

THE PARISH COUNCIL OF ST MARGARETS-AT-CLIFFE

Minutes of the Ordinary Monthly Meeting of the above Parish Council held on Monday 10th July 2023 at 7pm at St Margaret's Hall.

Present: Cllrs Rebecca Simcox (in the chair), P Blake, A Fielding, O Checksfield, together with Clerk. District Councillors Martin Bates and Oliver Richardson also in attendance. County Cllr Steve Manion in attendance. Following co-option, N Fulford and B Pearce in attendance.

Public participation:-

David Hall raised the following issues:-

- 2 potholes on Dover Road junction.
- 1 pothole on Dover Rod (Westcliffe - near narrow part of road/telegraph pole.
- Once again on Reach Road a pothole near holiday camp is full of water and checks should be made for underground leak.
- Recently Reach Road was closed for a day without the farm receiving warning, although some residents had received letters re filming. Questioned where funds from filming were applied.
- Hedge near church/opposite Marshall and Clarke in High Street needs cutting back - Oliver Richardson will take back to DDC.
- Raised question re extending lease of Old Bottom Freedown given history of freedowns.

Peter Wells - foreign coaches continue to park on turning circle at top of Bay Hill despite bus box in place - Oliver Richardson will take back to Parking Services. Advised that a fencepost has been removed in the Valley - he will liaise with Anna Newton.

Penny Bailey - noted that Upper Road is littered with potholes, and noted continuing dangerous parking situation at top of Sea Street. Community Warden to be advised.

1. The minutes of the Parish Council meeting of 12th June 2023, having been circulated to all Councillors, were confirmed as a correct record of the meeting.	
2. IT WAS RESOLVED to co-opt Nikki Fulford and Brian Pearce as Councillors - they duly signed Declarations of Acceptance of Office. Disclosure of Pecuniary Interest Forms were provided to them for completion.	
3. No declarations of interest were made on agenda items.	
4. <u>Reports from County and District Councillors</u> Steve Manion - KCC is already over budget at this early part of the financial year and they have to consider further cuts. Areas being looked at are - waste / recycling with possible closure/restricting of hours to some recycling sites; consultation re Community Warden service is likely to start on 12 July. Cllr Blake advised of serious drainage problems on Bay Hill leading to flooding recently. KCC Highways emergency team visited quickly after report going in. Bay Hill will need to be closed overnight (date to be confirmed) with residents needing to be advised accordingly.	

Cllr Fielding raised the question of pre-planning advice being given by DDC Planning Officers who then go on to make the decision on that application - he queried the impartiality of this action.

Cllr Blake raised the possibility of the Bowls Club being allowed to park vehicles on occasions in the cul de sac in Kingsdown Road - advised to contact DDC Housing Department in this regard.

5. **Clerk Report**

- Nothing heard re play inspection but they have confirmed this is likely to be in August.
- Brian Pearce - booked on new councillor course and paid via credit card.
- Issue with Idverde grasscutting invoices - two unpaid from end of last year now paid. I have impressed on them we must receive these monthly in order that work can be checked.
- Councillors will be aware of drainage/flooding issues on Bay Hill - now in hands of KCC and closure of Bay Hill will be required at some stage to resolve this.
- Cattle grid no. 2 near Lighthouse had collapsed - liaised with WCCP and fabricators and urgent work undertaken - invoice received at £1,789+VAT. Richard Haynes advises that other grid work should be undertaken sooner rather than later, as grant money may be slow or unforthcoming.
- 15 email replies received re article on suggested 20mph limit.
- Written to D Hannent re dates of Trust meetings for the Bay Trust - no reply.
- Still awaiting confirmation / invoice from Kent Highways re new yellow lines.
- Valuation report received re Glebe Field.
- Natural England given permission for survey work in the Valley - will be ongoing.
- Will place "bench policy" on September agenda.
- What does the PC want to do re the fence / stile on ER41 (Old Bottom Freedown)? Agreed that 2 gates be purchased and installed by maintenance contractor.
- Arrangements re replacement of Clerk at end of next year - Cllr Checksfield had started on creating a job description which she will forward to Clerk for consideration.

Cllr Fulford to deal / Clerk to place on agenda

Clerk to deal

- Meter reading provided for King George V Pavilion. Clerk to check re location of meter for Alexander Field.
- Wreath ordered for Dover Patrol Memorial Service 23rd July - Chair to attend.

