



5. **Mr A Wilford, Esquire Developments**

- Mr Wilford, Head of Land and Planning at Esquire Developments based in Longfield, provided a brief presentation of the proposal for a development of 15 properties on land at New Townsend Farm - site identified for development in DDC Local Plan.
- Hopes to submit a planning application to DDC before Christmas.
- Site identified in Local Plan as STM40. Proposal shows 15 properties with a linear frontage - following pre-application meeting with DDC, proposal for 20 properties moved to 15. He states this would provide 5 affordable homes, i.e. at 70% of market value.
- Various surveys undertaken, including ecology study and speed survey.
- Cllr Fielding advised that PC had strongly opposed designation of St Margaret's as a "Local Centre" - this may affect site identification.
- Cllr Simcox raised the question of any Section 106 funding to come from any such development, if approved. District Cllr Richardson advised PC to "get in early" with Planning to identify local needs. Discussion required in this respect.

6. **Clerk Report**

- Letter received from Mowll and Mowll re Chris Smith estate - he has left 1% of his residuary estate as a bequest. Administration still in process.
- Bay Hill path reported re hedge - PROW likely to say they are only responsible for the surface. Clerk to check re property owners involved.
- Bay promenade cleared of shingle following report.
- As you know, soil delivered and grave plots filled following recent storms where ground levels had sunk. Completed by Mr Purchase (in invoice).
- Gift card of £100 sent to Mr Holdstock re his work in preparing burial plot plan - paid on credit card. Thank-you letter received. Cemetery to be on January agenda.
- Play inspection undertaken (unaccompanied) - report to be considered later in meeting. Have agreed with the company that no cost will be borne by PC in view of tardiness of their response.
- New lottery licence applied for and received through DDC.
- Following advice re high water rate cost for KGV Pavilion, still awaiting meter reading - Clerk will await from Cricket Club.
- Finally water / soap supply unit at ladies toilets in The Bay is working.

Clerk to deal

Clerk to deal

Clerk to await reading

- Have left grasscutting off agenda as no new information yet available - for January.
- Mr Purchase invoice for November includes £375 for cattle grid clearance and £1,400 for trees down in storm.
- Meeting re budget - Councillors to have discussion on Wednesday at 2pm. Clerk to check re availability of Hall.
- Have confirmed to Harmers re new cattle grid - date for installation awaited.
- Details re PC tractor insurance provided to R Purchase.
- Car park closure 11 Dec for clearance of leaves, hopefully also to deal with drain.
- £285 received from Village Hall - net amount re Christmas tree.
- HMRC letter provided showing overpayment of £461.86 on PAYE account. This is overpayment of employer NI and will be dealt with by non-payment this month and reduced payment for next month.
- Message received from Christine Waterman re A258 Station Road junction.
- Clerk will provide Councillors with copy of rough map showing cattle grids in Valley.

Clerk to add to agenda

Clerk to deal

Clerk to chase for date

Clerk to deal

Clerk to deal

## 7. Planning

- Mr P Mercer, applicant for “Neptune”, provided brief overview of his application. He has owned the land off Bay Hill since the 1980’s .
- The site is nearly three-quarters of an acre and he asserts the proposal has a low profile on the site. He has approached the neighbours who have been supportive.
- He confirmed that 5 trees are shown as being removed for the proposal - advice taken from professional consultant and driveway has been created to preserve other mature trees.
- He asked if one or more Councillors could visit the site to look at the proposal. Council is due to liaise with the St Margaret’s Bay Conservation Association before coming to a decision on comments.

