

HACKINGTON PARISH COUNCIL
MINUTES OF THE ANNUAL PARISH COUNCIL MEETING
HELD AT TYLER HILL MEMORIAL HALL
ON THURSDAY 11th MAY 2017

Present: Cllr. R Evison (Chairman); Cllr. B Fitter-Harding (Vice-Chairman); Cllr. A Cover; Cllr. T Hulks; Cllr. N Cronin and Mrs D Horswell (Clerk).

Also present: Ward Cllr. Amy Baker and eight residents.

(1) Apologies for Absence: – Ward Cllr. George Metcalfe – Mayoral Duties; County Cllr. John Simmonds – other commitment; Mrs Penny Reilly (Chairman of BHTHS)

The Chairman welcomed everyone to the meeting.

Prior to the business of the meeting Cllr. Evison presented Mr Robin Whiting with a KALC Community Award in appreciation for all the work he had done over the years when he was a Councillor on the Parish Council and the work he continues to do for the community.

(2) Election of Chairman:

Cllr. Evison was nominated to continue as Chairman:

Proposed by Cllr. Cover

Seconded by Cllr. Cronin

All Cllrs. present **AGREED**

Cllr. Evison thanked all the Cllrs. for their support.

(3) Election of Vice-Chairman:

Cllr. Cronin was nominated as Vice-Chairman:

Proposed by Cllr. Hulks

Seconded by Cllr. Cover

All Cllrs. present **AGREED**

(4) Chairman and Vice-Chairman to sign Declaration of Acceptance of Office:

The Chairman and Vice-Chairman signed the Declaration of Acceptance of Office and both were counter-signed by the clerk.

Cllr. Evison said that John Simmonds had been re-elected as County Cllr. Congratulations were given to him in his absence.

(5) Note Declaration of Interest and DPI by Members in Agenda items:

No Declarations.

(6) Adoption of Standing Orders and Financial Regulations:

Copies of the Standing Orders and Financial Regulations had been circulated previously:

Proposed by Cllr. Evison

Seconded by Cllr. Cover

All Cllrs. present **AGREED**

(7) To Approve Councillors Roles and Responsibilities:

Highways and Speedwatch – Cllr. Fitter-Harding

Footpaths – Cllr. Evison

Street lights and NHW – Cllr. Cronin

Conservation and Greening Project – Cllr. Hulks

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Village Hall and KALC – Cllr. Cover

(8) Matters Raised by the Public: Members of the public may speak on any subject/planning application for 3 minutes.

8.1 It was asked whether ‘No entry’ signs could be erected in Summer Lane maybe one at the entrance and one near the car park. Cllr. Fitter-Harding said he will take it up with KHS.

8.2 Dr Goggin reported that a new battery and Adult pads (to be replaced 7/12/19) and Paediatric pads (to be replaced 21/8/19) had been purchased for the defibrillator. It was suggested that a brief meeting will be held prior to the next PC meeting on 13th July at 7.15pm to demonstrate the defibrillator.

(9) To Accept Minutes of the Parish Council meeting held on 9th March 2017

The minutes were **accepted** as being a true record and **signed** as such by the Chairman.

Arising from the minutes:

Ref: 5.1 Formation of a Resilience policy and strategy for the village:

Cllr. Evison said that the group was made up of Parish Councillors and residents and that two meetings had been held. Questionnaires had been distributed to each property in the village and it was hoped to formulate responses by early summer.

Ref: 5.2 Set up Funding Sub-committee:

Cllr. Cronin said he hoped to have this in place by the next meeting.

(10) Matters for Discussion and Approval:

10.1 University Concept Master Plan:

A discussion was had on the Parish Council’s role in discussions and comments on the consultations so far.

10.2 To discuss and approve Insurance quotes (previously circulated to all Members):

The clerk said that on discussion with the insurers even though the speed indicator has now been added to the insurance the annual renewal remained at the same price as last year at £491.44 because the total for the street furniture is still below the maximum allowed.

Renewal of the Council’s insurance was **AGREED** by all Members.

