

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 12 SEPTEMBER 2016

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Andrew Rabey
Parish Cllr Chris Ellis
Parish Cllr Tricia Chapman
Parish Cllr Pat Gibson
Ms Amanda Sparkes, Clerk to the Council
7 x residents

67. CHAIRMAN'S WELCOME

Cllr Bailey welcomed everyone to the meeting. Apologies for absence were received and accepted from Parish Cllr Paul Clayson (for a family bereavement) and Parish Cllr Philip Lennard (domestic concern).

68. MEMBERS' INTERESTS – Cllr Brealy and Cllr Ellis declared an interest in the grant request for the Chestfield History Society, and Cllr Chapman also declared an interest in any discussion that may arise around Grasmere Pasture, due to her living in close proximity.

69. VACANCY ON THE COUNCIL- NOTED that the vacancy has now followed due process and the parish council is able to co-opt a suitable candidate if one comes forward.

70. MINUTES OF THE MEETING HELD ON 11 JULY 2016

Cllr Chapman proposed and Cllr Brealy seconded and the Minutes were accepted as a true record of the meeting and the Chairman duly signed them.

71. ACTION LIST APPENDIX 1a - The list was revisited.

72. POLICING

Cllr Rabey advised that he has had no contact with the police and has no updates.

He offered to contact the PCSO for any village updates.

Cllr Bailey explained that he and his wife had been involved personally with an unsavoury incident in Tankerton where they were threatened and verbally abused by a van driver. He is waiting on a call back from a Police sergeant about the incident and will chase for this.

73. NEIGHBOURHOOD WATCH

Neal Fowler, Vice Chairman of the Canterbury and District Neighbourhood Watch had provided a report to the meeting.

There have been a lot of push bike thefts in the Whitstable area over the last few weeks. The police have issued CCTV images of two young men that they wish to talk to about these crimes.

1. NHW coordinators across east Kent have reported the following scams during the past few weeks:-
 - a. Emails supposedly from Microsoft regarding Hotmail accounts stating that hotmail box has exceeded the storage limit, or that the owner has requested to close the account. Do not click on provided links.
 - b. Telephone calls and emails, purporting to be from Amazon, the Citizens Advice Bureau, the Inland Revenue and DVLA - all trying to obtain personal information.
 - c. A call from a male alleging he was from BT saying that he needed access to the Wifi router. He stated he was calling from the Baker Street branch. The call was terminated and the 1471 dial revealed a Brighton number. Once someone is given details of your router they can remotely disable your firewall and access your system which would leave you prone to virus attack/fraud.
 - d. Homeowners with solar panels are being contacted by salesmen encouraging them to replace their existing solar panels and claiming that fire crews will not attend a fire involving older solar panels, which is not true. Or offering free health checks on Solar PV installations in conjunction

with The Microgeneration Certificate Scheme (MCS) (an industry-led and nationally recognised quality assurance scheme). The MCS has not partnered with any installation or maintenance companies and does not carry out health checks or maintenance.

2. General warnings have been issued to NHW in the area by the police and / or the National Fraud Intelligence Bureau over the last month:-
 - a. People selling their items on online platforms are susceptible to a new type of advance fee fraud. A fraudster, posing as a buyer, sends an email to the seller (victim), agreeing to the full asking price of the item. They state that they are unable to collect the item themselves and will arrange for a courier to pick it up. The fraudster then sends a fake payment confirmation email from a different email address, which falsely purports to be from a payment platform. In the course of the email exchange, the seller/victim is requested to pay the courier fee. Once the payment is made the contact is broken, the item is not picked up and the money paid for the 'courier' is gone.
 - b. Fraudsters are impersonating telephone service providers and contacting their clients offering a phone upgrade on a low monthly payment contract. The fraudsters will glean personal and financial details which will then be used to contact the genuine phone provider and order a new mobile phone handset. The fraudsters will either intercept the delivery before it reaches the victim's address or order the handset to a different address.

ADJOURNMENT OF THE MEETING –

A resident commented on the footpath between Plantation Road and Maydowns Road (CW69) being overgrown in places. This is not on the contractors' schedule and may be the responsibility of the individual landowners? Cllr Rabey and the Clerk will take a look and determine whether it may be added to the contractor schedule for 2017 perhaps as a one off goodwill annual cut or whether landowners need to be reminded of their responsibilities. The Clerk will also run text about individual landowners' responsibilities for overgrowing vegetation on paths and roads in the next magazine.

The meeting continued.

74. PLANNING

Councillors considered planning applications in Appendix 2 previously circulated. Decisions reached and latest information now attached as Appendix 2 to these minutes. This includes a report from the Clerk of feedback from the Inspector Hearing on 19 July 2016 for the housing requirements for the Canterbury District Local Plan, including the inclusion of Grasmere Pasture.

Cllr Bailey recorded thanks to the Clerk and councillors for the 'business as usual' actions during the summer recess.

Appeal land rear of 19-21 Chestfield Road

CA/15/02648/FUL – Erection of two detached dwellings with associated access and parking / Appeal Reference W/16/3149982

An Appeal was lodged with the Secretary of State for this refusal. However it has been dismissed. The Inspector concluded that the proposal would fail to preserve the character and appearance of the Chestfield Conservation Area, contrary to saved Policy BE1 and BE7 of the Canterbury District Local Plan First Review (Local Plan), which seek high quality design that respects its setting and, in conservation areas, requires the retention of features that contribute positively to the area's character and appearance. It would also conflict with the advice of the Framework to conserve heritage assets in a manner appropriate to their significance.