The following observations were made on the applications considered:-

23/01336      Erection of a detached dwelling, garage, vehicular access, parking and turning area with landscaping -  
**Neptune, Bay Hill** - Council to defer decision pending discussion with St Margaret’s Bay Conservation Association

- 23/01338 Erection of single storey rear extension and part conversion of garage -  
**Victory Cottage, Hardy Road** *No objections*
- 23/01294 Outline application for erection of dwelling (all matters reserved)  
**Cour-Jardin, Glebe Close** *Object - overdevelopment of site;  
insufficient parking; site is accessed over Parish  
Council owned road to cricket field and concern is  
raised re possible obstruction of access to  
community asset*
- 23/01360 Erection of single storey rear extension -  
**42 Reach Close** *No objections*
- 23/01375 Installation of ANPR car park management system and associated  
equipment -  
**Swingate Inn / Chef de Mumbai, Deal Road** Concern re possible  
queues from barrier into main A258
- 23/01376 Display of 8 non-illuminated parking signs  
**Swingate Inn / Chef de Mumbai, Deal Road** *No objections*
- 23/01380 Variation of Condition 2 (approved plans) of DOV/22/00349 to allow  
amendments to cladding and external elevations  
**The Pines, Cavanagh Road** *No objections*

Cllrs Fulford and Fielding provided report from their meetings at DDC offices in consultation for Local Plan. Cllr Fielding advised strong objections were raised re the designation of St Margaret's as a "Local Centre" - one criterion in considering this designation is landscape sensitivity; this was entirely missed which could mean this designation could be deemed "unsound".

On meeting re the 4 identified sites in the village, STM10 received most attention - AONB representative raised strong objections together with others. Advised that Inspector challenged DDC Project Managers strongly.

Re Housing Needs Survey - this is needed as soon as possible to prove housing need for the village. Ideas included a leaflet drop to all houses and/or a drop-in open session for residents. Clerk will check with DDC re up-to-date electoral register.

Clerk to deal

#### 8. **Finance**

The following payments were approved:-

KCC re 20mph TRO	£2,850.00
RBL Poppy Appeal re wreath	£50.00
KCC re yellow lines - final payment	£257.04
St Margarets Bowls and Social Club - re snooker table	£500.00

St Margarets Bowls and Social Club - repairs	£2,215.00
CPRE - annual subscription	£36.00
Kent County PFA - annual subscription	£20.00
Orla Checksfield - re First Light (re post-storm clearance)	£51.70
George Simcox - re Christmas costs - lanyards/cables etc	£82.03
Crushingtons - soil for Cemetery	£144.00
Castle Water	£307.26
Credit card - Christmas / training	£671.97
Dover Security Ltd - Valley	£486.00
Mr I Miller - contract / expenses	£1,356.50
Castle Water	£5.00
E J Clough - Christmas tree	£342.00
R Purchase - November 23	£3,442.00
NEST - Clerk+Council	£256.32
Jane Cook - November salary	£1,477.74
Jane Cook	£20.00
Mrs R Simcox - refreshments re Christmas event	£36.80
St Margaret's Hall - re D-Day anniversary	£76.50

Receipts:-

£14,719.08

Credit interest	£88.55
Tennis Club	£800 + £50
Marshall and Clark	£50
Cemetery fees	£225 + £60
S Vines	£100
J Cook re raffle	£10
Square reader (raffle)	£50.08
Village Hall re tree	£285

IT WAS RESOLVED to contribute 100% of the costs of running the public toilets in Reach Road car park at £9,309.90 for 2024-2025.

Clerk to prepare paperwork

**8. Correspondence**

- Harmer & Son - advice re galvanising cattle grids.
- Notice of closure of Cripps Lane 15 Jan 2024 for Southern Water.
- Notification of Kent Highways seminars.
- KCC - Kent Local Flood Risk Management Strategy 2024-2034: Consultation information.
- Mr J Fairfax re village bus service.
- South Enterprise Kent Group - Cost of Living Document.
- R Haynes re hole in The Front.
- St Margaret's Players re Christmas Social.
- Message from Christine Waterman re A258 junction.
- J Leeming re car park drain/traffic speed/overgrown hedges.
- P Holdstock - thank you letter.
- Mowll and Mowll re C Smith bequest.
- P Mercer re replacement windows on old office building in High Street - Clerk to advise Conservation Officer at DDC.

Clerk to deal

10. **Play Inspection Report**

- Report finally received and noted by Councillors. Cllr Blake would like to source quotes re resurfacing of the whole area, together with individual surfacing of specific areas.
- One of the swing posts is rotten and needs replacing - likely to be around £500.
- Cllrs Pearce and Blake are to prepare an ongoing plan in liaison with maintenance contractor.

