

THE PARISH COUNCIL OF ST MARGARETS-AT-CLIFFE

Minutes of the Ordinary Monthly Meeting of the above Parish Council held on Monday 9th October 2023 at 7pm at St Margaret’s Hall.

Present: Cllrs R Simcox (in the chair), P Blake, A Fielding, O Checksfield, B Pearce together with Clerk. District Cllr Martin Bates in attendance.

Apologies for absence received from Cllr N Fulford (holiday) together with County Councillor Steve Manion.

Public participation:-

Peter Wells - brought up the question of properties in the Bay area being let out for overnight parties - visitors are parking on verges and creating an obstruction for any emergency vehicles needed. Chair encouraged Mr Wells to use the Police website for reporting on-line at time of any incident.

He noted the raising of signs in The Bay noting “private land” - it was confirmed that this followed resident applying for and receiving certificate of lawfulness for land as a private garden.

Mr Joel Caplin provided brief resume behind his planning application for “Dolittle Farm”:-

- Intends the land to be a smallholding with small animals/crops etc.
- Would be living on land in temporary accommodation.
- Following his moving to the site, he had received a visit from DDC Enforcement Officer; hence the current application.
- Advised that the current 2 caravans would be the maximum number on site.
- Activities would only be agricultural.
- Confirmed he is aware that the land is in the AONB.
- Asked why he had laid hardcore, he advised the land had been very uneven - hardstanding is of a permeable nature.

1. The minutes of the Parish Council meeting of 11th September 2023, having been circulated to all Councillors, were confirmed as a correct record of the meeting.	
2. No declarations of interest were made on agenda items.	
3. <u>Reports from County and District Councillors</u> <ul style="list-style-type: none">● Written report provided by Cllr Bates (attached to minutes).● He advised that since his report, he had been advised that the work in the Reach Road car park to clear tree roots blocking drainage would be undertaken in the short term.	
4. <u>Langdon Parish Council re Martin Mill Station</u> <ul style="list-style-type: none">● Vice Chair Tony Minns attended meeting to provide a brief update on the 5 year campaign against South Eastern Rail re the imposition of car parking charges at Martin Mill train station.● He advised that during previous negotiations South Eastern had tried to “bypass” the Parish Council.	

- Following the introduction of charges, the narrow roads around the station have become congested with rail users' vehicles.
- They are monitoring the car park re use and have requested figures from South Eastern to determine whether the car park is cost effective - so far this information has not been forthcoming.
- They continue to collect data and have issued "resident passes" to local residents when parking in the vicinity, in an attempt to determine the number of vehicles being left on the road by rail users.
- Tony stated that the Parish Council will continue the fight and just wanted to update St Margaret's on their work.

5. **Clerk Report**

- Written to auctioneers re sale of Sea Street land by the Bay Trust - reply received (sale has gone ahead).
- Confirmed that reps from Parish Council will be attending Local Plan Hearings in November - exact names will need to be provided ahead of that meeting.
- Reply received from Louise Sills of Stagecoach - no plans to change anything re buses, including "dog leg" idea. Still no data re use of buses before changes.
- Still no reply or invoices from Idverde. Have been provided with 2 different contractor names from local Parishes. Also meeting to be undertaken with DDC reps.
- Is Chair available to attend Remembrance Sunday at Church? Confirmed - wreath ordered.
- Kent Highways approached to firm up idea of costs re placing of 20mph speed limit + street furniture.
- Confirmed to Bowls Club re £500 for snooker table cloth.
- Quote from Leaf Tree Services confirmed as firm - does not include any stump treatment with ecoplugs (herbicide) because all the contractors said they could not quote for that until they see how many and diameter of stumps that need treating.
- Community Warden consultation by KCC now closed.
- Apologies that I missed Police / CSU Forum meeting - Cllr Checksfield attended.
- Idverde confirmed Play inspection should be undertaken w/c 2nd October. Nothing has happened and Clerk to chase again.
- Working party re new Clerk - Chair/Chair/Cllr Checksfield - initial meeting to be arranged.
- Contact with Rural Payments Agency proving problematic. Will return to Richard Haynes to attempt to resolve issues re grant application.

