council until 7.30pm on 25th November, because the keep fit class is not due to finish until that time.

KALC:

There was no report.

- 84/13 Update status on other items:**
Jacqui Cotterill has asked to see the Clerk for a preliminary discussion on the 1914 Remembrance activities.
- 85/13 Correspondence:**
The digest had been circulated and was available for Councillors to read.
- 86/13 Finance and Accounts for Payment:** It was resolved to accept the accounts for payment. Proposed by Councillor Edis and seconded by Councillor Shire
- 87/13 Future Issues:**
A reminder to complete the Canterbury City Council's St Dunstan's Consultation.
Ward boundary changes

The next meeting will take place on 25^h November 2013 at Rough Common Village Hall. Planning Applications will be on display from 7.30 pm.

The meeting closed at 9.08 p.m.

HARBLEDOWN & ROUGH COMMON PARISH COUNCIL

**SCHEDULE OF PAYMENTS AUTHORISED AT PARISH
COUNCIL MEETING ON 28th OCTOBER 2013**

PAYMENTS

Date		Chq	£
21-Oct	D Frost Net salary & expenses Oct 13	308	500.99
21-Oct	CPRE Subscription 2013-2014	310	29.00
			<hr/>
			529.99
09-Oct	HMRC PAYE Sept 13 Month 6	BACS	147.00
	Total Payments		<hr/>
			676.99
			<hr/>
Significant Receipt			
17-Oct	HMRC VAT refund Sept 13 Quarter		899.09
			<hr/>

