

THE PARISH COUNCIL OF ST MARGARETS-AT-CLIFFE

Minutes of the Ordinary Monthly Meeting of the above Parish Council held on Monday 13th November 2017 in St Margarets Hall, Reach Road at 7.00 p.m.

Present: Cllrs B Paul, J Harris, G Macgregor, R Simcox, R Wilkie, A Fielding, C Smith, A Newton.
Apologies received from County Cllr Steve Manion.

Following issues raised during Public Question Time:-

Peter Wells – asked if the PC was aware that “raves” are taking place in South Foreland Valley – advised of groups arriving in taxis. If this creates a nuisance, Mr Wells asked to report to Police via 101. Mr Wells asked if consideration could be giving to local residents and possible flooding issues when the PC seeks quotes for scrub clearance in the Valley.

Mr M Thompson – asked if the PC had a current Neighbourhood Plan – Cllr Fielding confirmed that no such Plan currently exists as no land allocation document has been prepared.

Mr J Stone asked if Highways could be made aware that loose kerbstones are still awaiting repair outside Post Office Corner, following recent High Street resurfacing.

Mr David Hall asked if the PC had taken any action following anonymous report of noise issues from Reach Court Farm – Clerk confirmed no such action had been taken.

<p>1. <u>Confirmation of Minutes of Parish Council Meeting held 9th October 2017</u> The minutes, having been circulated, were confirmed as a correct record.</p>	
<p>2. <u>Declarations of interest</u> – none declared on agenda items.</p>	
<p>3. <u>Proposal re New Doctor Surgery / Housing Development on land adjacent to Station Road and Dover Road</u> (this item moved forward on agenda).</p> <p>The Chair opened this part of the meeting in order to allow the attendant public to have their say on the proposal. Mr D Mitchell was looking for Parish Council support before submitting an application.</p> <p>David Hall – believes the proposal is a good one. Traffic issues along The Drove way near the current doctor’s surgery, causing particular problems for farm vehicles. A new surgery on the site would alleviate a lot of problems in that part of the village. Many local businesses are facing problems and farming in particular faces a difficult future. Does not believe the concept of an AONB makes sense, particularly at this site.</p> <p>Member of public – where is the line drawn? It is a ribbon development and in a bad location.</p> <p>Andrew Humphreys – has lived in the village for 30 years+ - lots of recent building work has been detrimental to the area and sees no reason for further development.</p> <p>Dave Cook – echoed what Mr Humphreys says –extra houses would generate even more traffic.</p>	

Aiden Denton – proposal generally good insofar as the surgery is concerned. The Drove way is very congested. If such a development went ahead, perhaps speed limits could be adjusted at that part of Station Road. NHS would not fund a new clinic, so it would have to be self-funding. National population is growing and there may be movement into AONB/green best land generally. If the development went ahead, perhaps this would be seen as “enough” for the village for now.

Peter Wells – doctor’s surgery should be funded on its own account.

Miles Thompson – had provided email which was read out. In 2014 he had visited Dover District Council and viewed plans of the same site.

James Mitchell – 2014 is no longer relevant. Mitchell family have lived in the village all their lives. The current development would end there, contributing to the community by allowing a surgery. Citing plans 2A and 2B from 2014 these were rejected.

Mr Catt – development at that point is asking for trouble and should not be hanging on the provision of a new surgery. A large surgery would be acquired for nothing.

Mr D Mitchell – Dr Bahadur had approached them and had also looked at other sites in the village. Originally Cardy’s had been brought along by the doctor.

Member of public – more development would mean more pressure on local school and more traffic.

Chair then asked for comments from Councillors:-

Cllr Fielding – an improved medical facility can only be brought about with commercial funding. He believes there are two questions for the Parish Council – (1) would the PC support a new facility somewhere in the village or (2) on this specific site. As regards affordable housing, this is now almost exclusively done through commercial enterprise, with no Government funding.

Cllr Macgregor – although outside the village confines, believes this is a sensible location for such a development. Some organic growth for the village is inevitable.

Cllr Smith – re housing needs; for young people there is only one property available to rent at present at £800 pm. Proposal does not help with that situation. 35 properties in the village up for sale, unaffordable for young people. Does not believe this proposal gives enough back to the village and is too high a price to pay. Current doctor may be due to retire – who would then take the surgery over? Lots of properties in the village are becoming second homes – would like to see FOI request as to how many.

Cllr Wilkie – as the development sees an encroachment into the AONB he could not support this proposal.

Cllr Harris – proposal is outside village confines and in AONB – may set a precedent for the future. Affordable housing at Ash Grove remains outside village confines but any new social housing would be on a different basis – does not believe current proposal would meet criteria. Previous application for land off Station Road raised objections from the PC as it was in the AONB (much smaller site).