(11) Correspondence:

All correspondence previously circulated to all Members:

- 11.1 Tree & Pond Wardens events in May
- 11.2 Rural Coffee Information project
- 11.3 Rabbit Culling on the recreation ground

CCC:

- 11.4 Annual Parking Review 2016 – Link Road & Hackington Road
- 11.5 Next week at Canterbury City Council notifications
- 11.6 Planning - Weekly lists and decision lists
- 11.7 Modified Parish Charter – this is for all Parish Councils and the City Council to review. It is back on the agenda for the next RAMP meeting.

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KCC:

11.8 Inside Track 244

11.9 Emergency Road Closure - St Stephen's Hill - This is to enable the repair of a damaged water valve cover to be carried out by Clancy Docwra.

11.10 Your Area Has Been Chosen For New Local Travel App

The Kent Tree and Pond Wardens are holding in May.

KALC:

11.11 Community Learning Network event

11.12 Canterbury Area Committee April Minutes

11.13 Bulletins from the NALC Chief Executive on recent national developments and meetings

11.14 Good Councillors Guide 2017

11.15 Rural Policing Update report from Kent Police's Rural Liaison Team.

There was a discussion on KALC training events and it was agreed for £120.00 to be set aside annually for a training budget. This would enable the clerk and one Councillor to go on training each year.

AGREED by all Members.

12) Reports by Ward Cllrs:

Cllr. Fitter-Harding spoke of the upcoming Community Governance Review when the future of Parish Councils and Town Councils will be looked at. It will involve broad changes at grass roots level.

He also said that the plans for the multi-storey car park at Canterbury West are going ahead nicely and there is a lot of work going on regarding vehicle auto-recognition in other car parks in the area.

Reports and Matters Relating to:

12.1 Highways and Speedwatch (Cllr. Fitter-Harding)

Cllr. Fitter-Harding said that he had re-certified himself with the new speedwatch on-line method. He has given details to the clerk.

He said that the new speed indicator sign in the village is having a good effect.

It was thought that the roundabout sign on Canterbury Hill is now in the correct position.

It has been reported that all the lights on Canterbury Hill are not working.

12.2 Footpaths (Cllr. Evison)

Cllr. Evison reported that due to the dry spell all the footpaths are in a good state. Cllr. Hulks has reported some issues on footpaths which needed attention.

12.3 Street Lighting (Cllr. Cronin)

Cllr. Cronin said that the lights on Canterbury Hill had been reported to KCC.

12.4 NHW (Cllr. Cronin)

Cllr. Cronin said that a student had woken to find someone trying to break into a property.

He spoke of the need to advise residents on hiring responsible people to do work for them and not to use people who knock on doors offering services.

12.5 KALC (Cllr. Cover)

Cllr. Cover reported that the last meeting was on 11th April but unfortunately our guest speaker, Steven Lewis from Kent Fire Brigade was unable to attend.

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This gave us additional time to deal with matters arising and in particular the difficulty in some member Parish Councils not sending any member from their councils. There are many issues needing action including the future of district councils which will undoubtedly have some effect on Parish Councils.

Concerns have been expressed that more work is now being done by our clerks. More work is now done through the Internet and on line and information now has to be downloaded by all of us where it used to be sent out for us to print off ourselves which is adding to our own costs.

Traffic speed limits through rural areas is still a big concern and as in our own case, traffic going through the village is increasing and speed restrictions are being ignored by many drivers.

Our next meeting is the A.G.M. on the 18th July when other aspects of changes within local councils will be discussed, including the proposed Parish Charter with Canterbury City Council and our role should be to continue to provide our village residents with the ability to raise any concerns they have on matters that are relevant to our own villages.

12.6 Memorial Hall: (Cllr. Cover)

We are hoping to have firm quotes in shortly to be able to submit our application for a grant towards the costs, plus the additional work on the electrics, decorating and generally to bring the hall up to a better condition than it is at present. There is a lot of work we are hoping to have done but can't be started until the roof is renewed. Robin Whiting has provided us with a very good summary of how things are progressing, and is in contact with the architect and the necessary quotes are being obtained.

We are hoping to have the new outside play equipment for the children during the summer and to get the other areas outside tidied up, especially along the boundaries.