Clerk and Cllr
Fielding to attend

Clerk to chase

Clerk to deal

- Will add D-Day 70th anniversary commemoration / arrangements to next agenda.
- In December we will need to consider the budget / setting of Precept for 2024/25.
- Email received from KALC that some PC’s are claiming that they have not had completion of audit from Mazaars (despite cut-off date being 30 September).
- Approached by Peter Killin re cobbled area outside shop - he states this is difficult to navigate for elderly residents and mums with pushchairs. He will contact Highways.
- Reports received from footpath walk - sent via on-line reporting tool to PROW.

Clerk to deal

6. Planning

The following comments were made on the applications considered:-

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|----------|--|--|
| 23/01068 | Erection of annexe for ancillary residential accommodation -
Wanstone Court, Upper Road | <i>No objections</i> |
| 23/01113 | Temporary (3 year) change of use of land to a mixed use of agriculture and siting of 2 caravans for residential use, construction of a hard surface and associated landscaping (Retrospective) -
Dolittle Farm, Westcliffe Paddock, Dover Road, Westcliffe | <i>Object - comments attached to minutes</i> |
| 23/01149 | Crown reduce back to previous pruning points and crown raise to 5 metres of two Beech the subject of Tree Preservation Order No 1 of 2006 -
Stillpoint, 19 Granville Road | <i>Defer to Trees Officer</i> |
| 23/01173 | Variation of condition 2 (approved plans) of DOV/21/00317 "Erection of a three-storey detached building to incorporate 5no. self-contained flats; erection of two-storey and single storey rear extensions to existing 12no. terraces, insertion of 2no. dormer windows and alterations to fenestration (existing single storey rear extensions to be demolished). Erection of single storey rear extension to existing boathouse with alterations to fenestration. Reconfiguration of internal access road, relocation of parking area, 8no. additional parking spaces and associated landscaping" to remove chimney stack; insert window to front elevation, 3 additional rooflights and door to rear
Coastguard Cottages, Bay Hill | <i>We have concerns that the removal of the chimney stack affects the integrity of the listed building, object to extra car parking as it harms the siting of the listed building (extra spaces not clear on amended drawings)</i> |

8. Finance and Accounts

(a) The following payments made since the September meeting were approved:-

Affinity Water	£154.14
R Purchase - September invoice	£1,462.40
Mr I Miller - Registrar fees	£115.00
Wight Computers Ltd - website back-up	£198.00
Dover Security Ltd - South Foreland Valley	£540.00
Tarki Technology - finance software	£35.00
Credit card - ink/envelopes for Registrar	£8.98
D A Hart - fuel re Valley	£43.49
Jane Cook - September salary	£1,477.94
Jane Cook - office	£20.00
HMRC - PAYE/NIC (Council+Clerk)	£372.79
Lynne Hoppwood - cleaning	£105.27

Receipts:-	£4,533.01
Cemetery fees £900.00	
Credit interest £89.53	

(b) Budget figures provided. Clerk asked to provide figures re Mr Purchase for South Foreland Valley and Play Area work.

Clerk to deal

8. South Foreland Valley

- Quote received from Harmer & Sons re repair to No 10 cattle grid at £1,860. Clerk had asked them for a price for completely new grid and this is awaited - Clerk to be delegated to make payment in case of need re repair.

Clerk to deal

9. Individual Councillor responsibilities

- General discussion and allocation re list provided by Clerk. This to be firmed up and can then be published on website. Clerk to contact Lloyds Bank re log-in for Councillors to verify payments.