Appeal lodged land to the rear of 23 Chestfield Road

CA/15/02034/FUL – Erection of a detached single-storey dwelling with parking and access Appeal Reference W/16/3150238

NOTED that this Appeal lodged with the Secretary of State has also been dismissed.

Appeal Land adjacent to 4 Shrub Hill Road

Erection of two detached dwellings (CA/16/00722)

Appeal Reference W/16/3154561

An Appeal has been lodged with the Secretary of State for this application. Details of the appellant's grounds of appeal and the city council's statement of case may be viewed on the CCC Portal from 8 September 2016.

75. DIAMOND JUBILEE TREE

Cllr Bailey commented that the tree planted in the play park for the Diamond Jubilee is looking rather poorly. He cleared the ivy some time ago. Cllr Chapman kindly offered to speak to a tree surgeon about it.

76. FINANCIAL MATTERS

RECEIVED the bank statement for July 2016 and August 2016, and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED a payment of £16.33, for the Plusnet Internet account was taken by direct debit on 18/07/2016 and 18/08/2016.

RECEIVED the Internal Auditor's report for the internal audit undertaken 8 August 2016 – there are no actions or any areas for concern.

NOTED that on 9 August 2016 the Clerk completed the on-line acceptance form for the KCC Member Grant of £300 for the play park new benches (Project reference 16-CA-59 and online form reference AF1541129) – this has subsequently been paid into the council's bank account by BACS

NOTED that on 10 August 2016 the Clerk completed the Declaration of compliance online with regards the auto enrolment for pensions. The declaration lets the Pensions Regulator know that the parish council has met its workplace pension duties at its staging date of 1 August 2016.

NOTED receipts totalling £110.21 covering the parish council's grant of £50 to the Green Leas Road Fund for their recent community event

RECEIVED the report and receipts for the Churchwood Park community event held on 9 July 2016 (after receipt of the parish council's £50 grant).

Annual Return year ended 31 March 2016

NOTED that PKF Littlejohn LLP returned the annual return fully concluded with no actions required. The Clerk prepared the "Notice of conclusion of audit" notice which was posted in the village on 22 July 2016. This is also on the parish council website as a statutory requirement to do so, along with the annual return pages, for minimum published period of not less than 5 years.

Advertisers' rates for the annual renewal exercise

The Clerk explained that the advertisers' annual renewal is due in October 2016. Cllrs CONSIDERED the rates for adverts in the magazine. The income generated from adverts roughly equates to the magazine print costs. The rates have been kept at the same level for the previous four years. Councillors felt that a slight uplift was now justified and Cllr Bailey proposed and Cllr Rabey seconded that a £45 annual advert be raised to £50, a £65 advert to £70, a £90 advert to £100, and the other sizes to stay the same.

Chestfield History Society – request for a grant

CONSIDERED a grant of £500 from Chestfield History Society for a 2017 Calendar and towards the first part of a history of Chestfield book and other events. Cllr Ellis had prepared a full grant statement which had been circulated to all councillors, which he ran through and explained items. The 2016 Calendar was well received. The 2017 one is now 'mocked up' and ready to print. Cllr Ellis will advertise it again in the Swalecliffe library and medical centre and on the village noticeboards. He will bring copies for sale to the Quiz also. He explained that local societies are able to take some at cost, and sell on and keep profits for themselves.

In answer to councillors' questions he confirmed that the History Society has a constitution and keeps accounts to show income and expenditure items. He advised that there are some 'hidden costs' in copyright fees for pictures in the calendar. Cllr Bailey commented that Reverend Vannerley is looking to have a Remembrance Day service at St John the Baptist Church again – the names of the fallen are on display at the Church, and Cllr Ellis may find this useful.

77. **AUTHORISATION OF ACCOUNTS**

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £1,472.22, together with an additional sheet totalling £6,418.51. It was RESOLVED that the financial matters and accounts be authorised for payment. A further cheque for the grant to the Chestfield History Society for the grant approved above was also written and signed at the meeting.

78. **FUN DAY 2017**

Cllrs Bailey, Lennard, Clayson, Gibson and Brealy met to discuss the preparations for a Fun Day in 2017 in partnership with Chestfield Cricket Club. Lots of ideas for new things for 2017 were discussed. The Clerk will circulate councillor and clerk actions from the meeting, and also suggest a Monday evening for another meeting for the sub-committee to meet again.

79. **CLERK'S REPORT**

New electricity operators number 105

On 6th September 2016 a new national phone number "105" will be launched by electricity network operators for customers to call should they need to report or get information about a power cut in their area.

Key points to note about this service are:

- Dialling 105 will put customers through to their local electricity network operator – the company that manages the cables, power lines and substations that deliver electricity into homes and businesses in their area.
- 105 is just one of the ways that customers can contact their electricity network operator. They can also contact them by phone or via their website, and most network operators are on social media too.
- 105 is a free service for people in England, Scotland and Wales.
- Customers can call 105 no matter who they choose to buy electricity from.
- Customers can also call 105 if they spot damage to electricity power lines and substations that could put anyone in danger. If there's a serious immediate risk, they should call the emergency services too.