Cllr Newton – believes that the AONB should be protected from development. The proposal may set a precedent; where will it all end?

Cllr Simcox – does not seem a bad site for surgery but who makes all the money. Not concerned with setting a precedent and believes there is some mileage in the idea.

Cllr Paul – would support a surgery on the site but not housing development.

Cllr Fielding – Holiday Camp already has approval for build on AONB following appeal to Inspector after refusal by DDC The appeal decision was 10th April 2013 - application was 12/00500. Cllr Fielding made a proposal – would the PC support the general principle of a new surgery supported by commercial housing but this not taken forward.

Mr Mitchell believes the proposal would be “good to the eye”, where bigger developers would not bear this in mind. Thus far they have not approached DDC with planning application.

Proposal from Chair: does the Parish Council support Mr Mitchell’s proposal for 17 houses and doctor’s surgery on the site? Vote as follows: 5 against (Cllrs Paul, Smith, Newton, Harris, Wilkie), 2 in favour (Cllrs Fielding and Macgregor) and 1 abstention (Cllr Simcox). It was therefore resolved that Parish Council could not support the proposal.

It was agreed that the general principle of a new surgery should come to next meeting. **(Cllr Fielding left the meeting at 8.15 pm).**

4. Clerk Report

- Reports made to Public Rights of Way following Footpath Walk.
- Tractor insurance renewed with Greenfield (cheque under Finance).
- Volunteers sought to help with Christmas tree 7th December.
- Christmas lights purchased (cheque under Finance) – currently with Mr Miller.
- Motorbike seen riding across King George V Field – reported to PCSO/Warden.
- Christmas tree recycling? 8th and 9th Jan – Clerk to place in magazine.
- King George V Pavilion – re “boarded section” – given recent costs on the Pavilion, this to remain in abeyance for present.
- September 2017 minutes to be altered (at request of Mr P Bailey) re South Foreland Valley roads – Mr Bailey’s comment was a personal one. This was agreed and minutes duly annotated.
- Bus stop sign in dip in Sea Street, adjacent to bench – reported to Highways twice who have advised no action will be taken.
- Mr Jones from The Old Vicarage Management Company had written to Mr Jim Stone re trees at Old Vicarage.
- Have chased Bradleys re Madge Field – first registrations taking around six months so some while before we hear again.
- Swing seats purchased – with Mr Miller.
- Repairs to Bowls Club roof – now to be undertaken in spring.
- Work completed at King George V Pavilion, with some snagging before final invoice to be received. Cricket Club will provide cheque for their contribution.
- Clerk to meet with Mrs Liggins re proposed fence from Churchyard to car park.
- Pond Interceptor – recent community newsletter from DDC had details of firm who may be of use in clearing the interceptor, with Clerk to contact.

Clerk to deal

Clerk to note

Clerk to monitor

Clerk to monitor

Clerk to deal

Clerk to deal

- Mowing machine back in use at South Foreland Valley – cheque under Finance.
- Still awaiting confirmation from land owner re Kingsdown Road FP (Mr Fielding) – initial telephone message received.
- Met with new PCSO Jacqui Brooks – she will hold surgery at Holiday Camp on 9th December with suggestion that she may use the foyer at the Village Hall.

Clerk will write again

Clerk to liaise

4. Planning

The following observations were made on the applications considered:-

- DOV/17/01122 - Conversion of garage to habitable accommodation, erection of front porch extension and external alterations (amended description) (readvertisement) – Chesley, Lighthouse Road *No objections*
- DOV/17/01168 - Installation of garage doors to SE elevation and replacement windows and doors to NE and NW elevations (existing screen window to SE elevation to be removed) – The Red Lion, 1, Kingsdown Road *No objections but would raise concerns re access of garage onto Kingsdown Road. (5 in favour; Cllrs Simcox and Macgregor wished to raise no objections). Recommend access allowed by History Society before wall removal)*
- DOV/17/01029 - Erection of roof extensions, skylight, cladding of roof, front glazed porch with terrace above and balustrade, decking, external cladding, excavation works to reconfigure steps, front carport, alterations to vehicular access and driveway, decking, means of enclosure and storage facility, alterations to fenestration and new windows and doors (amended details) (re-advertisement) – Merlin, Goodwin Road *Unable to comment as application not available on DDC website*
- DOV/17/01201 - Erection of a single storey rear infill extension to link existing dwelling and ancillary building – Owl Barn, Dover Road, West Cliffe *No objections*
- DOV/17/01258 - Change of use to garden land and erection of a domestic storage building – Land to the rear of and including Shalimar and part of Oaklands, Well Lane *No objections (4 in favour, 3 against)*

5. Finance and Accounts

Cllr Simcox raised the question of including the defibrillator at the Village Hall under CCTV coverage at the cost of the PC. She will liaise with the Hall Committee.