Fortunately, our hall is still popular and bookings are going well. We hope to have our website updated when final details have been approved, so that prospective hirers can go on line to see how good our hall is for special occasions.

12.7 Conservation Area (including The Greening Project update) (Cllr. Hulks)

Cllr. Hulks said that Penny Reilly and Mike and Cyn Goggin have been replenishing the planters.

Nothing more has happened about the fence at Tyler Hill Road car park. East Kent Housing had been in touch with the contractor and told him the requirements. It is hoped the work will begin this month.

Cllr. Hulks spoke of the rabbit cull in the recreation ground which is going ahead.

She also spoke of the Rural Coffee morning project which ACRE (Action with Communities in Rural England) had arranged for villages. The one that took place in Tyler Hill was well attended and the dates for the next ones will be on the noticeboard. The point of the project was to encourage villages to start up similar projects of their own.

1. (13) Planning Applications:

17/00624 Proposal: Proposed two-storey side extension following demolition of the garage - 6 Link Road, Tyler Hill CT2 9ND – Hackington Parish Council has three concerns about this application.

1. There is no design statement with the application and this would normally offer a rationale for the proposal. It is maybe that the scale of the proposed development doesn't warrant a design statement. But the initials ENS in the area of the 'front' room of the first floor of the proposal leave the Parish Council wondering what this room is for. The 'rear' room

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is labelled bedroom, so that is the guest bedroom referred to in the text....but what is the first floor 'front' room for?

2. The neighbouring property, No 4, has a shared wall between the present two garages. The Parish Council imagines the neighbour will need assurances about the integrity of his garage both during the proposed demolition of his neighbour's garage and the construction of the proposed two storey building in its place.

3. The proposal reduces the car parking capacity of the property whilst increasing the potential car parking needs of the property. Link Road already has incidences of hazardous and inconsiderate parking at present which often leads to the road being blocked for periods and to altercations between motorists.

With the coming of double yellow lines on the north side (the opposite side of Link Road to this property), between Hackington Road and No 5 Link Road as agreed by CCC, parking is likely to become more of a problem leading to more hazards and more altercations.

On balance and for this last reason alone, Hackington Parish Council would be opposed to the proposal.

Amended plans/additional information have/has been received in respect of the above application and comments must arrive on or before 12 May 2017

2. **17/00851** - Proposed two-storey side extension and single-storey rear extension - The Radfall, Summer Lane, Tyler Hill, Hackington, CT2 9NH - **No objections by HPC**

13.1 Planning Application Decisions:

1. **17/00127** - Proposed changes to external fenestration and addition of cladding - Orchard House, 2 Ivy Court, Tyler Hill, Hackington, CT2 9NP – **GRANTED**
2. **17/00211** - Proposed dormer window to front and rear elevation together with front porch and window to side elevation - Daweswood Cottage, 71 Hackington Road, Tyler Hill, Hackington, CT2 9NE – **GRANTED**
3. **16/00220** - Erection of a single-storey dwelling - 51 Hackington Road, Tyler Hill, Hackington, CT2 9NE – **GRANTED**

Appeal Decision:

Application Ref No: CA//15/02543/FUL

Hillside Cottage, Wood Hill, Tyler Hill, Hackington, CT2 9NL – **Appeal DISMISSED**

Site visit made on 6 January 2017

by Claire Victory BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 April 2017

Appeal Ref: APP/J2210/W/16/3155753

Hill Side Cottage, Wood Hill, Tyler Hill, Hackington CT2 9NL

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The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Mr Paul Green against the decision of Canterbury City Council.

The application Ref CA/15/02543/FUL, dated 23 November 2015, was refused by notice dated 3 May 2016.

The development proposed is the demolition of the existing property and the erection of a pair of semi-detached dwellings with associated parking and turning areas.

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr Paul Green against Canterbury City Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues in the appeal are:

- The effect of the proposal on the Thanet Coast and Sandwich Bay Special Protection Area and the Thames, Medway and Swale SPA;
- The effect of the proposal on the character and appearance of the surrounding area; and
- Whether the proposal would preserve or enhance the Hackington Tyler Hill Conservation Area.