Vulnerable customers can still sign up to the Priority Services Register on 0800 169 9970, email psr@ukpowernetworks.co.uk or apply online at www.ukpowernetworks.co.uk/priority

National Neighbourhood Watch member's Guide

The Chair of Canterbury and District NHW has highlighted the useful member's guide that has been produced by national NHW. The guide is available on their website at <http://www.ourwatch.org.uk/knowledge/members-guide>.

80. **QUIZ NIGHT FRIDAY 23 SEPTEMBER 2016**

The quiz has now been set for 23 September 2016 from 7pm at the Cricket Club, off Grasmere Road. The event has been advertised in the parish magazine and all the tables are booked (and a waiting list held). Cllr Bailey will be the compere, and has prepared the questions. The Chairman and Clerk will speak to the catering to finalise arrangements. The Kent Surrey and Sussex Air Ambulance donation from the Fun Day totals £385.50 - At the July parish council meeting the council resolved that the parish council will make their donation in to a 'big cheque' and a presentation of it alongside the helicopter as a photo opportunity be requested. But the final amount will be determined after the quiz.

81. **SHRUB BED IMPROVEMENTS AT THE PLAY PARK**

As reported at previous meetings the parish council has resolved to work with CCC to improve the shrub bed at the Chestfield Road play park. CCC have some budget from April 2016 and the parish council RESOLVED at their April parish council meeting, that match-funding be offered, as the area is considered worthy of investment and is a focal point within the centre of the village. Trees to be removed in phase 1 are the dead, dying or diseased ones, or species that are inappropriate in this location. It was agreed to set aside the second weekend in October 2016 and make this a community project for improvements. Serco/CCC will supervise the event

and that Serco will assist with the uninsurable things (like use of chain saws) and cordone off the site where needed. The trees to be removed will be recycled into logs where appropriate for woodburners and also log stores for ladybirds etc on site. The rest of the wood is to be recycled by Serco chipping on site – and then re-used on the shrub bed – this will improve the soil and reduce the waste to be taken away.

Cllr Rabey is speaking to the President of Chestfield Rotary Club to see if they have volunteers who may help. The Clerk has run an article in the September magazine asking for volunteers to help with the weekend project over 8th and 9th October 2016. Cllr Rabey and the Clerk will need to meet to finalise CCC risk assessment documents.

Line of KCC trees in play park

The cypress trees by the carpark at the play park are dead, dying or dangerous. KCC has now agreed to fell these. A works order was created on 19 August 2016 by a KCC officer, with works to be completed within two months.

82. CHESTFIELD VILLAGE SURVEY 2016 (PARISH PLAN REFRESH)

852 surveys have now been printed and given to distributors to deliver (or have been delivered by them). The returned ones are being input. Thanks to Cllr Chapman for helping the Clerk with inputting. This project is ongoing. 615 further surveys are required to be printed and distributed to cover the whole village.

83. JOINT NETWORKING MEETINGS

The parish council has facilitated the village's residents' associations' representatives to meet to network, and discuss common items such as the upkeep of unadopted roads. RECEIVED the writeup of the site meeting held on 22 July 2016 with a CCC and Serco representative regarding whether smaller refuse vehicles could be introduced on the unadopted roads (although this ultimately did not prove to be the case for various reasons) – and RECEIVED a writeup of the fourth and final meeting with representatives held on 25 July 2016. It has been a useful exercise and has been valuable to those taking part. A final update since the last meeting has now been received as follows:

Repairs to unadopted roads

The parish council wrote to the head of planning on 25 July 2016 asking that in future planning applications for unadopted roads have certain conditions imposed, based on information and precedent on other examples since the meeting that the clerk and Cllr Ellis held with the head of planning. At that earlier meeting he has explained that the issue of repairs to adopted road is a civil matter that cannot be appropriately controlled through the planning process. He has replied in a letter dated 26 August 2016, that the parish council's request that this matter is addressed by the Council in the form of conditions imposed upon planning permissions. He has reiterated the previous position.

The parish council's letter refers to conditions which would appear to satisfy the objectives of the Parish Council, and which have been included within planning decision notices in the past, However such conditions do not have the legal effect that they would appear to on the face of it. The principal problem is that conditions generally cannot be imposed on land which the applicant has no control over, as the applicant is not in a position to meet the requirements set out and therefore ultimately the Council is not able to enforce such conditions as enforcement is always against the owner of the land.

An exception to this, is a Grampian style condition. However, for the Council to reasonably impose a Grampian condition there has to be a reasonable prospect of the applicant being able to satisfy the terms of the condition. Such conditions are often used for highway works within the public highway where the County Highways authority is able to confirm that the necessary works can be carried out on the land that it is responsible for. The other important aspect of a Grampian condition is that it must be capable of being satisfied before development commences.

Notwithstanding this, it may, in certain instances and for large scale development, be possible to require, via a condition, the submission of a construction management plan. However, although such plans can encourage developers to think about good practice, such plans are not possible

to effectively enforce against if they have not been adhered to

84. **SPEEDWATCH**

There have been no checks undertaken since the last meeting as the closure of Radfall Hill impacted so much on through traffic. Checks by volunteers are due to recommence this week.

