ORLESTONE PARISH COUNCIL

Minutes of Orlestone Parish Council's Meeting held on Monday 14th October 2024 at 7pm in Hamstreet Sports Pavilion, Pound Lees, Hamstreet.

Present: Parish Councillors: Andy Othen (Chairman), Mike Wady (Vice-Chairman), Dave Farrell, Sid Gittens, Sadie Michell, Basil Smith, Mags Wellsted-Boorman, David White and the Parish Clerk (Sue Stiffell).
Also Present: Kent County Councillor David Robey, Borough Councillors Aline Hicks and David Ledger, Peter Hunt (Fernfield Homes)

Public Comments & Observations: None brought forward.

1. **Apologies:** Apologies were received from Steve Newton who had a prior engagement. Those present agreed these apologies be accepted.

2. **Declarations of Interest:**
   Declarations of Pecuniary Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): None were made at this point from Councillors present.
   Declarations of Significant Interest (relating to items on this agenda made in order to comply with the Kent Code of Conduct): None were made at this point of the meeting.

Members agreed that Agenda Item 6 Be Brought Forward

6. **Reports/Updates From Representatives of the Community Including Kent County Councillor David Robey & Borough Councillors**
   Kent County Councillor David Robey: highlighted:
   i) KCC continued to work on balancing the budget.
   ii) Decision on the Lower Thames Crossing had been deferred until 2025 *(The Lower Thames Crossing is a proposed road crossing of the Thames estuary downstream of the Dartford Crossing that links the counties of Kent and Essex and its proposed approaches.)*
   iii) The European Entry and Exit System had been postponed indefinitely and a staged approach will be introduced.
   iv) The Leader of KCC (Roger Gough) is exploring devolution options for the region and had submitted his expression of interest to central government. KCC are exploring the prospect of how devolution could help the area grow and thrive. *Devolution being the transfer of power by a central government to local or regional administrations.*
   v) He sat on the Transport Advisory Board and was working on a project to try and achieve more value for money regarding works and improvements to roadways.

   During a brief discussion it was noted that there appeared to be no alternative to Operation Brook except the building of more lorry parks. This was proving difficult as no one wanted to live near one. David was asked to find out when the unfinished double yellow lines in the village centre were likely to be completed *Following discussion David Robey left the meeting.*

   Borough Councillor Aline Hicks: reported that the leader of ABC had written to central government regarding the withdrawal of the winter fuel allowance. She had been involved in the Ashford Twinning Event which had proved to be interesting and had recently attended a wetlands tour and the procedures that were taking place to combat the Stodmarsh effect had been explained.

   Borough Councillor David Ledger: reported that it was planned that the draft Local Plan 2041 would be in place by April 2025. He wished to protect rural villages and would do his best to do so.

   During a brief discussion, the Chairman highlighted the Parish Council's frustration of having to accept that there would be development in the village when they felt there had been enough

and that they were faced with having to choose the least offensive proposal. The Parish Council would continue to draw awareness to flooding concerns and the capacity of the waste water works in Warehorne Road. It was agreed that a planning officer from ABC be invited to meet with members to discuss the Local Plan and its affects to the village.

Members agreed that Agenda Item 5 be brought forward

5. **Proposed Development in Parish/ABC's Local Plan, Applications Received & Update Peter Hunter (Fernfield Homes)** introduced himself to those present, explaining that he worked for Fernfield Homes who had submitted a site in Hamstreet to be considered for development in the Local Plan 2041. This site being land to the west side of Ashford Road, just beyond the primary academy as you left the village. He provided a map of the location of the site with suggestions of how it could look.

During discussion it was noted:

i) Fernfield Homes was a Kent based construction company and not a land promoter.
ii) They wished to work with the Parish Council to help provide an application that would be acceptable and deliver what was needed to the village.
iii) Ideas included a car park for the use of the primary academy, a less dense site with approximately 45 housing units rather than the suggested 70. The development would include a number of bungalows to help with sight lines.
iv) It was highlighted that more affordable homes were required in the area rather than executive type housing.
v) Concern was raised regarding flooding issues and the capability of the waste water works.
vi) Members agreed that they were willing to discuss the site and plans for it with Peter who would attend the next meeting.

Following discussion Peter Hunter and Borough Councillor David Ledger left the meeting

Application No: PA/2024/1680

Location:	8 Fairfield Terrace, TN26 2HS
Proposal:	2 Storey Rear Extension and part ground extension
Comments:	No objections.

Application No: PA/2024/1908

Location:	Land Between Hillside and Carter House, South of Hamstreet Road
Proposal:	Outline application for the construction of up to 140 new homes and associated works.
Comment:	It was agreed that a response be put together and agreed virtually as the closing date for comments was due before the next meeting.