Clerk to deal

Chair to attend

6. **Planning**

- 23/00804 Variation of Condition 2 (approved plans) to allow amendments of planning permission DOV/22/00725 (application under Section 73) for the erection of single storey side and front porch extensions (existing porch to be demolished)
Green Meadows, Hardy Road *No objections*
- 22/01647 Erection of indoor riding school
Owl House Riding Stables, Station Road *No objections*
- 22/01720 AMENDED DETAILS: Erection of a dwelling with parking and stores (existing building demolished)
The Ledge, Bay Hill *Previous comments still apply viz:- an inappropriate development on a very cramped site; - development would cause overlooking; - site is located close to a dangerous hairpin bend; - design shows a low standard of accommodation.*
- 23/00673 Erection of a single storey rear extension, replacement roof tiles, rear rooflight, re-render/cladding, alterations, and insertion of 2 windows to side elevation, front raised patio with glass balustrade, pergola, car port, replacement front boundary wall, new vehicular access, and driveway
Landfall, 39 Salisbury Road *No objections*
- 23/00861 Installation of solar panels to roof
Moonraker, 32 Granville Road *No objections*

(b) No further response from Bay Trustees re Glebe Field.

(c) Discussion took place re complaint raised on planning decision / history on 70 Granville Road. DDC are at stage 1 in complaint process and outcome now awaited.

7. **Report on meeting with Kent Highways representative**

Cllrs Simcox and Fielding had met with Highways rep to discuss further yellow lines (agreed) and proposed 20mph limit through village. Cllr Simcox stated that the rule seem to have changed on permitting a 20mph limit to proceed directly from a 50-60mph section of road. She has raised several questions with Highways which have yet to be answered - issue therefore to be put on agenda for September.

Clerk to deal

The following payments made since June meeting were approved:-

Dover District Council (White Cliffs Countryside Project)	£6,000.00	(45)
George Simcox - new TV cables	£16.26	(46)
R Wilkie - valuation fee	£450.00	(47)
Castle Water	£140.01	(48)
Credit card - ink/paper/stamps	£23.09	(49)
Castle Water	£11.21	(50)
Idverde Ltd (Oct 2022)	£322.19	(51)
Idverde Ltd (Nov 2022)	£322.19	(52)
NEST - Pension Clerk/Council	£256.32	(53)
R Purchase - June invoice	£1,322.93	(54)
Jane Cook - June salary	£1,477.94	(55)
Jane Cook - phone/internet	£20.00	(56)
HMRC - NI+PAYE	£465.85	(57)
Lynne Hopwood - cleaning	£140.36	(58)

	£10,968.35	

Receipts:-

Cemetery fee	£525.00
Credit interest	£80.11

9. Request from Trustees of Dover Patrol Memorial

Following a request from Roger Walton, Chair of Trustees for the Dover Patrol Memorial Fund, Cllr Peter Blake volunteered to act as a Trustee.

Clerk to respond and advise

10. Correspondence

- KALC re M20 moveable barrier project.
- Minutes of KALC Dover Area Committee meeting 7th June.
- Louise St John Howe, Inspector, re Local Plan.
- Kent PCC Newsletter.
- NALC Newsletter.
- Andrezj Kluczynski re Air Quality Action Plan Consultation.
- KALC re Councillor training events June/July 2023.
- Sandwich Town Clerk re public meeting on proposed closure of Richborough Household Recycling Centre.
- Southern Water update.
- KALC re Kent Police list of contacts.
- KALC re official Guide To Taking Part in the 80th Anniversary of the D-Day Landings, taking place on 6th June 2024.
- Further NALC newsletter.
- Matthew Fox re White Cliffs of Dover Footpath Opening Ceremony.
- Steve Manion re UKC meeting - The Future for Bus Services in Kent.
- Anna Newton re plans in SFV for cattle grids/scrub clearance.
- DDC Planning re Planning appeal on Shalimar - Certificate of Lawfulness.
- KALC re training events for next 12 months.
- Email from Droveaway Residents group re inclusion of STM010 in Local Plan.
- Malcolm Gibbons re Dover Patrol Memorial Service 23rd July.
- Melanie Wrigley WCCP re collapse of cattle grid no 2.