85. **HIGHWAYS**

Signage knocked down

Cllr Bailey commented that the signage on the central island on the Old Thanet Way between the Shell garage and the train station has been knocked flat. The Clerk confirmed she has already reported this.

Toilet sign

The Clerk explained that when the Swalecliffe toilets closed she chased several times for the word toilets on the multi-information board signage by the train station to be covered over. This was done, however the 'plate covering' must have come away as it now shows again. She has reported this and asked for it to be removed.

Overnight Road Closures – Old Thanet Way, Whitstable – 12-15 September 2016

Overnight closures of part of A2990 (Old) Thanet Way, Whitstable are planned to start from 12 September 2016 for up to 4 nights, from 8.00 pm through until 5.00 am each night. The A2990 (Old) Thanet Way will be closed as follows

- Eastbound from the A299 Thanet Way to the junction with Church Lane
- Westbound from the junction with Speedwell Road / Boorman Way to Church Lane

There will be no direct access into Whitstable from the eastbound (coastbound) carriageway of the Thanet Way. The alternative route for eastbound traffic into Whitstable is to continue eastbound on A299 Thanet Way then westbound on A2990 (Old) Thanet Way.

There will be managed access for westbound traffic to reach Speedwell Road and Boorman Way from Borstal Hill, with traffic controlled by temporary traffic lights.

Church Lane will be closed northbound, and can be reached via B2205 Borstal Hill, Joy Lane and Faversham Road.

The closures are to enable resurfacing works to be carried out in connection with the new Estuary View development, involving planing off the existing surface course and applying a new road surface.

Residents' petition regarding flooding issues at Radfall Road

As reported since the November 2015 parish council meeting, the Clerk has been chasing for investigations by The Business Performance Team at Kent County Council, County Hall, Maidstone, and The Land Drainage Team at Canterbury City Council

The Clerk explained there is still no update but she continues to chase.

Right hand sign for Radfall Hill to alert drivers to the junction at Dukeswood

Ongoing – As previously reported, the parish council would like to have a right hand sign prior to the junction of Radfall Hill with Dukeswood. The parish council was told they needed to appoint a traffic consultant to try and achieve this. The Clerk contacted an officer at Amey and this is still being progressed. There has been a technical reply that the Clerk needs to speak to the officer about to understand the issues.

86. **ENVIRONMENT**

Travellers on Chestfield Road land

On 9 September 2016 five or so travellers' caravans parked up on the medical centre land at the end of Chestfield Road opposite Maydowns Road. Cllr Bailey reported then at 8am to CCC whose enforcement officers moved the travellers on by 2.30pm. Serco also cleared the rubbish. Cllr Bailey thanked Cllr Brealy for reinstating the bollards to the emergency access road here, and renewing the padlocks (which the medical centre reimbursed him for.)

Circular walk footpath 'one-off' cut

A section of the circular walk falls on Grasmere Pasture from Grasmere Road. Grasmere Road is the parish boundary and the pasture is not part of the parish but as the parish council promote the circular walk the council resolved by email between meetings to ask the contractor to cut the overgrown footpath back as a one off additional piece of work. The parish councillors also resolved to minute that work to the footpath it is not to be viewed as a precedent for any other works outside the parish, and that it is a gesture of goodwill.

Ditch running alongside footpath between No 22 and 22A Plantation Road

(Cllr Brealy has declared an interest as he know both sets of residents at No 22 and 22A.)

The Clerk took a call from a resident about this public right of way / footpaths that the parish council contractor keeps passable, which she went and looked at. At the entrance by the pavement the path is wider – and there was a 'ditch' on the side of No 22a which was overgrown, although it did not impede on the actual path. A shallow ditch runs for about 40 ft alongside no. 22A. There were some safety concerns with it dropping away although vegetation clearance or anything extra is not on the contractor's schedule.

On 1 September 2016 Cllr Chris Brealy cleared the ditch partially - the main culprit was a creeping bindweed and some brambles. Resident, Mrs Young from No. 22 happened to be in and she helped clear the roots from the ditch and many long ones from a drainage pipe which disappears under the road. They left the rush type grasses alongside the ditch as they mark the edge of the footpath. Cllr Brealy then went back and put two wooden posts in to mark the edge of the ditch and to prevent anyone falling down the slope into the ditch.

The parish council is advised that both sets of residents at No 22 and 22A get flooding to their gardens and outside in Plantation Road. It is in both their interests to get the ditch and pipe cleared. Cllr Brealy looked up a plan showing the ownership and it appears that part of Plantation Road and the footpath are unadopted.

In the first instance RECORDED thanks to Cllr Brealy for all his actions so far, undertaken free of charge.

CONSIDERED in the absence of a road association covering Plantation Road that Chestfield Parish Council:

- Add the clearance of the ditch of vegetation only and any bindweed growing along ditch be to the Contractors' schedule. (But not the rush type grassy things (i.e use rake to clear them of bindweed) as they mark edge of ditch.) The ditch helps all the properties in the area, not just the adjacent one.
- After writing to both sets of residents, with an offer to help financially towards the clearance of the pipe and getting the ditch soiled up, and if both neighbours are agreeable to splitting the costs three ways (and stress to them that this is not a parish council responsibility in the long term), then get quotes for digging out the ditch and pipe for consideration. (The estimated cost is expected to be in the region of £1,000.)
- write to the resident of No 22A and offer to remove bindweed from rest of her 6ft fence but any on her house she should pay for (Cllr Brealy has kindly said he would take this off her fence and dispose of it)

It appears that the shallow ditch which runs alongside it has been mostly filled in on the Northern side of Plantation Road with people's fences. It does reappear at Maydowns road end. Cllr Brealy suspects that the pipe under Plantation Road goes nowhere. At Maydowns Road there is some metal fencing around the same ditch where it goes under the road. It really needs the same protection at the Plantation Road similar site.

