

**MINUTES OF THE ORDINARY MEETING OF WOODNESBOROUGH PARISH COUNCIL
HELD ON TUESDAY 28th JANUARY 2014 AT 7.30pm AT WOODNESBOROUGH VILLAGE
HALL**

Present: -Councillors B Baker S Hoskins D Ford L Butcher
 P Charlesworth G Boorman D Woodward (chair)

Sarah Wells Clerk to the Parish Council

Mr Chris Hodgson an estate agent specialising in marketing unusual buildings was in attendance to discuss possible marketing strategies for the Old Village Hall. He outlined these for the members and answered questions.

Proposed marketing strategy –

- The Hall would be advertised for sale with planning permission for conversion to a dwelling.
- It would be taken to market with a specified guide price as a dream home.
- Prospective buyers would be invited to view the hall over a specified period.
- Buyers would then be invited to make a firm and final sealed bid on the property.
- The Parish Council would then look at the bids and choose which if any they wished to accept.
- Completion could be specified as being up to 6 months after the sale was agreed.

Mr Hodgson said that now is a good time to start the process as there is a shortage of unusual buildings on the market. This may change if the property market picks up later in the year.

Cllr Woodward thanked Mr Hodgson for attending.

1. APOLOGIES

G Hall & A Boniface

2. DECLARATION OF INTERESTS

- a) Cllr Baker declared a significant other interest in the proposed housing development and new Village Hall as the lead member of the Woodnesborough Players. Also any matters concerning the Church, as she is a Church Warden.
- b) Cllr Boorman declared a significant other interest in the housing development and new Village Hall as he lives on the opposite side of the field which is proposed for the Village Hall.

3. POLICE REPORT

A brief written report had been received and circulated

4. MINUTES OF LAST MEETING

RESOLVED that the minutes of the ordinary meeting of the Parish Council held on 10th December 2013, be duly signed by the Chairman as a true and correct record of the meeting

5. ACTIONS FROM THE LAST MEETING

Finance

2014/15 Precept – To be discussed later in the meeting.

Quote for Village Green Mowing in 2014 – This had been accepted.

Action Discharged

Millennium Committee – Funds towards New Community Hall – The Clerk had the necessary form to open a second bank account.

Action Discharged

Grants towards WWI centenary events – This information had been forwarded to Cllr Baker.

Action Discharged

Village Hall

Front Door repairs – Cllrs Boorman and Hoskins had looked at the door and planned the necessary works.

Action Cllr Boorman and Hoskins Ongoing

Highways

Blocked drain and Cut outs opposite the Village Hall in The Street – These had been reported to KHS.

Action Discharged

New Community Hall

The Clerk had written to the developer ref the amendments to the drawings attached to the s106 agreement. The Developer had agreed that the amendments would be undertaken as part of the agreement.

Action Discharged

The Working Group had produced a strategy document for discussion.

Action Discharged

6. PLANNING

a) To consider and comment on planning applications submitted for consultation by DDC.

Seen between Meetings

i) DOV/14/00037

Proposal: Outline application with all matters reserved for residential development

Location: Lasletts Yard, Marshborough Road, Woodnesborough

The members supported this application in principle. However they are very concerned by the proposed parking provision for Nos 1 to 3 on Marshborough Rd and Nos 10 & 11 on Beacon Lane. They do not feel that pulling in and out of driveways on the approach to the junction of Beacon Lane and Marshborough Rd is acceptable. This is a totally blind junction and traffic speeds across from Foxborough Hill creating a very dangerous place to pull in or out of a driveway.

The members would also like to see a condition to any planning consent preventing fencing or hedging being provided on the bend around the garden of No 1 or 2 - 4 if the drives are removed. The members understand that a 1m fence is normally permissible; however they feel this is too high in this case and will restrict the sightlines of this dangerous junction.

At the moment buses pull onto this site to drop off and pick up passengers. This is the assemble point for school children waiting for the bus. The members would like to see an official bus stop provided as part of the development. They would also like the developer to provide a bus stop on the other side of the road, the Parish Council having obtained permission from the land owner for this in the past. However, budget restrictions have prevented KHS/Stagecoach from providing a proper bus stop.

ii) DOV/14/00058

Proposal: Outline application for the redevelopment of site to include: demolition of some existing buildings (and associated infrastructure); change of use of some existing buildings (from B1 to use classes: B2, B8, Sui Generis (Energy) and D1 uses); the provision of new commercial (use classes: A3/4, B1, B2, B8, C1, D1 and Sui Generis) and residential (use class: C3) development; associated site preparation/enabling, infrastructure, and landscaping works; and provision of car parking (with some matters reserved)

Location: Discovery Park, Ramsgate Road, Sandwich, CT13 9ND

The members supported the development of this site.

b) To note planning decisions forwarded by DDC

- i) DOV/13/00989 – Granted permission – single storey rear extension -Orchards, Fleming Road, Woodnesborough, Sandwich
- ii) DOV/13/01038 – Granted permission – single storey side extension – 17 Melville Lea, Woodnesborough.
- iii) DOV/11/00965 – Granted permission – Erection 24 dwellings, changes of use and conversion of existing community hall into a single residential dwelling and creation of parking spaces and the erection of a new community building with associated parking and creation of vehicular access – Land West & South of Stoneleigh & Village Hall, The Street.

Noted by the members.

c) To consider and comment on planning correspondence

None received.

d) To consider and comment on planning consultation documents

- i) DDC Land Allocation Local Plan – Final Programme for the examination of DDC LALP

Noted by the members.

7. VILLAGE GREEN

To discuss and agree action relating to any issues concerning the Village Green.