Cllr Simcox to deal

Cllr Smith raised the question of the Government Finance Settlement, and in particular the question of the referendum principle applying to Parish Councils – although not to be introduced this financial year, it may be something that will come up again. Precept / budget will be on December agenda.

Clerk to deal

<p>The quotation from D A Tree Surgeons in the sum of £1,685.00 in respect of trees to the rear of Chapel Land Pond to be approved.</p> <p>Quote in respect of 3 gates across Old Bottom Freedown at £218.30 per gate, with PROW to meet 25% of the cost – IT WAS RESOLVED that this be accepted.</p> <p>Re request for donation from Dover and District CAB – this to be deferred until grant consideration in new year.</p>	<p>Clerk to liaise</p> <p>Clerk to liaise</p> <p>Clerk to note</p>																																								
<p>The following payments made since the October meeting were approved:-</p> <table border="0"> <tr><td>Mrs W Morris re Footpath tea</td><td align="right">£125.00</td></tr> <tr><td>Greenlands Insurance Services Ltd – tractor insurance</td><td align="right">£179.04</td></tr> <tr><td>Mr D E Hart – repayment re Christmas lights and Valley fuel</td><td align="right">£287.26</td></tr> <tr><td>Lister Wilder – repair to Valley mower</td><td align="right">£1194.16</td></tr> <tr><td>NEST – Council and Clerk pension payment</td><td align="right">£145.36</td></tr> <tr><td>Isle of Wight Computer Geek – website backup</td><td align="right">£165.00</td></tr> <tr><td>Mr G Macgregor – shower and plumbing repairs at Alexander Pavilion</td><td align="right">£367.92</td></tr> <tr><td>St Margarets Village Hall – Channel Room hire 2018</td><td align="right">£297.00</td></tr> <tr><td>Mrs J Harris – mileage expense re KALC meeting</td><td align="right">£13.57</td></tr> <tr><td>Mr I Miller – labour/expenses/Registrar fees</td><td align="right">£1315.00</td></tr> <tr><td>Jane Cook – October salary</td><td align="right">£1129.65</td></tr> <tr><td>Jane Cook – phone/internet</td><td align="right">£22.18</td></tr> <tr><td>H M Revenue and Customs – PAYE/NIC</td><td align="right">£227.50</td></tr> <tr><td>Royal British Legion Poppy Appeal</td><td align="right">£50.00</td></tr> <tr><td>Idverde Ltd – grasscutting (ex KGV)</td><td align="right">£279.91</td></tr> <tr><td>Petty Cash</td><td align="right">£17.00</td></tr> <tr><td>Wicksteed Leisure Ltd – swing seats</td><td align="right">£109.80</td></tr> <tr><td>Idverde Ltd – KGV grasscutting</td><td align="right">£134.17</td></tr> <tr><td></td><td align="right">£6059.52</td></tr> <tr><td>Credit interest £3.83</td><td></td></tr> </table>	Mrs W Morris re Footpath tea	£125.00	Greenlands Insurance Services Ltd – tractor insurance	£179.04	Mr D E Hart – repayment re Christmas lights and Valley fuel	£287.26	Lister Wilder – repair to Valley mower	£1194.16	NEST – Council and Clerk pension payment	£145.36	Isle of Wight Computer Geek – website backup	£165.00	Mr G Macgregor – shower and plumbing repairs at Alexander Pavilion	£367.92	St Margarets Village Hall – Channel Room hire 2018	£297.00	Mrs J Harris – mileage expense re KALC meeting	£13.57	Mr I Miller – labour/expenses/Registrar fees	£1315.00	Jane Cook – October salary	£1129.65	Jane Cook – phone/internet	£22.18	H M Revenue and Customs – PAYE/NIC	£227.50	Royal British Legion Poppy Appeal	£50.00	Idverde Ltd – grasscutting (ex KGV)	£279.91	Petty Cash	£17.00	Wicksteed Leisure Ltd – swing seats	£109.80	Idverde Ltd – KGV grasscutting	£134.17		£6059.52	Credit interest £3.83		
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<p>7. <u>Correspondence</u></p> <ul style="list-style-type: none"> • KALC re DCLG Technical Consultation on 2018-19 Local Govt Finance Settlement. • Mr C Sumner re footpath ER14 gates • Mr D Busby (copy email to Bay Trust) • Mr S Manion re KCC Budget Consultation • Dr Kirk Alexander re South Foreland Valley and tree safety • Mr S Hare re trees in church yard – referred to Darren Solly at DDC. • NALC Chief Executive Bulletin 35 • PROW response to missing fingerpost on right of way – only high risk issues will be dealt with as a priority • Heather Waller PROW Officer re footpath ER14 – Clerk will liaise re new gates. • KALC re Invitation to Community Transport Awayday – attended by Cllr Simcox. • KALC re 2018 Boundary review of parliamentary constituencies • Nick Johnansen re Landscapes of Eastern Kent Downs – draft review • Joanna Thomson re Proposed meeting with new Head of Marine Licensing at MMO • Sam Lewin – request re camping • Katie Amouche, Clerk to Ringwould and Kingsdown re 85 dwellings at Dover Road, Walmer 	<p>Clerk to liaise</p>																																								

