

WEST KINGSDOWN PARISH COUNCIL
Minutes of the Planning Committee
Held on Monday 14th October 2024

Members Present: Cllr Mrs J Watchorn (Meeting Chairman), Cllr Mrs P Bosley,
 Cllr D King, Cllr Mrs M Richards, Cllr R Seal, Cllr M Stoneham, Cllr M Matthew

In Attendance: Tracy Baker, West Kingsdown Parish Clerk
 Two members of the public

Item 1: Apologies for Absence

Apologies were received from Cllr A Blackburn and Cllr I Bosley

Item 2: Declarations of Interest

Cllr Mrs J Watchorn declared a non-pecuniary interest regarding planning application 24/02523/HOUSE 72 Southfields Road, West Kingsdown

Cllr M Stoneham declared a non-pecuniary interest regarding planning application 24/02521/HOUSE Woodside Knatts Valley Road

Item 3: Plans

24/02526/DETAIL – Field North of the Old School, School Lane

Details pursuant to condition 4 (construction management plan) of 22/02697/FUL

This affordable housing development was instigated by the Parish Council so there is no need to comment on it.

24/02531/HOUSE – 68 Hever Avenue – Demolition of existing conservatory, erection of single storey rear dormers, exterior insulation with brick slips, alterations to fenestration including new side windows, new fence, landscaping to include terrace, front boundary treatment to include front gate and internal alterations.

It was agreed that the council make the following comment on the application:

“In the absence of any plans of the side elevations the Parish Council is unable to submit a valid comment.”

It was proposed by Cllr Mrs J Watchorn, seconded by Cllr Mrs P Bosley. All in favour.

24/02523/HOUSE – 72 Southfields Road – Demolish garage and conservatory and replace with single storey side and rear extensions. Roof extension with dormers to front and dormer extension with Juliet balcony to rear. Changes to fenestration. (Previously 24/01590 July 2024)

The only difference between the last application and this one is the demolition of the garage and conservatory for the proposal.

It was agreed that the council would object to this application on the grounds of overdevelopment and detrimental to the street scene and overbearing on the adjacent property.

Proposed by Cllr P Bosley, seconded by Cllr M Stoneham. 6 in favour, 1 abstention.

24/02521/HOUSE Woodside Knatts Valley Road – The insertion of dormer windows within the roof and changes to fenestration. Erection of a front porch.

The site is in the Green Belt and National Landscape Area.

It was noted that that the plans do not conform to the Residential Extensions

Supplementary Planning Document because the tops of the proposed dormer windows are closer than 20cm to the main ridge of the property.

It was agreed that the council would make the following comments “The Parish

Council expects the decision in this case to reflect the 50% rule that applies in this Green Belt, National Landscape location.”

54

Tree Preservation Orders

Woodland to the rear of Blackthorn Close – For consent to cut down, prune or uproot trees covered by a TPO.

Development: Hazel encroaching on neighbouring house – cut back up to 2m. Noted.

Woodland East of Botsom Lane – Various works to trees

The above TPO applications were made on behalf of the Parish Council, so therefore we make no comment on them. Noted

The meeting closed at 19.56

WEST KINGSDOWN PARISH COUNCIL
Minutes of the General Purposes Committee
Held on Monday 14th October 2024

Members Present: Cllr Mrs M Richards (Meeting Chairman), Cllr Mrs P Bosley,
 Cllr D King, Cllr Mrs J Watchorn Cllr M Stoneham, Cllr R Seal, Cllr M Matthew

In Attendance: Tracy Baker, West Kingsdown Parish Clerk

Item 1: Apologies for Absence

Apologies were received from Cllr A Blackburn and Cllr I Bosley

Item 2: Declarations of Interest

There were no declarations of interest.

Item 3: Parish Council Policies

We have received a quote from Mr Fishernden to provide three policies required for the Council's website for the sum of £150 as follows:

- A. Financial regulations
- B. Risk register – setting out all financial and non-financial risks to the council.
- C. Scheme of delegation.

Proposal that the quote be accepted from the Chair.

All in favour

Item 4: Quotes for masonry reinforcement works at the Pavilion building.

We have received two quotes as follows:

South East Ties Ltd £985 plus VAT
 Structural Renovations Ltd £2950 Plus VAT

Parish Clerk to look for Heli Bars installers and gain a third quote and ask South East tiles if they will be following LR01.