Proposed development at the Windsor Food Site: Notes taken from an informal meeting held on 1st October to discuss proposed development at Windsor Foods Site were circulated to those present. It was noted that this site had been put forward for consideration in ABC's Local Plan but it was likely that that a planning application would be put forward before Christmas to develop the site. It was agreed that the notes from the meeting be attached to the minutes.

3 Minutes From OPC's Meeting Held on 2nd September 2024: To Be Authorised as Being A Correct Record: Basil Smith proposed that the minutes from the meeting held on 2nd September 2024 be accepted as a correct record of the meeting and signed/authorised by the chairman. Sid Gittens seconded this proposal which was agreed by those present.

4. Matters Arising From Minutes of The Meeting Held On 8th July 2024.

- Bus Stop/Information Centre in Ruckinge Road: The chairman had made arrangements for it to be cleaned and this will be done regularly. A CCTV camera had also been installed to help combat the anti-social behaviour that was occurring.

- Section 106 Funding: A meeting is to be held at ABC's Offices on Tuesday 22nd October at 1pm to discuss S106 funding that had been allocated to St Mary's Church, Orlestone. The Parish Clerk, Mags and Basil are to attend as well as Ann Prebble and Angela Bromfield from the Friends of St Mary's Church.
- Waste Water Works in Warehorne Road: A complaint had been made to Southern Water regarding the number of lorries that were visiting the works every day and potential dangers that this posed were highlighted. It had been asked what upgrades were planned if any of the sites put forward for development were accepted. The local MP and OFWAT were copied into the correspondence for information. The former has asked to be kept notified of any response. The Borough Councillors will also be kept in the loop.

7. **War Memorial Project: Update:** Sid reported that work should be complete by the end of the week. He is to draw up a list of those to invite to its 'Unveiling'. During a short discussion it was agreed that refreshments would be served in the pavilion following the unveiling. Sid is to make arrangements for an information plaque to be placed by the concrete cannon ball. The Clerk is to circulate a note of the cost for the project to date.

8. **Purchase of Land: Update** All paperwork had been approved. The following was noted:
   - Funds of £199,930 would be credited to OPC on 17th October 2024.
   - A fee of £70 being taken at source for the loan of £200,000 that was agreed.
   - The first repayment will be paid by Direct Debit on 17th April 2025.
   - The first payment being: £5,710 interest and £2,040.82 repayment principal
   - Payments will be paid twice a year in October and April. The last payment will be on 17th October 2073.
   - OPC's solicitor had been informed that the loan had been approved and had been asked to proceed with the purchase.

   During a brief discussion it was agreed that a meeting with the HDSLA take place to discuss the way forward. A lease would need to be drawn up by a lawyer for the benefit of future generations and discussion was needed as to what this would contain. It was agreed that the existing lease for Pound Leas should also be reviewed and updated.

9. **Reports/Updates Received From Parish Councillors:**
   Basil Smith: noted that the drains in the high street had been cleaned but not those in Warehorne Road which contained a number of blocked drains. The Clerk is to report this to KCC Highways.

   Sid Gittens: highlighted that a street light by the Pound Leas Car was not working. Mags had sent the Clerk a picture of the lamp with its number on it and this had been reported to KCC Highways.

   David Farrell: noted that the 30mph speed restriction sign on Ashford Road near the Primary Academy had still not been installed. The track from Pippins to Ashford Road had been marked out following it being highlighted that the track had not been completed and there were safety concerns.

   Mags Wellsted-Boorman: highlighted that the poppies she had needed to go up on the lamp-posts. During a brief discussion it was agreed that these would be put up on the morning of 4th November.

   Mags explained that the annual firework display had been cancelled as ABC would not give permission to close the car park. The firework committee had agreed that this would be too dangerous and had consequently decided to cancel the event.

   Sadie left the meeting as she had another engagement to attend to.

10. **Correspondence Received:** not covered under other agenda items:
    - Various circulars, bulletins and fraud notices had been circulated to members via email.

- Email from Mark Taylor (HDSLA) who had been approached by a person called Sue Bates who runs a service called the Refillable Van; this being an independent zero waste mobile refill station/shop. She wished to use the car park every month as a pop-up refill station for household cleaning, self-care items and dry foods.

  During discussion, copies of the plan showing the boundary line of the area that was included in the lease between ABC and OPC was made available. It was not clear from this as to who was responsible for the car-park. The clerk had contacted Terry Mortimer at ABC and asked if the car park was included the lease; a reply is awaited.

15. Finance:

Budget Review/Update: had been circulated to members prior the meeting. No queries were raised.

Authorisation of Cheques: The following cheques were authorised for signature with the Chairman having delegated authority to approve cheques if required before the next meeting. Signatory on account.

To	For	Amount	Cheque No
[redacted]			

16. Items for Next Agenda/Any Other Business: None were brought forward.

17. **Date & Time of Next Meetings:**

Parish Council Meeting: Monday 11h November 2024 at 7pm

Meeting Concluded 9.26pm Chairman's Signature: