

**MINUTES OF THE ORDINARY MEETING OF WOODNESBOROUGH PARISH  
COUNCIL HELD ON TUESDAY 13th DECEMBER 2011 7.30pm  
AT WOODNESBOROUGH VILLAGE HALL**

<b>Present: -Councillors</b>	D Woodward (Chair)	P Charlesworth	K Ellen
	D Ford	G Boorman	A Boniface
	S Hoskins	G Hall	B Baker

Sarah Wells Clerk to the Parish Council      Dist Cllr P Carter      4 members of the public

### **1. APOLOGIES**

Dist Cllr P Russell

The meeting was closed at 7.31pm so that members of the public could speak. Three members of the public who all lived in Melville Lea wished to know if the building regulations plans for the proposed new development opposite the Village Hall were available. It was explained that these plans would not be drawn up unless planning permission was granted.

The fourth member of the public was concerned about the effect of the new development on the Southern Water pumping station at White Rails, Sandwich Road. This station services the majority of the village. It was agreed that the Parish Council would contact Southern Water on this issue.

**Action Parish Council**

The meeting reopened at 7.50pm.

### **2. DECLARATION OF INTERESTS**

- a) Cllr Boorman declared a personal interest in the proposed housing development and new Village Hall as he lives on the opposite side of the field which is proposed for the village hall.
- b) Cllr Boniface declared a personal & prejudicial interest in the proposed housing development and new Village Hall due to the proximity of his house to the sites.
- c) Cllr Baker declared a personal and prejudicial interest in the proposed housing development and new Village Hall as the lead member of the Woodnesborough Players.

### **3. POLICE REPORT**

PC Woodland had been unable to attend.

### **4. MINUTES OF LAST MEETING**

- a) Minutes of the Ordinary Meeting of the Parish Council held on 8th Nov 2011.

It was proposed by Cllr Boorman and seconded by Cllr Hoskins that the minutes be signed as a true and correct record. All agreed and the Chairman signed the minutes.

### **5. ACTIONS FROM THE LAST MEETING**

#### **Village Hall**

*Boiler* – Repairs had been undertaken.

*Roof leaking over the front door* - Cllr Hoskins had asked for a quote for the work.

**Action Discharged**

#### **Village Green**

*Quote for Green Mowing 2012*– The Clerk had accepted the quote as agreed. **Action Discharged**

**Highways**

*Surface water flooding – Meville Lea* - The Clerk had contacted KHS. An officer had been out to inspect the site. **Action Discharged**

*Letter ref speeding The Street, Woodnesborough* – KHS had been contacted. **Action Discharged**

PC Woodland had been asked to monitor the situation. **Action Discharged**

**Finance**

*Budget Talks for 2012/13* – As the precept was not due at DDC until early Feb it had been agreed to wait until the Jan 2012 meeting to discuss this matter.

**Parish Plan**

*Proposed Housing Development and New Village Hall* – The plans had been displayed on two occasions, and flyers had been delivered to the main areas of the Parish. **Action Discharged**

**6. CODE OF CONDUCT**

- a) A reminder to all Councillors that should there be any changes to the information entered on your register of financial or other interest forms; you have 28 days in which to inform the DDC Monitoring Officer.

Noted by the members.

**7. PLANNING****a) Planning Applications****i) DOV/11/00965**

**Proposal:** Erection of 24 dwellings, change of use and conversion of existing community hall into a single residential dwelling and the erection of a new community building with associated parking and creation of a vehicular access.

**Location:** Land West and South of Stoneleigh & Village Hall, The Street, Woodnesborough

**ii) DOV/11/00966**

**Proposal:** Internal and external alterations to facilitate conversion of existing hall to a single residential dwelling

**Location:** Woodnesborough Village Hall, The Street, Woodnesborough

Before leaving the meeting to allow this matter to be discussed Cllrs Boniface and Baker put forward their views.

Cllrs Baker and Boniface left the room.

The Chairman asked the remaining members their views on the applications. Following these discussions it was proposed by Cllr Hoskins and seconded by Cllr Ford that Application DOV/11/00965 be positively supported by the Parish Council. This proposal was put to the vote, 6 in favour and one against, the proposal was carried. Cllrs Hoskins, Ford, Charlesworth, Woodward, Ellen and Boorman voted in favour, Cllr Hall voted against.

It was proposed by Cllr Ellen and seconded by Cllr Ford that Application DOV/11/00966 be positively supported by the Parish Council. This proposal was put to the vote, 6 in favour and one against, the proposal was carried. Cllrs Hoskins, Ford, Charlesworth, Woodward, Ellen and Boorman voted in favour, Cllr Hall voted against

Cllrs Baker and Boniface rejoined the meeting.

**b) Planning Decisions**

None received.

**c) Correspondence**

- i) KCC/DO/0069/2011 – Temp change of use of agricultural land to allow drilling of an exploratory borehole at land adjacent to A257 Sandwich Rd. – To Committee 6-12-11

Noted by the members.

**d) Consultation Documents**

- i) LDF Group appointment of alternate Parish Rep

After some discussion it was agreed that the Council would vote for Chris Norris from Capel le Ferne PC. The Clerk to inform DDC. **Action Sarah Wells**

**8. VILLAGE GREEN**

The Clerk had booked the annual safety inspection.

**9. VILLAGE HALL**

Unfortunately the roofer who was going to undertake the repairs over the porch was on jury service. Cllrs Boorman and Hoskins to monitor the situation. **Action Cllr Hoskins**

**10. REPORTS**

**a) Dist Cllr**

Dist Cllr Carter gave a comprehensive report covering his activities for DDC.

**b) Cllr Reports**

Cllrs Charlesworth and Woodward had attended the Parish and Town Council liaison meeting.

**11. FORTHCOMING EVENTS**

**a) Council Events**

- i) Pick a date for Annual Parish Meeting.

After some discussion it was agreed the meeting should take place on Tuesday 8<sup>th</sup> May 2012 at 7.30pm, the Clerk to book the hall. **Action Sarah Wells**

**b) Outside Events**

- i) Chairmanship Conference 7th Jan 2012  
 ii) Localism Conference 28th Jan 2012  
 iii) Lord Lieutenants of Kent – Civic Service – Tue 6th March 2012, Rochester Cathedral

The members did not wish to attend the above events. The Clerk to send apologies for the Civic Service. **Action Sarah Wells**

**12. CORRESPONDENCE**

**a) Correspondence needing a response/Action**

None received.

**b) Consultation Documents**

- i) DDC – Revised Housing Assistance Policy

The members did not wish to make any comments.

- ii) KCC – Household Waste Recycling Centre Service

Cllr Woodward to respond on behalf of the Council.

**Action Cllr Woodward.**

**c) Newsletters and Circulars**

- i) Clerks and Councils Direct

Noted by the members.

**d) Other**

- i) Localism Act

- ii) Community Emergency Planning

The above were discussed and noted by the members, no action to be taken.

**13. HIGHWAYS**

- i) Drainage Problems Melville Lea

KHS had agreed to survey and clean the drainage system around Melville Lea. They also agreed to take a level survey so that an overflow can be put in from outside the Old Post Office, down into Melville Lea. It was noted from the Public session that the KHS Officer although visiting the site had not made contact with the 3 residents attending this Parish Council meeting.

**14. FINANCE****a) Budget**

- i) Budget Talks for 2012/13

The Clerk to prepare the accounts to end Dec 2011 and forward to the finance group.

**b) Invoices**

None received.

**c) Other**

Nothing received.

**15. PAYMENTS****Cheque No**

a) £198.32	Clerks Salary Dec 26 x 10.198	265.15	1210
	Pension Contribution	<u>-17.23</u>	
		247.92	taxable Pay
		<u>-49.60</u>	
		<b>198.32</b>	Clerks Salary
b) £49.60	H M Revenue and Customs		1211
c) £48.78	KCC LGPS		1212
	Council Contribution	31.55	
	Clerks Contribution	<u>17.23</u>	
		<b>48.78</b>	
d) £72.96	Environmental Engineer 12-12-11 to 6-1-12		1213
e) £39.50	SLCC Membership		1214

It was proposed by Cllr Baker and seconded by Cllr Boorman that the above payments should be made, all agreed.

**16. DATE OF NEXT MEETING**

The Ordinary Meeting of the Parish Council will take place on Tuesday 24 Jan 2012.

Cllrs Baker and Boniface left the meeting.

**17. PARISH PLAN**

Proposed Housing Development and New Village Hall

It was estimated that over 100 people had attended the display of the plans during the two open sessions. 380 flyers had been delivered to ensure the local community were aware of the development and the public display of the plans.

The New Village Hall working party had been in discussions with the Developer. Cllr Hoskins gave the following report:-

It was the Developer's hope that DDC would allow the contribution required for social housing to be used for the provision of the New Village Hall. He had received costings for the new hall, totalling £457k. The Developer was willing to spend £250k plus the cost of the land needed for the hall. This would allow the building of the shell and internal walls to be completed to a sound and waterproof condition. A further £207k would be needed to complete the hall.

The existing Village Hall had been professionally valued at a starting price of £125k. It was recommended that it be auctioned with that as a reserve price and was expected to sell well above that. This left a projected shortfall to complete the new village hall of £82k.

Cllr Hall asked where the additional funds would come from. It was reported that as yet funding had not been sort, but they were confident that grant funding could be obtained.

Cllr Hall was concerned that the village would be without a village hall should the old hall be sold before the new hall was completed. The Village Hall working party hoped that an arrangement could be made with the developer to prevent this happening.

Councillor Hall asked if the Parish Council had considered taking out a loan to complete the New Village Hall. The Chairman informed him that a loan had not been discussed. Cllr Hall asked if individual Councillors would be personally responsible for a loan taken out in the Councils name. The Clerk informed him and the other members that individual Councillors are not liable for loans taken out by the Council.

The meeting closed at 9.40pm.

**Clerks Note: I have been in contact with the DDC Grants Officer, she is sure that grant funding in the region of £200k could be secured for a New community/Village Hall.**