RESOLVED that Chestfield Parish Council should ask KCC to fund some protection here, similar to the Maydowns Road arrangement. (and explain that the stakes should be a temporary measure.) Cllr Rabey and the Clerk will revisit this site also in addition to the footpath on the other side from Plantation Road to Maydowns Road.

Contractors schedule for 2017

In view of recent additional items, the Clerk will meet with the contractor and bring a revised schedule to the October meeting for the 2017 season.

Rugby Club car park Food Outlet unit – signage

There is a food outlet unit doing burgers and sandwiches etc to the public operating in the Rugby Club car park. Several residents have expressed concern to the Clerk about the amount of signage. Initially some weeks ago the Clerk was advised that KCC regulate the A boards and that as long as the signs were self supporting they were acceptable. However she visited the trader as some are not. Since then a KHS officer has advised that the initial officer was new, and did not know the area, and in fact the old Thanet Way and associated side roads need Kent Highways consent for any signage. They will not give authorisation for this unit's signage. A KHS officer has in fact been removing the signs on a regular basis but the trader keeps handwriting more and putting more out. Kent Highways are keen to serve an enforcement notice regarding the signage.

The Whitstable Rugby Football Club lease the land from CCC – there is some question about whether they are able to sub-let under the terms of their lease, and whether CCC has given agreement for the rugby club to sublet to the trader of the unit.

Residents have also questioned whether the unit needs planning permission as it is a static unit. The Clerk was asked to make enquiries about this. She was also asked to check with environmental health that a food hygiene certificate is held and in whose name.

Access to the ball court at Whitstable Rugby Football Club

There has been recent written dialogue between the rugby club and parish council about the lack of public access to the ball court since developer contributions were spent on repairing and refurbishing it in 2014. The Rugby Club Chairman's letter dated 11 April was advised as the committee response, to which the parish council sent a letter on 24 August 2016 asking for a meeting, before taking legal advice. The Rugby Club has suggested dates to meet in October 2016. The Clerk will reply.

The meeting closed at 9.35p.m.

Signed: Date:
Chairman

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

**CHESTFIELD PARISH COUNCIL
PLANNING REPORT, 12 SEPTEMBER 2016**

APPENDIX 2

Appeal land rear of 19-21 Chestfield Road CA/15/02648/FUL – Erection of two detached dwellings with associated access and parking / Appeal Reference W/16/3149982

An Appeal was lodged with the Secretary of State for this refusal. However it has been dismissed. The Inspector concluded that the proposal would fail to preserve the character and appearance of the Chestfield Conservation Area, contrary to saved Policy BE1 and BE7 of the Canterbury District Local Plan First Review (Local Plan), which seek high quality design that respects its setting and, in conservation areas, requires the retention of features that contribute positively to the area's character and appearance. It would also conflict with the advice of the Framework to conserve heritage assets in a manner appropriate to their significance.

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An Appeal has been lodged with the Secretary of State for this application. Details of the appellant's

grounds of appeal and the city council's statement of case may be viewed on the CCC Portal from 8 September 2016.

Canterbury District Local Plan hearing

The Inspector released information and dates for the continuation of the Local Plan Examination. These are on the City Council website:

<https://www.canterbury.gov.uk/planning/local-plan/emerging-local-plan/local-plan-latest-news/>

He split the Examination into 3 days commencing 19 July 2016 to cover the 5 year housing land supply/ housing matters and then over 2 weeks from 13 September 2016 for the other outstanding matters. The Clerk attended the hearing on 19 July 2016 and notes the following points:

- The Inspector's role is to ensure the Canterbury District Local Plan is legally compliant and consistent with national policy. The only recommendations he can make are to make it compliant. He will do a report and take all representations onboard. He has got all written representations which will also be taken into account.
- The draft CDLP 2014 is the starting point. During Stage 1 he considered the preferred options document of 2013. In May 2016 the Office of National Statistics published new population statistics and CCC did a note regarding these. The DCLG last week published a further population projection. The Inspector will consider these too.

Grasmere Pasture

The Grasmere Village Residents Association has lodged a question that CCC did not follow legislation that a consultation on the inclusion of Grasmere Pasture needed a response, which was not done. Simon Thomas advised the consultation in January re the modifications was done at the request of the Inspector and was a non-statutory consultation so a response was not required, and flood risk does not preclude a site but mitigation would be required. The Inspector advised that this hearing was not the Forum for this legal question, and that it must form a separate matter between GVRA and CCC.