- KCPFA - invitation to AGM 12th July.
- M Burney-Cumming re defibrillators and footpath ER28 - Clerk to check on cutting regime from PROW for footpaths.
- Kerry Skirrow - question re speed bumps.
- DDC - advice of appeal for Sherleys Farm application for change of use.

Clerk to deal

11. Reports from Parish Councillors

- Cllr Checksfield provided a report on her recent attendance at conference at UKC re future of Kent bus services. Clerk was asked to stage Stagecoach reps as no feedback received re PC proposal for dog-leg through village.
- Cllr Simcox had met with Police Beat Officers Sophie Bramble and Matt Hawkes to discuss the new policing model. Cllr Simcox has provided details on PC website of how to report incidents etc. We will need to “watch this space” re the new roles from September.
- Cllr Simcox had met with dog warden in the Bay and walked around the area. Details of areas for dogs is available on PC website.
- Cllr Simcox met with David Parratt from DDC after contact from Graham Wilson re camping at the monument site, to discuss Public Space Protection Orders. Idea mooted as to whether PSPO could be put in place for South Foreland Valley. Such orders in respect of illegal camping need to be on DDC owned land but David is speaking to National Trust and DDC Legal to see if there is a way forward.
- Cllr Simcox - re security firm Dover Security Services used for Valley - given poor health of main security man Dougie, NT is investing using another provider - PC may look to do this also.
- Cllr Fielding provided report re CCTV - PC now has 9 cameras at King George V Field together with those at the village hall and village car park. The car park camera has been a problem but this has now been resolved. Cllr Fielding will be checking recorders weekly and policy to be reviewed/renewed in October.

Clerk to write

12. Village Maintenance / Matters affecting the Parish

- Playing field inspection - undertaken by Cllr Blake. The continued damage of the downpipes at Alexander Field could be being damaged by children kicking footballs against the pavilion wall; maintenance contractor will move pipes to the end of the pavilion to see if damage can be prevented.
- The Tom Cooper memorial bench has now been removed from King George V Field - not to be replaced at this stage. The damaged bench on Bay Hill steps to be replaced - Cllr Blake will liaise with providers of composite type bench to replace. This to appear on next agenda.

Cllr Blake to deal / Clerk to place on agenda

- Cllr Blake advised problems persist with gate to far end of Alexander Field - metal posts at each end of the gate appear to be turning inwards. Maintenance contractor will seek quotes for new gate posts.
- Christmas - Cllr Simcox will begin speaking to VJ at village shop.
- Cllr Simcox - had contacted Parking Services Manager to ask for increased enforcement visits.
- Tennis courts - use by commercial businesses - question of insurance and liability could be key here. To appear on next agenda.
- IT WAS RESOLVED to pay the sum of £3272.92 (estimated) for the new agreed yellow line.
- New scoring hut being installed at KGV this week.
- “No mow May” had cost maintenance contractor two mowers and this idea may need re-visiting next year.
- PC now has 683 Facebook followers.

Cllr Simcox to deal

Clerk to deal

Clerk to await invoice

There being no further business, the meeting closed at 9.40 pm

Confirmed:

Chair

10th July 2023

Have Your Say on Clean Air Day!

DDC Launches Consultation on Draft Air Quality Action Plan

To mark Clean Air Day (15 June 2023) Dover District Council has launched a consultation on a draft Air Quality Action Plan (AQAP) that aims to improve air quality in the district over the next five years. Poor air quality has a profound impact on the environment and public health, contributing to conditions from asthma and heart disease to cancer.

The Action Plan seeks to address emissions from cars, lorries and buses which are the main cause of poor air quality in the district. You can read the draft Air Quality Action Plan and have your say by completing a short online questionnaire.

The consultation opened on 15th June and will close on 27th July.

DOVER FAST TRACK

A key milestone in construction of Fastrack, Dover's first purpose-built zero-emission bus route, takes place on the weekend of Friday 14 to Monday 17 July as a new 31.5m span bridge is installed across the A2 at Whitfield.

A short stretch of the A2 from the Whitfield roundabout to the Whitfield interchange (A256 junction) will be closed to all traffic from 9.00pm on Friday, 14 July to 5.00am on Monday, 17 July.

During the 60-hour operation, five 30m steel beams weighing 14.5 tonnes each will be lifted into position from the A2 by a 150-tonne crane. The beams were fabricated locally by Nusteel Structures based in Lympe, Hythe.