Clerk to deal

10. Policy re use of Parish Council Space (outside of Normal Activities)

- Final draft has now been approved - cost of use to be set at £5 per hour for commercial enterprises. This can now be published to website.

11. Correspondence

- S Jaenicke - Telegraph article re lack of signal in the Bay area.
- Louise Sills - response to our request re dog-leg idea for buses to the village.
- John Rimmer, Clive Emson - response re Sea Street land auction.
- Tracy Creed, Guston PC re problems with school buses, together with copy of Matthew Swan (Stagecoach) response.
- Richard Haynes WCCP re Higher Tier Capital Grant application.
- Melanie Wrigley WCCP re damaged cattle grid no. 10.
- Cllr Martin Bates - September newsletter re Dover Fasttrack.
- Cllr Bates re The Ledge planning application - committee date not yet know.
- Mel Wrigley re Leaf Tree Services quote - confirmed.

- D Pilcher - request to use PC facilities.
- DDC Polling District Review posters/info.
- Louise St John Howe re Local Plan Examination - 23rd November.
- Simon Creed re defib training.
- Yvette Hayles DDC re Bay toilets.
- Chris Little/Dave Hart - request forwarded re use of Valley by Coastguard. This was confirmed as acceptable and Clerk to make contact.

Clerk to deal

12. **Reports from Councillors**

- After various amendments, the Bench Policy has now been confirmed and can be published on website.
- It was agreed that Cllr Fulford could take forward the idea of providing signage for visitors re local businesses.
- Cllr Checksfield provided report on her attendance at CSU/Police Forum quarterly meeting.
- Cllr Simcox advised she had contacted Leanne Cezar at Kent Highways to ask for firm details of all costs related to 20mph limit through village.
- Cllr Blake advised that work at the Kingsdown Road pavilion continues - painting has been completed with work to the floor about to start.

Cllr Fulford to deal

Cllr Simcox to take forward

13. **Village Maintenance / Matters affecting the Parish**

- Playing field inspection undertaken by Cllr Blake.
- Cllr Blake advised re hedgecutting at the Cemetery - Rhino Plant new cutting machine is too large to access the Cemetery - Registrar is liaising with local man Peter Coles to see if he can undertake this.
- Clerk to check if Valley tractor is insured for road use.
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● Cllr Simcox had spoken to VJ at village shop. He will be liaising with local business re arrangements. IT WAS RESOLVED that PC would purchase raffle tickets for the event. Re lights - R Purchase to deal but would like the help of George Simcox - George to be asked in this regard. VJ will be providing food but will also speak to The Smugglers and First Light re any input from them. Cllr Simcox asked if mulled wine could be provided by Village Hall and Cllr Fielding will check. David Simcox will deal with santa/sleigh. Community Warden to be asked re safety cones. Cllrs Simcox/Checksfield and Fulford to act as Christmas working group. IT WAS RESOLVED that PC would purchase Christmas tree to be sited at village hall - Clerk to check with David Hart.

- ROSPA report yet to be received.
- Cllr Simcox advised she will be writing personally to Charity Commissioners.
- Cllr Simcox asked that PC look to place sign on tennis courts covering all areas, i.e. no ball games/outside use other than for tennis.

There being no further business, the meeting closed at 8.40pm

Confirmed:

