



# PARISH COUNCIL OF SANDHURST, KENT

Please reply to Julie Horan, Parish Clerk, Old School, Back Road, Sandhurst, Kent TN18 5JS 01580-850273

## Approved Minutes Parish Council Meeting 10 January 2023

### In Attendance:

Cllr C Robinson (Chairman) (CR)	Cllr P Phillipson (PP)
Cllr M Phillipson (MP)	Mrs J Horan (Clerk & Proper Officer) (JH)
Cllr D Rogers (DR)	Cllr K O'Neil (KO)
Cllr A Kerry (AK)	Cllr L Erwood (LE)
Cllr Griggs (Vice Chairman) (MG)	

Item:	
1.	<b>Apologies</b> No apologies received
2.	<b>Declarations of Interest</b> Councillors were reminded that they must inform the Monitoring Officer of any changes to their Notification of Disclosable Pecuniary Interests. There were two declarations of interest concerning an item on the agenda: DR & LE as Allotment Holders AK has land adjoining to planning application 22/03616/FULL
3.	<b>Approval of Minutes</b> To resolve that the Minutes of the meeting of the Council held on 07 December 2022 (Precept) are a true record of the meeting. Members were reminded the only issue relating to the minutes that can be discussed is their accuracy. <ul style="list-style-type: none"><li>DR proposed; MG seconded and it was agreed by those present that the minutes were a true record of the meeting.</li></ul> To resolve that the Minutes of the meeting of the Council held on 13 December 2022 are a true record of the meeting. Members were reminded the only issue relating to the minutes that can be discussed is their accuracy. <ul style="list-style-type: none"><li>MP proposed; PP seconded and it was agreed by those present that the minutes were a true record of the meeting.</li></ul>
4.	<b>Matters Arising</b> Draft Agreement for defibrillators - Has been passed to MP for review. Electrical quotes for Defibrillator cases: CR to send details to DR for cases on buildings, Non-building cases are with Network Power and waiting to hear back.

	Initial Mat (with logo), no extra charge (£298 per year) - attachment circulated. Resurfacing Marsh Quarter Lane Car Park - Clarendon Homes have been contacted to request a quote.
5.	<b>Councillor Intervention</b> <b>Cllr Bland:</b> There is relatively little to report from TWBC things are much the same as before Christmas. One thing that is relevant to the first planning application is the Gypsy and Traveller policy is quite different in many ways from those used for a normal domestic dwelling. A similar application was submitted in Brede, the objection lodged was ignored by Rother district council on the grounds Rother Districts Gypsy and Traveller policy allocation was considered out of date and inadequate. The relevance of that is, TW has submitted its local plan. It has been referred back on a couple of counts, particularly the issue of major new developments around Paddock Wood and Capel, the other issue raised was on the siting of the new surgery in Hawkhurst. The Gypsy and Traveller submission has not been referred back and has received no objections from the Inspector and Cllr Bland was advised this morning by the Director of Planning that if that is so, that the application local plan as it refers to Gypsy and Traveller locations will have significant weight, that plan does not include any development in Sandhurst. Apart from that Council has been quiet.
6.	<b>Finance and Accounts</b> <u>Account</u> To approve accounts retrospectively for payment from 01 December to 31 December 2022. To receive details of receipts in from 01 December to 31 December 2022. <ul style="list-style-type: none"><li>DR Proposed ; MG Seconded and those present approved the payments &amp; Receipts from 01 December to 31 December 2022.</li></ul> To note the bank reconciliation at 30 November 2022 (carried over from last meeting) To note the bank reconciliation at 31 December 2022 <ul style="list-style-type: none"><li>MG Confirmed the bank reconciliations for November and December have been checked.</li></ul> <b>PRECEPT:</b> CR updated the budget with December's actuals, approval was given in December and Precept is set at £85,850 - which includes £21,462.50 to be held as a reserve, representing three months' average expenditure.
7.	<b>Defibrillators</b> Progress with Power Companies - covered under Matters Arising Rota for Checking Defibrillators - Checking of Defibrillators is covered under maintenance plan. First Responders - Volunteers need to be able to commit to 20 hours per month for a minimum of 2 years. CR to put details into Parish Magazine.
8.	<b>OSH</b> To approve the use of the Old School Hall as a warm space on a Thursday afternoon between January and March 2023. <ul style="list-style-type: none"><li>MG Proposed to approve ; MP Seconded - All present agreed</li></ul> Cleaning Schedule - MG will discuss with the OSH sub-committee, it was pointed out the PC should be aware if a schedule is in place the cost will likely go up - Carried forward to the next meeting - MG.