Dr Jackson as Chair of GVRA, Cllr Steve Bailey as Chairman of Chestfield Parish Council, and resident and lawyer Mark Boardman all made representations to the Inspector for the removal of the site from the Plan, on the grounds of:

- flooding and high flood risk,
- there are better more suitable brownfield and non flood risk sites available elsewhere,
- inclusion of Grasmere Pasture was a concoction without statutory consultation,
- the access road is a single and unsuitable access,
- the emergency access is questionable, with land ownership issues
- the development would increase traffic and congestion,
- Thanet Way flooding is widely acknowledged – including around the Sainsbury's roundabout,
- improvements would be needed to the Southern Water sewerage network to increase capacity,
- the play area is on wetland and will be unusable for many months of the year, and
- the flood mitigation measures may well cause problems off site downstream.

The Inspector commented that he was considering the Canterbury District Local Plan and not detailed proposals – a hybrid application for Grasmere Pasture is not yet submitted.

City Councillor Jenny Samper commented that a previous inquiry to look at whether this site should be included and its viability was undertaken. The site was rejected previously as a protected open space – it is a green lung within quite dense residential development – and also the problems with the access and approach through an Industrial Estate. She commented that perhaps inclusion of the site with a very large impact in a lot of people around was not the best – and she suggested to the Inspector that it is not the best site for inclusion and that others may come forward with better potential.

There was much discussion about flooding. The previous 2006 Inspector signposted Grasmere Pasture as a reserve site for Housing back in 2006, but since then there has been much more information and more documents and more understanding about climate change and flood and flood risk. The principles of development remain the same as in 2006.

A director of RPJ argued there had been detailed analysis including climate change factors and the attenuation measures would hold the water in rain events and reduce the flood risk by holding the

water for longer than now. He further commented that development does not bring extra water. The Environment Agency has not objected regarding flooding concerns onsite or elsewhere from this proposal.

Another representative commented that all the issues of 2006 have been addressed, including with Kent highways, the local education authority and the drainage scheme. There has been feedback from the Design review Panel who are very complimentary of the scheme and that the SUDS drainage attenuation measures are an excellent example. The traffic modelling has been done with and without a school on site.

Housing Land Supply

- CCC's position on the Housing Land Supply is that they have 5.7 years supply (at April 2016). Other parties in attendance felt this to be wrong and far too optimistic, and very reliant in a very high number of completions in the later years. CCC is still falling short of targets in the early years. Similar trajectories at places like Horsham and Rushworth are now being seen to be failing.
- There are a number of factors that could affect (and slow the trajectory) such as the Wincheap highways infrastructure requirements timescales and costs, and the relocation of the Wincheap Park and Ride to facilitate another slip road. The south Canterbury Mountfield Park for a total of 4000 homes, has a trajectory of 330 homes per year plus affordable housing – which requires four marketing outlets operating in parallel selling 50 each per year. Cllr Eden-Green commented that developers will build at a rate that they can sell the homes and the housing market will also determine the rate of build.
- The Inspector posed the question of whether the additional sites (Thanington, Grasmere Pasture, Land rear of 51 Rough Common Road, Brickfield Mill Lane Bridge, and Land at Cranmer and Aspinall Close Bekesbourne) do assist in providing the supply of 5 years' housing requirement. They give 340 – 350 dwellings in total, which the Inspector commented does not do much to remedy the shortfall of the submission draft document. He commented that there is an over-reliance on large sites to develop quickly.
- Simon Thomas, CCC Head of Planning, advised that CCC is granting planning permissions on the strategic sites quickly, helped by:
 - pre-application discussions,
 - hybrid applications being submitted, with say 100 units of Phase I housing detailed to speed up delivery
 - greater collaboration between officers and developers
 - Section 106 agreements agreed upfrontso this should not affect housing figures by any planning delay. CCC feel that the average time from submission to first build is 30 months. (Another party commented that they considered that with reserved matters timescales, disposal of land to house builder, developer's sales outlets set up, etc, the first build is more likely to be 3-4 years.)

Highways infrastructure requirements

- There are concerns where development sites are linked to the Sturry and Herne relief roads where lead in times are constrained by the relief roads. (but a separate Hearing session (Matter D) will discuss this in more detail in September 2016, and probe the approach to achieve the relief roads.)
- Simon Thomas explained that there is no restriction now on delivery rates now that KCC has agreed to forward fund the relief roads. This helps the trajectory rate.
- The Sturry Relief road will cost in the region of £29.4m.
- The Herne Relief road will cost £7.6m and proportionate contributions will be made from the Strode Farm, Golf course, and Hillborough sites.
- KCC are working on heads of terms for the developers and CCC with regard to the provision of the Herne and Sturry relief roads. £5.5m has already been secured. Developers will pay contributions at various stages. 620 dwellings completed will be a highways trigger – two sites by Westbere with this as land north of Hersden (if an increase in numbers from 500 to 800 is agreed, see below) and the Sturry/Broad Oak development site.