Chair

9th October 2023

Objection to application 23/01113

1. The Parish Council is against grant of temporary planning permission in the AONB. The question arises how could the LPA enforce conditions of temporary use. Would it be regularly monitored? What happens if the site is vacated before the end of 3 years and left as developed? How would the restoration of the site be achieved?
2. The Parish Council has concerns about the sustainability of the site. The associated planning statement describes a varied agricultural business but this relates to the land titled Dolittle Farm which borders Westcliffe Paddock. It is not clear if this application relates only to the Paddock. Is the agricultural business of Dolittle Farm to sustain the development of Westcliffe Paddock?
3. The site is in a relatively isolated location, well outside the village confines. The application claims that the site is served by an hourly bus service but this is out of date. The service was severely cut earlier this year and there is now very limited service to Dover and very little to Deal. There are no bus stops near the site. Although the site is just over half a mile from St Margaret's at Cliffe, there is no pedestrian path from the site to the village, the road is unsafe for walking (60mph limit), especially for children. Therefore access would be mainly by car.
4. The most important concern is the harm to the AONB. The application indicates a hardsurfacing area of 0.25 hectares and the photo on page 16 of the Planning Statement shows close boarded fencing. This is incompatible with preservation of the scenic beauty and character of the AONB. The proposed agricultural business and residential occupation is likely to create significant waste. There is concern that across the site contamination of the water supply could take place.
5. The Parish Council has concerns about compliance with the the following paragraphs of DDC Policy H4:
 - H4 b. travel to and from the site would be mainly by car
 - H4 e. the installation already has an adverse impact on the AONB
 - H4 f. the proposal does not enhance and conserve the landscape character
 - H4 h. the screening of the site is inadequate and includes fences
 - H4 i- the proposal includes extensive hardsurfacing

For the above reasons the Parish Council objects to this application.

MEETING REPORT FOR ST MARGARET'S AT CLIFFE PARISH COUNCIL ON MONDAY 09.10.23

DOVER JOINT TRANSPORTATION ADVISORY BOARD

The Scrutiny Committee in KCC have recommended to Cabinet that the Board be abolished and that a new informal and more effective system be established as part of a Governance Review. Cllr Richardson will be part of the review undertaking this. The DJTAB meeting scheduled for 21 st September was cancelled.

LANDLORDS' FORUM

A range of updates and housing news is being brought home for landlords in the Dover and Folkestone areas - with a Landlords' Forum in the Council Chambers at Dover District Council on Friday 20 October from 9.30am. The forum is being organised by Dover District Council (DDC) and Folkestone and Hythe District Council (FHDC) working with the National Residential Landlords Association (NRLA) and the landlord association iHowz.

The free event is being held 'to let' landlords know more about the latest updates, and will include a range of guest speakers, as well as a range of information on funding opportunities and current requirements that may affect landlords. Guest speakers will include representatives from DDC's private sector housing and housing options teams, Kent County Council's empty properties team, DDC/FHDC teams on the Household Support Fund, and the Home Improvement Agency on Better Care Funding, as well as updates from Mortgages for Business, the NRLA and iHowz.

For more information, or to book your place to attend the Landlords' Forum, please email rivatesectorhousing@dover.gov.uk

DOVER JOB FAIR

Dover's biggest jobs and skills fair returns to Cruise Terminal 2 at the Port of Dover on Thursday, 12 October from 10am to 2.30pm. Dover District Council, the Department for Work and Pensions (DWP), Port of Dover, Stagecoach and East Kent College Group are teaming up to showcase job opportunities across the district, along with apprenticeships, training, and college courses. Over fifty local employers are expected to exhibit with some 800 local jobs on offer.

A programme of workshops will also offer job seekers advice, from CV and application writing, and other practical support. Job seekers could even leave with a job offer* on the spot with some employers offering interviews on the day. The event is free to attend, and thanks to Stagecoach, a free shuttle bus will run throughout the event from the town centre to the cruise terminal. The first bus will leave Dover Cruise Terminal 2 at 9:30am and the last bus from the cruise terminal will be at 3pm.

Dover Cruise Terminal 2

Dover Priory Railway Station

Ladywell (Fire Station)

Pencester Road (Bus Terminus)

:00 on the hour :05 past the hour :10 past the hour :20 past the hour

:30 past the hour :35 past the hour :40 past the hour :50 past the hour

There is also free car parking at the cruise terminal. So far 30 employers have signed up to attend the event.

POLLING STATION REVIEW

Under current legislation, all local authorities are required to review their polling districts, polling places and polling stations every fifth year - the next compulsory review starts today (2 October 2023) and your views are sought.