	<p>Quotes received for the repair of the Water Heater, Benenden Heating quoted £2,214.72; Cheesemans quoted £1,705.20. Purchase a 20 litre Urn £131.98. After discussion decided too costly to repair.</p> <ul style="list-style-type: none"> <li>• MG Proposed to purchase an Urn for £131.98 ; MP Seconded - All present agreed.</li> </ul> <p>Maintenance of the front garden - A volunteer from the Horticultural Society has very kindly offered to tidy up the front garden. MG to email thanks.</p>
9.	<p><b>OSH/Pavilion/Toilet Block</b></p> <p>Update on renovation work. Remedial work on pavilion - Drains need rodding. OSH - Loft Ladder needs to be purchased and installed.</p> <ul style="list-style-type: none"> <li>• CR Proposed that George Harding is contacted to rod drains and PC to purchase a loft ladder and George Harding to install loft ladder ; DR Seconded - All present agreed.</li> </ul>
10.	<p><b>Playing Field/Upper &amp; Lower Green Trees</b></p> <p>To approve the removal and relocation of two trees adjacent to Dunks Cottage.</p> <ul style="list-style-type: none"> <li>• LE Proposed approval ; MG Seconded - All present agreed.</li> </ul> <p>Alternative locations; 1 on the Playing Field and 1 on Megrims Hill.</p> <p>To approve the felling of 1 mature Prunus tree within the Marsh Quarter Lane playground, Andy Young quoted £280. Trees on the Lower Green to be pruned, Andy Young quoted £480.</p> <ul style="list-style-type: none"> <li>• CR Proposed to accept the quotes and go ahead with work ; LE Seconded - All present agreed.</li> </ul> <p>Discussion if to remove or repair the gate on Trafalgar Wood.</p> <ul style="list-style-type: none"> <li>• LE Proposed to get quotes to repair gate ; MP Seconded - All present agreed</li> </ul>
11.	<p><b>Committees</b></p> <p>There is an OSH sub-committee planned for next week. The microphone is now working. There is new member joining the OSH sub-committee. The stiletto heel issues in the floor have been photographed, and will be dealt with once the damp issues have been remedied. The second ashtray is to be located to the left side of porch (when facing the porch). Banner is now on the railings.</p>
12.	<p><b>Memorial Garden</b></p> <p>Horticultural Society would like to be involved. They have a committee member who is garden designed and she has agreed to visit and draw up a planting plan with costings. JH to write to accept kind offer.</p>
13.	<p><b>Neighbourhood Plan</b></p> <p>Grants have been received totalling £18000, this now includes £8,000 for technical support, such as advice and input re design codes.</p> <p>Terms of Reference to be emailed to KO before meeting - JH</p>
14.	<p><b>Coronation Celebrations</b></p> <p>Coronation celebrations will take place in the village on 7th May 2023. There was a discussion regarding the use of the OSH on 7th May and the Parish Council making a donation towards celebrations.</p>

	<ul style="list-style-type: none"> <li>• LE Proposed to agree to the use of the OSH on 7th May and a donation of £150 towards celebrations ; PP Seconded - Majority were in favour 2 councillors abstained from the vote</li> </ul>
<b>15.</b>	<p><b>Planning Applications</b></p> <p><b>Application No: 22/03616/FULL</b></p> <p>Proposal: Change of use of the land for the stationing of two static homes, and two touring caravans for Gypsy / Traveller occupation. Retention of existing access; provision of hard and soft landscaping.</p> <p>Address: Part OS Plot 0005, Silverden Lane, Sandhurst, Cranbrook, Kent.</p> <p>Comments due by: 25 January 2023</p> <p>Septic tank and drainage, no details have been provided.</p> <p>Ecology assessment not presently available.</p> <p>Application says there is no contamination on the site, planning statement does says that it has been used for Category A waste in the past.</p> <p>If a group are applying for planning permission to build, they are encouraged to choose brown field sites and certainly not in an ANOB, where amenities are already on hand and where there is a local connection.</p> <p>As far as Silverden Lane is concerned when Sandhurst Celebrates were trying to organise the road closures for the Jubilee celebrations the Traffic Management company wouldn't consider diverting traffic down Silverden Lane because it was unsuitably narrow.</p> <p>It would seem that the criteria which are quoted in the application are clearly not met by the details of the application. There is a set of 6 or 7 criteria which needs to be met, most of them have not been met by this application.</p> <ul style="list-style-type: none"> <li>• CR proposed to object to the application based upon comments made by councillors and attendees of the meeting; MG Seconded - All Present agreed JH to forward comments to TW Planning.</li> </ul> <p><b>Application No: 22/03671/FULL</b></p> <p>Proposal: Erection of detached garage</p> <p>Address: 5 Linkden Cottages , Lomas Lane, Sandhurst, Kent, TN18 5PU</p> <p>Comments due by: 26 January 2023</p> <p>The proposal is for a flat roofed utilitarian garage in the front garden not adding anything to the streetscape. The design could be better bearing in mind the pitched roofs on the existing properties in the immediate area. This design does not meet the criteria.</p> <ul style="list-style-type: none"> <li>• MG proposed not supporting the application in its current format due to the visual impact. CR Seconded - All present agreed JH to forward comments to TW Planning.</li> </ul>
<b>16.</b>	<p><b>Footpaths</b></p> <p>This change is in recognition of where the path actually already runs. There are no more Public Path Orders in the pipeline.</p>
<b>17.</b>	<p><b>KALC Community Awards Scheme</b></p> <p>Not something for Sandhurst at the present time.</p>
<b>18.</b>	<p><b>Salt Bin - Stream Pit Lane</b></p> <p>Enquiries need to be made to KCC for the installation of a Salt Bin in Stream Pit Lane. JH to contact KCC</p>