Reasons

Effect on Special Protection Areas

4. The site lies within 5km of the Thanet Coast and Sandwich Bay Special Protection Area and the Thames, Medway and Swale SPA. The proposal would result in one net dwelling. Mitigation for protected sites is required by policy NE1 of the Canterbury District Local Plan First Review (LP) (2006). Further to the above, Policy SP7 of the Canterbury District Local Plan Publication Draft (2014) states that development that adverse impacts on European Sites will not be permitted and mitigation measures will be required for identified strategic development on allocated sites. Whilst this policy is not yet adopted, the plan examination has concluded and consultation is underway on main modifications, for which none are proposed for the aforementioned policy, and thus I can afford it moderate weight.

5. The Council has confirmed in its statement that a contribution of £910.78 is required towards Strategic Site Access Management and Monitoring (SAMM). Future occupants of the additional dwelling would be likely to generate additional recreational demands on these sites and therefore mitigation of potential adverse effects on these sites through a planning obligation would meet the tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 204 of the National Planning Policy Framework.

6. As no unilateral undertaking has been received in respect of this matter, I conclude that the proposal would have an adverse effect on European Sites, contrary to LP Policy NE1.

Character and appearance

7. Policy H1 of the Canterbury District Local Plan First Review (LP)(2006) promotes housing development within site allocations and LP Policy H9 supports minor development on previously developed land within villages – would be contrary. As the appeal site lies outside the settlement boundary of Tyler Hill the proposal would be contrary to these policies. However Hillside Cottage is situated on the edge of the built up area where there are properties on either side of Wood Hill. As such the proposed dwellings would not be isolated as referred to in paragraph 55 of the National Planning Policy Framework.

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8. Hillside Cottage is in an elevated position towards the top of the hill and the orientation of the dwelling means that the front elevation is angled towards the road. It is therefore a relatively prominent feature on the approach to the village of Tyler Hill. The proposal would involve the replacement of the existing two storey cottage with a pair of two storey semi-detached houses with roof accommodation. The footprint would be similar to a previously permitted scheme for demolition of the cottage and replacement with a single dwelling¹.

9. The main differences to that scheme are the absence of chimney stacks and the introduction of two small dormer windows in the front elevation. A two storey side projection to the western flank would be lower in height than the two storey side projection to the east elevation in the permitted scheme.

10. The roof ridge and eaves lines would be broadly similar to that of the permitted dwelling, and the dwellings would not be significantly greater in height or width than the host property. Whilst there are several detached properties on the opposite side of Wood Hill that have relatively spacious plots there are also examples of semi-detached and terraced properties, both nearby and within the village itself.

11. Furthermore the sub-division of the appeal site would provide each plot with a reasonably sized private amenity space to the rear and sufficient space to provide two off-street car parking spaces for each dwelling and a turning area. Consequently the height of the dwellings and plot size would not be markedly out of character with that of surrounding properties, and the proposal would accord with Policy BE1, which states that the Council will have regard to the form of new development, including the efficient use of land, layout, scale, massing, density and mix, materials, landscape, finish and architectural details.

12. For the same reasons I consider that the appeal proposal would not conflict with LP Policy R6, which seeks to protect the qualities of the Special Landscape Area.

13. Taking all of the above into account, I conclude that although the proposal would be contrary to LP policies H1 and H9, other material considerations including the re-use of previously developed land and the similarity of the proposal with the previously approved scheme for a single dwelling that would outweigh this conflict.

Hackington Tyler Hill Conservation Area

14. The Hackington Tyler Hill Conservation Area includes the entirety of the village and woodland to the east. It includes the appeal site, which lies to the south of the village beyond the settlement boundary. I consider the heritage significance of the conservation area lies in the historic pattern of the settlement and the variety of buildings reflecting its development.

15. For the reasons set out above the proposal would be assimilated satisfactorily into the street scene. Although there are concerns that the use of red brick would be out of character with the area but a variety of external materials are evident within the vicinity of the appeal site, including red brick and white painted brick or render, and in any case the details of external materials could be secured by an appropriate condition.