Item 5: Tennis courts refurbishment

Two quotes have been received as follows:

Cut back hedge, dispose of all foliage, clear all weeds, moss from tennis court surface

- | | | |
|-----|--|----------------|
| I) | Kent Grassland Services – sweep all debris | £2700.00 |
| II) | Olney Maintenance Ltd – jet wash | £4200.00 |

Remove all wood round the edges and dispose of old timber

- | | | |
|-----|-------------------------|---------------|
| I) | Kent Grassland Services | £400.00 |
| II) | Olney Maintenance Ltd | £800.00 |

Replace wood, treated with fixings

- | | | |
|-----|-------------------------|---------------|
| I) | Kent Grassland Services | £2070.00 |
| II) | Olney Maintenance Ltd | £2600.00 |

Replace tennis post sockets as per manufacturers spec and Make good tarmac

- | | | |
|----|-----------------------|----------------|
| I) | Olney Maintenance Ltd | £2500.00 |
|----|-----------------------|----------------|

Find gate in hedge and fit

- | | | |
|----|---|--|
| I) | Olney Maintenance Ltd - no charge if given all of the job | |
|----|---|--|

Vermont square tennis posts (green), brass winder mechanism, 2 x sets, 2 x nets, 2 x centre strap-, 2 x strap ground anchor, 2 x flip top ground sockets, from Net World Sports Including delivery £759.87

The total cost of the project ranges from £8,429.87 to £10,859.87

Cllr Mrs P Bosley also gave the members an interim quote for marking the tennis courts of £1030 for both courts.

Cllr Seal agreed to put together a specification for the next meeting to ensure quotes are like for like.

Item 6: Facebook/website

- a) Cllr M Matthew and Cllr Mrs J Watchorn agreed to provide their information for the Parish Council web site to the Clerk.
- b) It was agreed that Cllr M Stoneham and Cllr Mrs M Richards and the Clerk would be administrators for the Facebook Page
- c) It was agreed by all members that the Parish Council Facebook page can be advertised on the West Kingsdown page in order to gain followers.

Cllr Mrs M Richards offered to take some photos to be used as a banner and thumbnail to replace the existing pictures.

It was also agreed to add the Facebook page URL to the Parish Council website.

Item: 7 Disposal of Nitrous oxide canisters

In response to the Council's request to find out about the disposal of Nitrous Oxide canisters, the SDC confirmed they will collect from the Parish Council Office once we have a sufficient number. This information has been placed on our Facebook page and website.

Noted

Item: 8 Disabled parking space Hever Road shops

It was agreed to diary this item until the October committee meeting in order to revisit the situation in light of any more comments made by the public. No further comments have been made. It was proposed by Cllr Mrs P Bosley and seconded by Cllr Mrs M Richards too leave the disabled car parking space where it is.

All in favour.

Item 9: Community Wardens

During the September meeting members felt there was an unfair bias of the allocation of Wardens towards other districts in Kent and were interested to know how the distribution was decided.

- a. KCC has confirmed the distribution is made where there is a higher evidence of need compared to other districts.
- b. They allocate wardens to a ratio of 1 warden to 6000-12000 population.
- c. They adopt a geographical allocation policy which uses data and indicators of need to identify districts with higher needs beyond the minimum of 1 team leader and 3 wardens.

Noted

Item 10: Pie and mash van

Members consider the request from the owner of the pie and mash van to locate to the Gamecock library carpark and following discussion it was proposed by Cllr M Stoneham and seconded by Cllr M Mathew that it was considered that this was not a suitable use of the carpark.

6 in favour 1 abstention

Item 11: Remembrance Day parade – Sunday 10th November

Volunteer required to assist with the road closure for the parade. To be located at A20 on the corner by the Portobello Inn with Dave Land, as Clive Yarnold is not available this year.

Volunteer to be available from 10am for approximately 2 hours.

Cllr R Seal offered to volunteer but needs to confirm. Clerk to ask on Facebook if he is unavailable

Library car park – Recycling area

The incident that occurred due to a car reversing out of the recycling area was noted.

It was agreed that the Clerk would firstly approach SDC Direct Service to see if they would be happy for us to fit posts and supply them with a key in order for their recycling lorries to gain access.

If this is agreeable, then The Clerk is to gain quotes for 2 lift out posts with keys and for the painting of yellow box line markings to restrict parking in front of the recycling area.

It was also suggested that consideration be given to the cutting back of the hedge and painting lines for a pedestrian path.

Meetings

Planning and Parish Council next meeting, 23rd October 2024 7.30 at St Edmunds Centre.

Meeting closed at 21.08