19.	<p><b>Correspondence to the Clerk</b></p> <p>Letter from the Horticultural Society - JH to respond      Dave Kemp Trees Lower Green - Covered under item 10.      Letter from a resident regarding planning application 22/03616/FULL - Covered under item 15.      Letter from 2 residents regarding new gates in Sponden Lane - as decision already made, there is nothing the Parish Council can do. JH passed along the email address for TW Planning so that residents can direct comments to them.</p>
20.	<p><b>Public Intervention</b></p> <p>A representative from the Rural Planning Practice speaking on behalf of Sandhurst Action Group (SAG) regarding Planning Application 22/03616/FULL:      Sandhurst Action Group objects to this application and will be making representation to the borough council. Our objections are based on serious conflict with adopted planning policy and relevant considerations. Firstly the borough council is correctly seeking to meet its evidenced need for traveller pitches through the planning process by expanding the use of existing sites and allocating two new sites which were identified through that plan making process. No evidence whatsoever has been given to demonstrate the need for residential use of the application site or indeed has any information been given as to who intends to take up occupation or on what basis, further more there is a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the AONB, this is an extremely high bar to meet and has certainly not been met in this case. The development would result in extensive and harmful visual intrusion into the AONB and open countryside by introducing domestic and urbanising forms of development across the entire site which is currently completely rural in character, this would have a significant and harmful visual impact. In all likelihood there will be a need to enlarge the existing access width through engineering works to make it fit for purpose further causing harm. Additionally the site does not contain any physical characteristics that would successfully prevent future encroachment onto neighbouring land, this is an overt requirement of adopted policy. If encroachment were to occur this harmful urbanising impact would further be exacerbated. This is an extremely narrow lane with no footway for pedestrians at any point, with a width restriction and subject to the national speed limit, the lane is simply not suitable to bring any additional traffic movement on to, particularly the larger vehicles including touring caravans. There are no reasonable or realistic opportunities to encourage movement to and from the site by any other means other than the car. The proposal therefore represents a significant highway safety risk. In terms of drainage the application proposes a septic tank but there are no details of the location or technical specification has been provided which is a worrying oversight, there is serious concern that the introduction of a septic tank here may result in pollution into the water course. There are also significant concerns about surface water drainage and runoff give the sheer amount of hardstanding proposed. The site is in close proximity to a number of listed buildings, the setting of which are protected by national policy, we therefore ask the Parish Council to make its objections to TWBC on this basis and we will be doing the same in due course asking that they refuse at the very earliest opportunity.</p> <p>Resident 1: Agreed with all that was said by SAG representative. As a property that backs onto the said land, my concern is that it is an area of AONB, my concerns are how would it be monitored so that the development wouldn't spread beyond that and encroach on the rest of the land.</p>

	<p>Resident 2: One of my concerns is the change of use. There have been other planning applications that were turned down not so long ago on grounds of change of use to residential was not permitted as it was outside the development envelope of Sandhurst and this application is considerably outside of Sandhurst. This could open the flood gates for changing land from agricultural to residential.</p> <p>Resident 3: It is important to stress this proposed development is on an ancient lane which shows on a 1760 something map of the area and if you look through the historical land use survey done by TWBC has always been agricultural and has been for centuries now. To put a building in an area of AONB it has to pass a very high bar in terms of contribution to the landscape, certainly a mobile home doesn't pass that bar as far as I am concerned.</p>
21.	<p><b>Dates of Next Meetings</b></p> <ul style="list-style-type: none"> <li>• 14 February 2023</li> <li>• 14 March 2023</li> </ul>

**Julie Horan**

Clerk to Sandhurst Parish Council

**CC: For Information**

County Cllr Seán Holden  
 Borough Cllr Godfrey Bland  
 Borough Cllr Ellen Neville  
 PCSO Simon Fuller