16. I therefore conclude that the proposal would preserve the character and appearance of the Hackington Tyler Hill Conservation Area. It would accord with Policy LP BE7, which requires that development should preserve or enhance all features that contribute positively to the area's character or appearance.

Other Matters

17. I have also had regard to concerns that the parking and turning area will encroach on the public footpath which runs along the bottom of the cottage on the south side, and that the proposal will increase traffic on a stretch of road that is already regarded as dangerous, but the addition of one net dwelling would give rise to only a modest increase in traffic movements, and there is nothing to indicate that the access could not be accommodated satisfactorily within the

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appeal site. As such I have given this matter limited weight in reaching my decision.

18. There is a mature Oak tree within the appeal site which makes a positive contribution to the conservation area. If the proposal was acceptable in all other respects a condition would be required to protect the tree during demolition and construction, in order to safeguard the character and appearance of the conservation area.

Conclusion

19. The proposed net additional dwelling would lie outside the settlement boundary of Tylers Hill and would thus be contrary to LP Policies H1 and H9. However, I have found that there would be no harm to the character and appearance of the area, and the proposal would preserve the character and appearance of the Hackington Tyler Hill Conservation Area. Nevertheless, the adverse effect on European Sites is decisive.

20. For the reasons set out above I conclude the appeal should be dismissed.

Claire Victory
INSPECTOR

13.2 Proposed Work to Trees in a Conservation Area:

1. **17/00741:** T.P.O No 3 1975 removal of lower limbs of Oak T1 and Oak 2 62 Hackington Road, Tyler Hill, Hackington, CT2 9NQ – **No objections by HPC**

(14) Accounts

14.1 Approval and signing of cheques:

#730 - Mrs D Horswell – Clerks Fees April 2017 - **£207.94** and Clerks Fees May 2017 - **£207.94 = £415.88**

#731 – KALC – Annual Membership 2017 - **£249.48 (Vat £41.58)**

#732 – Dean & Chapter of Canterbury – Archives Storage Fee - **£25.00 (Vat £4.17)**

#733 – Mrs D Horswell – Re-imburement for renewal of battery and pads for defibrillator - **£220.80**

#734 – Came & Company – Insurance Renewal - **£491.44**

#735 – THHMC – Portion of Concurrent Funding 2017/2018 - **£1,609.60 (64% of £2,515.00)**

#736 – Lionel Robbins – Internal Audit 2016/2017 - **£75.00**

#737 – THHMC – Hire of meeting room 2016/2017 - **£66.50**

14.2 Money Received in:

Bacs – CCC – Concurrent Function Funding 2017/2018 - **£2,315.82 (THHMC - £1609.60/HPC - £706.22)**

Bacs – CCC – Precept (£5,778.00) and Gov Grant (£166.88) 2017/2018 - **£5,944.88**

Bank Statement as at 27th April 2017: - £15,694.81 (not including Cheques above to be paid out)

14.3 Following a review of effectiveness of the system of internal control - To accept and approve Section 1 Annual Governance Statement 2016/2017:

Proposed by Cllr. Evison, seconded by Cllr. Cover, all Members present **AGREED.**
Signed by the Chairman and the clerk at the meeting.

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14.4 To accept and approve Section 2 Annual statements 2016/2017:

(Internal Auditor's report circulated to Members prior to meeting).

Proposed by Cllr. Evison, seconded by Cllr. Cover, all Members present **AGREED.**

Signed by the clerk prior to the meeting and signed by the Chairman at the meeting

(15) Any Other Business

15.1 Barbara Flack suggested that the area in the corner of St. John's Crescent may be a good place for the Greening Project Group to enhance.

15.2 Cllr. Cover mentioned the continuing matter of the yellow van parked in the car park. Cllr. Fitter-Harding will speak again to the EKH Manager.

15.3 Penny Whiting said that if the yellow lines are extended to the bus stop the residents in the terraced houses on Hackington Road are concerned about not being able to park.

Next Parish Council meeting is on 13th July 2017.

There being no further business the meeting closed at 8.50pm.