Cllr Blake to deal

Cllrs Blake and Pearce to deal

11. **Reports from Councillors**

Cllr Fulford provided update re D-Day anniversary :

- 6th June is National Fish and Chip Day. France will be lighting a beacon and would like to be involved on this side (lighthouse not available). This beacon would be on the beach.
- Mini fete on the green at the Bay. Bay car park would need to be closed and is to seek permission from DDC.
- Friday 7th June - Hall booked for dance
- Saturday/Sunday 8th and 9th - Jon Barker undertaking a tour of gun emplacements together with history talk (try to include School).

Cllr Fulford is awaiting response from Kent Highways before progressing idea of village business signs.

Cllr Blake advised that he is still awaiting a quote from Nigel Claringbould for roof repairs at the Kingsdown Road pavilion, where roof is leaking.

Cllr Blake advised that the tennis court screening nets were damaged during the storm (at the playground end). Will need to be replaced, probably next spring.

Re Christmas event - Clerk had provided breakdown of costs. IT WAS RESOLVED that funds raised from raffle will be split equally between Dover Outreach Centre and Shree Sava Foundation. As Foundation is located in India, £15 bank fee will be incurred which Cllr Checksfield stated she will donate.

Event proved very successful with very high numbers. Agreed that a follow up meeting be arranged as a "thank you" to volunteers and to discuss feedback / lessons to be learned for next year.

Cllr Blake to follow up

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

Playing Field inspection - undertaken by Cllr Pearce. Ongoing maintenance issues being undertaken by maintenance contractor. There may be 2 more Duke of Edinburgh candidates available for litter picking.

Cllrs Blake and Simcox had provided two ideas for signs for tennis courts, one visual and one with text. They will liaise and come up with final versions.

Awaiting formal approach re memorial bench for Chris Smith - Cllr Blake agreed he will liaise in this respect.

KALC - draft Parish Charter - noted and further information awaited in due course.

Kent Local Flood Risk Management Strategy 2024-2034 - Cllr Fulford agreed to study.

Cllr Simcox had contacted Lezanne Cesar at Highways re 20mph limit - costs may increase from 1 April 2024. Yellow lines are due to go down on 5th January.

Missing highway signs raised - one near Holm Oaks (R Purchase has this and will replace) - dislodged during storm. Sign missing on Reach Road which Clerk will report again.

Cllr Fulford will circulate details of her recent Climate Change conference.

Clerk is preparing list of all deeds and documents held in safe, together with those held by solicitors.

Cllrs Blake and Simcox to liaise

Cllr Blake to deal

Clerk to deal

Cllr Fulford to deal

There being no further business, the meeting closed at 9.20 pm.

Confirmed:

Chair

11th December 2023

## MEETING REPORT FOR ST MARGARET'S AT CLIFFE PARISH COUNCIL ON MONDAY 11.12.23

### LOCAL PLAN

Planning Inspectors are in the final stages of the hearing sessions for the examination of the Dover District Local Plan. Dover District Council (DDC) submitted the Plan to the Secretary of State for Levelling Up, Housing and Communities for independent examination in March this year. All sessions have been streamed online for the public to watch. You can also attend to watch these discussions in person, but you will not be able to speak (unless you have been registered to contribute to hearing sessions).

Week 3 of the hearings is currently taking place in the Council Chamber at the Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ. Week four will take place virtually using Microsoft Teams. This final session will be from Tuesday 12<sup>th</sup> to Friday 15<sup>th</sup> December inclusive. You can find the times and format of each session as well as relevant links here: [www.doverdistrictlocalplan.co.uk/examination-home/hearing-sessions/hearing-sessions](http://www.doverdistrictlocalplan.co.uk/examination-home/hearing-sessions/hearing-sessions)

### SUPPORT FOR BUSINESSES AND LOCAL COMMUNITY GROUPS

DDC have been allocated £400,000 from the Rural England Prosperity Fund ([REPF](#)) to support rural businesses and communities, with £100,000 to be allocated for 2023/24 and £300,000 for 2024/25.