Consideration of small/medium omission sites and land at Hersden/Westbere

- There was some discussion on whether the Plan should look at smaller sites to make up numbers. Simon Thomas felt larger sites are greenfield sites with less impediments to them starting delivery, and he felt CCC's reliance on larger sites is the correct approach. The Inspector commented that larger sites have longer lead in times so small/medium sites can deal with the housing land supply requirement. Simon Thomas commented that the smaller sites can be caught with the need to mitigate the Sturry crossing. He did not feel that an over-supply of small sites ensures delivery – brownfield sites are harder to develop.
- The Inspector asked if the increase at Hersden from 500 to 800 dwellings is justified – why is it necessary for the Plan to be sound? The Inspector can only recommend it if this makes the plan sound. The site provides for infrastructure at Sturry for the relief road and improves deliverability. The Hersden site had been published in October 2013 as a preferred option for 800 dwellings – but the Richborough Connection project meant land might have been required so numbers were dropped. The National Grid route is now further to the north so subsequently numbers have been increased again.
- A hybrid application to include detailed Phase I housing and other outline matters is anticipated being submitted in early 2017. It is considered a highly sustainable site and also gives a home to Canterbury Football Club (this is not being done by CCC – it is being promoted by the developer themselves.)
- CCC sent a new document to the Inspector on 15 July 2016 regarding the Old Colliery site (which should be available on the Portal) – there are planning issues as to why CCC have not allocated this site – but CCC have agreed with the Inspector's decision that it is a brownfield site.
- Framptons promoted the Old Colliery site to the Inspector. The Inspector had previously suggested it as an alternative site. The proposal is for 370 homes and if allowed could reduce the Hersden allocation back to 500 and safeguard high quality land there, as well as allow future expansion for the football club if it is a very successful venture. The Inspector now considers the site as brownfield and NPPF paragraph 182 encourages the development of previously developed land first over greenfield sites. Framptons commented that the application for the Old Colliery is already well advanced and its inclusion would help the housing trajectory, as there will be longer lead in times for the Hersden site. A detailed contamination report has already been done (as part of the Environmental Statement) and contamination is less than anticipated. Letters from Natural England and Kent Wildlife Trust in March 2016 show they have no objections. The lichen on higher land is visible, and Kent Wildlife Trust supports the proposals to move and manage it – apparently, if it is just left, the lichen will deteriorate so the proposal safeguards it.
- Now that CCC has accepted the Inspector's judgement that the old Colliery is previously developed land this affects the scoring system for all the SHLAAs in the Sustainability Appraisal, and the negative impacts should be amended. Framptons consider they can give 40 units in 2018-19 and 100 units in 2019-20 towards the 5 year housing land supply. Framptons asked the Inspector to consider carefully CCC's exclusion of the site, as this is not based on up to date evidence, the site would also contribute to the Sturry infrastructure.
- Simon Thomas considered it still a sensitive judgement as the land has elements of brownfield and elements of greenfield, but the Inspector's judgement is not something that CCC would challenge. However the current position remains that there are still ecological factors as to why CCC would not chose that site as an allocation. Framptons argued this with revised scoring being required from the new information. Simon Thomas again confirmed CCC's view is to not recommend the site as a modification to the Plan. The Inspector then asked what about if he recommended it – and asked if there were other issues. Simon Thomas advised the Inspector that the Inspector has the Natural England letters and it will be whether Natural England concerns can be mitigated.
- The Hoplands Farm application being considered currently suggests a further 250 homes. (The ICENI document states CPRE are supportive of this application – they are not – CPRE support the Old Colliery site). The Persimmon representative commented that all three applications are very sustainable and urged the Inspector to take all three. He felt that the three sites together maximise the opportunity to achieve the five year supply as there would be three parallel sales/marketing outlets.

New Applications

22	CA/16/01409/FUL- Land rear of 145-149 Chestfield Road Proposed erection of dwelling	<p>A delegated authority was required to meet the deadline of 29 July 2016. The following comment was ratified by email: At the meeting of Chestfield Parish Council held on 11 July 2016, there were a record number of residents in attendance, most of whom were present to express concerns about this planning application. The parish council is therefore aware of the very strong feeling of residents in the nearby vicinity. Their main planning concerns are around drainage and the impact of the proposal on future flooding, flash flooding, and surface water drainage and waste water drainage capacity. Some residents also expressed concern about overlooking, loss of privacy, and questioned the appropriateness of the design of the proposed dwelling.</p> <p>Chestfield Parish Council urged all residents present to make their own representations to Canterbury City Council as the planning authority and who ultimately make the decision on whether or not to grant this application.</p> <p>Chestfield Parish Council is opposed to the development in back gardens and 'garden grabbing' within the village and has objected to two recent examples in the conservation area which were refused (CA/15/02648/FUL – rear of 19-21 Chestfield Road, Erection of two detached dwellings with associated access and parking, and CA/15/02034/FUL – rear 23 Chestfield Road - Erection of a detached single-storey dwelling with parking and access).</p> <p>This new current application lies adjacent to the conservation area, with only the access track actually in the conservation area.</p> <p>This application does raise an issue about the overall development of Chestfield and the changing architectural landscape. Chestfield Parish Council wishes to retain the look and feel of the village by suggesting that future house builds do reflect the type of housing already in the village - this proposal, for some, may be a step too far.</p> <p>The parish council supports residents' concerns over flooding and the poor drainage quality of the land, and would like the planning authority to be satisfied and give a reassurance that the development, if permitted, will not worsen drainage for any current properties around the site.</p> <p>The application was subsequently refused by CCC</p>
23	CA/16/01529/FUL - Willowset, 2 Meadow Drive, Proposed first floor rear extension	The parish council has not received any representations from any neighbours, and has no comments
24	CA/16/01635/FUL – Farrington, Fairlawn Proposed garage conversion into habitable room together with replacement windows and door and render to facade	The parish council has not received any representations from any neighbours, and has no comments
25	CA/16/01625/FUL – Whyte Gables, The Leas Proposed single storey extension following demolition of conservatory, conversion of garage into living accommodation and proposed detached garage with home office over	The parish council has not received any representations from any neighbours, and has no comments