DDC are now seeking feedback on any aspect of the allocated polling areas or polling stations that they will use in the Dover District and invite representation and comments from interested persons. This includes comments on access to premises or facilities for persons who have different forms of disability.

All representations received will be published on our website on 30 October 2023. There will then be an opportunity for further comment on the responses received. All feedback will be sent on to the

Boundary Commission.

Further information on the review including a list of polling stations used and maps of the current and proposed polling districts can be found on the DDC website at www.dover.gov.uk/polling-district-review-2023

Comments can be made using the DDC on-line response form.

Alternatively, please send your comments in writing to the Electoral Services Team marked 'Polling District Review' either by email to elections@dover.gov.uk or by letter to: Electoral Service Polling Review, Dover District Council, White Cliffs Business Park, Whitfield, Dover CT16 3PJ.

All representations at this stage need to be received no later than 23 October 2023.

GREEN INFRASTRUCTURE STRATEGY

Dover District Council has launched a consultation to help protect the district's natural environment and green infrastructure. They want you to have your say on the draft Dover District Green Infrastructure Strategy which sets out how we can improve and better connect our green spaces. This includes creating more habitat for nature, managing the natural environment to adapt to climate change and to support health and wellbeing, and having quality public open spaces. It also sets out how DDC should have green infrastructure at the heart of new development planning.

The strategy includes a draft Action Plan, outlining projects that will contribute to key outcomes. These outcomes include protected and restored habitat, greater resilience to the changing climate and ensuring the district has healthy landscapes. They would like to hear your views on this draft strategy and seek your input to the Action Plan. The consultation runs for six weeks until 5pm on Tuesday, 14 November, 2023.

You can find out more about the consultation and submit comments via the consultation website or by email to biodiversity@dover.gov.uk.

LOCAL ISSUES

1). VILLAGE CAR PARK FLOODING

The last message we received in this was from Keith Watson on 7 th September and was as follows:

Yes, we did, although by the attached email I couldn't achieve 100% clearance. The drainage run was thick solid with fibrous tree roots and so the jet washer could only clear so much under the water pressure. Consequently, we need a specialist visit with a machine that sends down a small root cutter as opposed to the jet washer process. We have a couple of other car parks that suffer with this so will plan another visit before autumn arrives.

As Autumn has now arrived, I have sent a chaser requesting an update.

2). VEGETATION FROM THE CHURCH OBSTRUCTING THE FOOTPATH

We contacted Darran Solley and he agreed to attend to it. Have forwarded a chaser to him for confirmation that this was completed.

3). REPAIRS TO THE STEPS ON THE FOOTPATH LEADING PAST SANDS HOUSE AND THE PILL BOX

Latest update from KCC was as follows:

Thank you for your email and I can only apologise about the length of time the path has been closed. I can assure you that the path will not be removed from the public domain and is not forgotten about. It is more about what we put back in to replace the ladder steps and the cost of that replacement. We also need to clear the cliff face to establish what the chalk is like to fix any new structure to. It is unfortunately one of those complex jobs that will require some engineering works.

6). COMPLAINTS OVER THE STATE OF THE BAY CAR PARK TOILETS

Ollie has been chasing with Property Services. On 7 th September they replied that they had been discussing this with Monitor the management company who are working to resolve the issues. During the month there was an issue of no hot water in the ladies which I believe has now been resolved.

7). GRASS CUTTING

Request from Jane to see whether we could undertake grass cutting on the back of the DDC contract. I wrote to Darran Solley seeking advice and copied Emma Allan into it as she is now the Head of Parks, Open Spaces and Countryside. Emma has written to Jane offering a meeting.

8). UPDATE ON THE LEDGE APPLICATION

I received an update on 22 nd September to say that the application will be going to the Planning Committee. To date she was unable to confirm when that will be. It is certainly not this month.