The fund is being used to:

- Develop new products and facilities that will be of wider benefit to the local economy
- Support new and improved community infrastructure, providing essential community services and assets for local people and businesses to benefit the local economy.

They are now inviting small businesses and community organisations to submit an Expression of Interest. Small businesses and community organisations with less than 50 employees and a turnover under £10m can apply. Funding must be for 'capital' projects, for example a lasting asset such as a building or equipment, and must have a value of over £10,000. Applications will need to include a business plan and should be deliverable between January 2024 and June 2024. Successful applications will need to demonstrate how projects will achieve results for the area, ranging from jobs created or safeguarded to increased users of facilities or increased numbers of volunteers. For more information, or to make an application, please see the REPF page on the [DDC website](#).

### Shining a Light on Dover Beacon

Residents, businesses and anyone with an interest can now view and comment on new design proposals for the [Dover Beacon](#), in a second round of consultation ahead of a planning application in 2024.

Proposals can be seen on the [DDC website](#), with a short survey for people to share their views. The closing date is 22 December.

[More on Dover Beacon](#)



### Christmas in Dover District

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Christmas is coming, and there's something for all the family in [White Cliffs Country](#) this festive season. Christmas lights are already shining out, with [events](#) lighting up towns across the district. To help you shop local, we've introduced [free parking](#) in DDC-owned car parks from 3pm on weekdays throughout December. We've also confirmed our seasonal waste collections with no collections on 25/26 Dec and collections days from 25 Dec to 5 Jan moved - see details [here](#).

- [More on Christmas arrangements](#)



## COMMUNITY IMPACT UPDATE

Successful applicants were chosen by an Appraisal Panel at Dover District Council in December. Successful applicants who are benefitting from the fund include: the Dover Outreach Centre; Deal Area Foodbank; Sandwich Age Concern; the Aylesham Community Trust; Alkham Valley Community Project; Home-Start Dover

District; and Dover, Deal and District Citizens Advice.

St Margaret's Baby and Toddler Group received £773.50 and ST Margaret's Nursery received £439.20.

## LOCAL ISSUES

### 1). VILLAGE CAR PARK FLOODING

Work should have commenced today to complete clearance of autumn leaves and to unblock the final drain.

### 2). UPDATE ON THE LEDGE APPLICATION

A date is still awaited as to when this application will go to the Planning Committee. I note that there are still ongoing discussions between the applicant and KCC over highway access. It is not listed for this month.

### 3). SEA ST

On 23<sup>rd</sup> October we received a copy of a request for an investigation sent to Planning Enforcement by a local resident who was concerned about work being undertaken on a small plot of land alongside Sea St. Vegetation had been removed and a drop curb created for access to the land. The following day Planning Enforcement replied to say that dropping a curve does not require planning permission but that they would refer the matter to highways. Furthermore, removing vegetation does not require planning permission either but that they would seek advice from the council ecology officer. However, the construction of a new means of access would require planning permission and they requested the resident to provide photos of the site. She has now done this and they include the recent installation of a container. I have written to Planning Enforcement and requested an update. They replied on 13<sup>th</sup> November to say that investigations were ongoing. I have heard nothing since so am chasing them for another update.

### 4). REACH CLOSE

A resident has recently complained about harassment at her home by a group of youths and their parents. She was also concerned about street lighting within the area. I have written to Property Services about the street lighting who agree that it is their responsibility to maintain street lighting but not to provide additional. They will however repair any lights that are currently out of action. The complaints around Anti Social Behaviour are being investigated by the Housing Team and I was

promised an update following a case conference on 16<sup>th</sup> November. I did not receive one and am now chasing this with the ASB officer.

#### **5). NO.80 BUS SERVICE**

At the last parish council meeting you asked me to chase Stagecoach for legacy data on the 80 bus service. I wrote to Louise Sills on 13<sup>th</sup> November. I am still awaiting a response and have sent her a chaser email.

#### **6) CLEARANCE OF SHINGLE FROM THE BAY CAR PARK**

This was the subject of a request by you at the last meeting which Ollie chased on your behalf. We were advised that the work would be undertaken on 24<sup>th</sup> November.