26	<p>CA/15/02457/FUL Retrospective application for use of land for the siting of a mobile unit and a mobile toilet unit for use ancillary to the Forest School. Woodside Wood, Radfall Ride</p> <p>And a subsequent letter dated 1 September 2016 gave a change to the description of the proposal to: Retrospective application for use of land for the siting of a mobile unit, a mobile toilet unit and access drive, for use ancillary to the Forest School</p>	<p>Prior to this application, reports of a breach of planning control to the city council's enforcement team and the following enforcement cases were created in September 2014:</p> <p>ENF/14/00280 – Formation of a new road on land opposite Nel-Hyrst, Radfall</p> <p>ENF/14/00294 – Installation of mobile home and hardstanding for residential or educational use, Silver Birch Stables, Radfall Ride</p> <p>The enforcement cases were created in September 2014. The planning application reference starts with a 15 denoting the Year 2015 – yet the consultation letters to the affected residents and the parish council are dated 1 August 2016 and 2 August 2016 respectively.</p> <p>This site is part of the West Blean and Thornden Wood SSSI. Chestfield Parish Council has a number of concerns about the application, and these were ratified between meetings in a full response to meet the deadline for comments. These include the access from an unadopted road, (request for a construction management plan should CCC be minded to grant permission), no street lighting, lack of signage, safeguarding of children using the facility, health and safety concerns of the facility, Insufficient parking, no comparison with a quoted similar business in Thanet, a request should Canterbury City Council be minded to grant this application, Chestfield Parish Council would like a condition imposed that the use of the mobile unit be restricted purely to an educational use, and that a future change of use to residential use be precluded. The provision of mains drainage and mains electricity and other services to serve any future private residential dwelling would severely affect the road and the SSI site, causing significant harm.</p> <p>In conclusion, the proposal as presented, is wholly inappropriate for this SSSI site and location on an unadopted no-through road, and the parish council urges Members to refuse it entirely and to take enforcement action to remove the mobile unit, and the rubble that has been used to start the access track, and which essentially currently constitutes fly tipping.</p> <p>Chestfield Parish Council has asked that Members of the planning committee undertake a site visit prior to the determination of this application. This is considered crucial to fully appreciate the concerns raised by local residents.</p>
27	<p>CA/16/01878/FUL – 22 Maydowns Road Proposed two three-storey semi-detached dwellings following demolition of existing dwelling</p>	<p>There was a previous application in 2016 (CA/16/01042/FUL). Chestfield Parish Council objected to the earlier proposal on grounds of bulk, scale, massing and inadequate living space provision. The revised application just joins the two previously detached proposed dwellings together, making them semi-detached, and flipping one internally so that the pair become a mirror image of each other. With that minor modification, Chestfield Parish Council feel that the previous application objections, as summarised above, still stand.</p>
28	<p>CA/16/01937/FUL – Salix Lodge, the Drove Proposed single-storey rear extension</p>	<p>The parish council has not received any representations from any neighbours, and has no comments</p>

29	CA/16/01492/TPO – Larchwood Cottage, 42 Grasmere Road TPO No 3, 1998 – a reduction of 2 Maple trees by 30%	The parish council has no comments
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Notifications

CA/15/02471/FUL – 62 Chestfield Road Proposed two-storey attached dwelling with alterations and rear extension to existing dwelling and alterations to existing vehicular access	Granted by CCC
CA/16/01139/FUL - Willow House, Radfall Road, Chestfield, CT5 3EP Erection of detached garage with home office on ground floor, games room, gym and shower room in the roof space and tennis court with enclosure.	Granted by CCC
CA/16/00188/FUL – Land adjacent to McDonalds, Thanet Way Erection of restaurant unit (Use Class A3) with associated parking	Granted by CCC
CA/16/01042/FUL – 22 Maydowns Road Erection of two three-storey detached dwellings following demolition of existing dwelling	Withdrawn
CA/16/01266/FUL – 108 Maydowns Rd Two-storey side extension	Granted by CCC
CA/16/01217/FUL – 24 Longtye Drive Proposed three-storey detached dwelling following demolition of existing dwelling	REFUSED by CCC
CA/16/01396/FUL – 8 Birkdale Close Proposed single-storey rear extension	Granted by CCC
CA/16/01409/FUL- Land rear of 145-149 Chestfield Road Proposed erection of dwelling	Refused by CCC

Enforcement

ENF/16/00078 - 43 The Ridings

Erection of a shed in the front garden of the property

The Clerk was notified by a resident of a new shed being put up in front of this property and she contacted the city council's enforcement department. They have advised (by letter dated 12 July 2016) that a breach of planning control has taken place. To take enforcement action is discretionary and in this case it has been decided that formal enforcement action should be deferred so that informal negotiations can take place to try and resolve the breach. This has been deferred for 28 days for the landowner to either apply for planning permission or to remove the shed. If there is no action taken by the landowner CCC will consider whether to pursue formal enforcement action.