- a) Annual Play Area Safety Inspection

RESOLVED that an unaccompanied inspection be ordered.

Action Sarah Wells

8. VILLAGE HALL

A leak was reported in the stage area, Cllr Boorman to investigate.

Action Cllr Boorman

9. REPORTS

To receive written or verbal reports from:-

- a) **Dist Cllr**

No reports received.

b) Councillor Reports

Cllr Woodward had attended the Annual Town and Parish Council liaison meeting at DDC. He gave a brief report on the meeting.

10. FORTHCOMING EVENTS

To discuss and agree action relating to upcoming events.

a) Council Events

- i) Annual Parish Meeting – Reschedule date

RESOLVED the annual meeting date be brought forward to 15th April 2014. This was agreed so that an update on the New Community Hall could be given and the financial implications could be explained. The Clerk to produce a draft agenda.

Action Sarah Wells

RESOLVED the April Parish Council meeting should be moved from 22nd April to 29th April 2014.

b) Outside Events

- i) Lord Lieutenant of Kent – Civic Reception, Thu 13th March 2014 – Canterbury Cathedral

Noted

11. CORRESPONDENCE

To discuss and agree action relating to correspondence received by the Council.

a) Consultation Documents

None received.

b) Newsletters and Circulars

- i) KALC Parish News
- ii) Oast to Coast
- iii) ACKC Annual Summary
- iv) Clerks and Councils Direct

Noted by the members

c) Other

- i) South East Coastal Ambulance Service – Advisory Group

Noted by the members.

12. HIGHWAYS

To discuss and agree actions relating to highways issues

a) KCC – Road Casualty Reduction Strategy for Kent – Consultation

Noted.

- b) Cllr Hoskins reported a street light not working by the pumping station in Beacon Lane – The Clerk to report to KHS. **Action Sarah Wells**

- c) Large vehicles had started using Beacon Hill Road that runs from Marshborough Road to Beacon Lane. This is the result of SAT NAV directions. The Clerk to report to KHS.

Action Sarah Wells

13. FINANCE

To discuss and agree actions relating to the Council Finances

a) Invoices

None received.

b) Other

- i) To set the Precept for the financial year 2014/15

RESOLVED that the precept for 2014/15 should be set at £15,000. Proposed Cllr Ford seconded Cllr Hoskins agreed unanimously.

14. PAYMENTS

RESOLVED the following payments should be made. Proposed Cllr Baker and seconded by Cllr Ford, all agreed.

a) £201.60 Clerks Salary Jan 26 x 10.30	267.80	1366
Pension Contribution	<u>-15.80</u>	
	252.00 taxable Pay	
	<u>-50.40</u>	
	<u>201.60</u> Clerks Salary	
b) £50.40 H M Revenue and Customs		1367
c) £51.15 KCC LGPS		1368
Council Contribution	35.35	
Clerks Contribution	<u>15.80</u>	
	<u>51.15</u>	
d) £97.92 Environmental Engineer		1369
6 th Jan 2014 to 2 nd Feb 2014		

e) £168.75 Clerks Expenses				1370
	Office allowance	6 x £20.00	£120.00	
	Telephone	6 x £3.50	£ 21.00	
	Broadband	6 x £3.50	£ 21.00	
	Mileage 15 x 45p		£ 6.75	
			<u>£168.75</u>	

15. DATE OF NEXT MEETING

To confirm the next meeting of the Parish Council

25 th Feb 2014	25 th Mar 2014	15 th April 2014	Annual Parish Meeting
29 th Apr 2014	27 th May 2014	24 th Jun 2014	22 nd July 2014

16. NEW COMMUNITY HALL

Cllr Woodward reported that Mr Doug Smith had resigned from the Community Hall Working Group. Cllr Linda Butcher expressed an interest in joining the group.

RESOLVED Cllr Butcher should join the Working Group for the New Community Hall.

Cllr Woodward had copies of the New Community Hall Strategy report for the members.

Cllr Hoskins reported that the Working Group had asked three agents to look at the existing hall and give a guide price and possible marketing strategies. Of the three Mr Hodgson had had the most proactive approach and best track record. The information given by Mr Hodgson at the start of the meeting was discussed.

The members felt that if a firm deal was in place for the old hall before work to fit out the New Community Hall started, it would be very advantageous as an exact budget could be put in place and the quality of the finish finalised.

The members were also impressed with Mr Hodgson's marketing strategy and felt that the sooner the marketing of the Old Hall started the better. Mr Hodgson had indicated that who ever purchased the building would submit amended plans for the development of the building as a dwelling to meet there own needs and tastes. Because of this he did not feel a delay in the completion would be a problem.

The members also discussed obtaining a short term public works loan to pay for the work to fit out the New Hall. This loan would be repaid in full once the proceeds of the sale of the old hall are realised. This would ensure the new hall is completed before the old hall is disposed off. If this is to be done Permission to borrow must be applied for from the Secretary of State via the Kent Association of Parish Councils. This process needs to be started very soon if timescales are to be met.

Cllr Hoskins also informed the members that they needed to decide whether the work to finish the New Community Hall should be put out to tender or undertaken on a self build basis. Putting the work out to tender could be advantageous as specific timescales could be built in with penalty charges if timescales are not met. If the work is to be put out to tender than tenders will need to be invited very soon to fit in with the timescales not yet in place.

It was agreed that a separate meeting should be called to discuss these issues.

RESOLVED an Extra Ordinary Meeting of the Parish Council should be called to take place on Tues 11th February at 7.30pm at the Village Hall.

The meeting closed at 9.55pm