- CPRE Dover Area AGM – Cllr Paul will attend
- Eleanor Stephenson re leaves in village car park – referred to DDC / Highways.
- Sue Clark re 2017 Pegasus evaluation
- KALC re response to DCLG Consultation Planning for the right homes in the right places
- KALC re Crime Prevention and Safety Conference 7th December
- Alison Quinn re locked gates on footpath ER14.
- Barry Finch DDC re National Non Domestic Rates on public toilets
- KALC – re KCC Highways Parish Seminar 2017 – presentations.
- KALC re Kent Police and Crime Commissioner’s Annual Policing Survey.
- KALC re Commonwealth War Memorial, Dover.
- Mr M Thompson re proposal for new housing / doctor surgery at Station Road site.

Cllr Paul to attend

8. **Reports from Councillors**

- Cllr Harris had nothing to report re proposed new bus shelter – will chase.
- Cllr Simcox advised that 4 out of 5 requested new litter bins installed – last one to be installed shortly. Following attendance at Highways Seminar, main thrust was lack of funding / budget for any road repairs etc. Also huge cuts to local bus services will be seen. Funding available for Community Transport but little support in evidence for this.
- Cllr Harris provided report from KALC Dover Area Committee meeting. Asked that PC write to the Planning Inspectorate in support of Walmer PC re the proposed new 85 houses in Walmer – turned down by DDC but developer is appealing. Clerk will liaise with Walmer Clerk in this respect.
- Cllrs Paul and Smith had attended site meeting with Richard Heaps from Highways re traffic survey. Will refer to Cllr Fielding before taking forward.

Cllr Harris to deal

Clerk to follow up

Cllrs to liaise with Cllr Fielding and Highways

9. **Village Maintenance / matters affecting the Parish**

- Clerk will liaise with Kirk Alexander re tree maintenance programme.
- Playing field inspection undertaken by Cllr Newton – all in order. Reported that fence at Alexander Field entrance is leaning due to neighbouring trees.
- Cllr Macgregor advised that following recent work on showers / immersion heaters at the Alexander Pavilion, hot water to taps is too hot. Immersion heaters must be maintained at 60 degrees to prevent bacteria but with taps so near to heater, a blending valve is needed to bring temperature down. It was agreed that he could take this forward – each valve will cost £55 and he will use his students to help in this respect.

Clerk will investigate

Cllr Macgregor to deal

Matters arising

- It was agreed that Mr Miller be asked to treat the Church steps, to try and prevent the surface becoming too slippery.
- Cllr Paul is to meet with local shopkeeper Vijay re Christmas plans.
- Clerk asked to write to the “boat people” with a letter of thanks following the lovely display over the Remembrance weekend.
- Clerk had prepared notices for Chapel Land Pond asking not to feed bread to the ducks.
- Cllr Paul advised of severe problems on Remembrance Sunday with parking in the vicinity of the Church and car park.

Clerk to liaise with Mr Miller

Clerk to deal

There being no further business, the meeting closed at 9.45 p.m.

Confirmed:

Chairman

13th November 2017

Correspondence received prior to Meeting
11th December 2017

<u>Date sent</u>	<u>From</u>
14 Nov	Richard Heaps re Traffic Surveys.
14 Nov	Peter and Gina Ayles re photo shoot in Valley.
14 Nov	Nicholas Fielding re footpath from Kingsdown Rod.
15 Nov	Anne Amos – request for litter bins.
17 Nov	E Metenier re filming on Upper Road.
20 Nov	KALC re Government announcement re lorry park.
27 Nov	Public Rights of Way re footpath ER9.
27 Nov	KCC re temporary closure of Collingwood Road.
27 Nov	Joanna Thomson – update re Goodwin Sands SOS
27 Nov	Chris Little / David Hart re tree stump treatment in Valley.
28 Nov	Lynn Morris re planning application for 9 St Margarets Road.
27 Nov	Natasha Rudkin re ready reckoner 2018-2019.
1 Dec	Richard Haynes re Up On The Downs event.
1 Dec	Kirk Alexander – update on Valley work and advising of his leaving WCCP.
1 Dec	Joanna Thom son – further update re Goodwin Sands SOS.

By post:-

Mr E Gee re Station Road surgery proposal.
Andrew Hutchinson, Kent PROW re Lighthouse Road signs (copy to PC).