There will be a signed diversion via the White Cliffs Business Park (Honeywood Road and Honeywood Parkway) during the works to install the bridge. Where possible, traffic heading to or from the Port of Dover is recommended to use the A20/M20.

LOCAL ISSUES

1). PINE EDGE

Following reports from SMBCA of the Potting Shed being listed as a separate dwelling on Zoopla I contacted Planning Enforcement who have agreed to investigate and provide me with an update in due course. I am currently chasing them for that promised update. To date I have still to receive a response and have sent a further chaser yesterday. I understand however that the SMBCA has been in communication with Sarah Platts who is Head of Planning. She confirmed that she shared our concerns about the site and would be keeping a close eye on developments.

Today I received the following report from DDC Planning Enforcement:

The investigating officer has provided the following update:

"Further to the report that was received on 20 April 2023 and subsequent correspondence an investigation has been carried out relating to an annex/separate residential unit and an outbuilding that has been erected to the rear of the site.

Outbuilding

An outbuilding has been erected to the rear of the site and sits on the rear boundary. It sits in the same position as a former potting shed (outbuilding) and will be used for the same purposes. The outbuilding in terms of its height slightly exceeds permitted development requirements and therefore requires planning permission. The landowner was given the opportunity to apply for planning permission but declined the request to submit. The planning enforcement team do not have the power to make anyone apply for planning permission but in the absence of a planning application must consider whether it expedient to pursue formal enforcement action, taking into account planning policy, material planning considerations, government guidance and the Councils adopted Planning Enforcement Plan.

The outbuilding itself sits next to another building on the site that was granted planning permission, it is smaller and finished externally in the same materials. When looked at from outside of the site the

building relates well to its surrounding built form and does not result in any additional harm to the character and appearance of the locality to what has already been granted planning permission. The outbuilding also does not result in any harm to residential amenity or living conditions of existing/future occupants of neighbouring buildings. It is noted that planning permission was refused for an outbuilding in this location but this was part of a wider scheme where the refusal related to other matters, not the outbuilding itself.

Taking into account planning policy and all material planning considerations it would not expedient to pursue any formal enforcement action in respect of the outbuilding. This decision is made in accordance with government advice which states:

local authorities should not take formal action where:

there is a trivial or technical breach of control which causes no material harm or adverse impact on the amenity of the site or the surrounding area;
development is acceptable on its planning merits and formal enforcement action would solely be to regularise the development;
in their assessment, the local planning authority consider that an application is the appropriate way forward to regularise the situation, for example, where planning conditions may need to be imposed

The decision has also been made in accordance with the councils adopted Planning Enforcement Plan which can be viewed here [Planning Enforcement Plan \(dover.gov.uk\)](http://dover.gov.uk)

Annex/Separate Residential Use

An inspection was carried out on the building that was reported to be being used as an annex/separate residential unit. The building in question externally is complete but internally is without any fixtures/fittings and is work in progress and therefore there has not been any breach of planning control. The landowner did tell me he may allow visiting family to stay in the building in the future, which would not be a breach of planning control.”

2). PSPO SIGNS AT THE DOVER PATROL MEMORIAL

Following on from a suggestion from Jane that we should seek to have No Camping signs placed near the memorial I forwarded a request to Dave Parratt. He has suggested a 1:1 meeting with Jane to discuss further. Did this take place?

3) REPAIRS TO POTHoles ON EXIT TO REACH RD CAR PARK

This is apparently not within the jurisdiction of KCC and Jane requested some advice. We forwarded the email to Keith Watson who said we should report the matter to Parking Services and provided you with a link to the appropriate form. Have heard nothing since and I forwarded a chaser to him yesterday. Today I received the following response from Keith:
Yes, I've been round the car parks now with our contractor and repairs have been scheduled for early August of which Reach Road has been included etc.

4). THE LOOKOUT, GRANVILLE RD – DOV/23/00153

Resident of 68 Granville Rd has concerns about a variation of conditions to a planning application at 70 Granville Rd. He was not advised personally and believes that the variation should have been a separate application. Since this first came to our attention on 18 th June there has been numerous correspondence between DDC and the resident. He has now raised an official complaint and DDC Planning are now following due process in addressing it.

5). VILLAGE CAR PARK FLOODING

This was raised by Jane on 5 th July and referred to Property Services by Ollie the same day. I believe that Keith Watson is arranging to clear the drains as soon as he can gain access to them.

