

BEKESBOURNE WITH PATRIXBOURNE PARISH COUNCIL
MINUTES OF THE MEETING ON MONDAY 13TH JULY 2020
(Meeting held via Zoom in line with government guidelines on social distancing)

Present: Parish Cllr Andrea Nicholson (Chairman)
Parish Cllr Christine Ash
Parish Cllr Graham Duplock
Parish Cllr Christine Sladden
Parish Cllr Jill Thomas
Parish Cllr Joanne Watts
Parish Cllr Emily Young

Mrs Nicola Purcell, Clerk to the Council
There were five members of the public present.

25. TO RECIEVE APOLOGIES

There were no apologies received.

26. TO AGREE MINUTES OF PREVIOUS MEETING HELD ON MONDAY 11TH MAY 2020

All in agreement, mins to be signed at a later date.

27. MATTERS ARISING FROM THE MINUTES

No matters arose.

28. MEETING ADJOURNED FOR PARISHONERS COMMENTS

Cllr GD requested that JS speak on behalf of the VHMC on matters regarding the village hall.

29. DECLARATION OF INTEREST IN THE POSITION OF COUNCILLOR

DS attended the meeting and formally declared an interest in the vacant position of Cllr. All agreed to publicly declare the interest and look to co-opt in September's meeting.

30. VILLAGE HALL UPDATE

Cllr GD spoke on behalf of the VHMC. The committee has spent some time considering the best way forward with the village hall and have concluded that a radical refurbishment is the most suitable approach. The vision is to have an attractive, versatile and long lasting asset for the whole parish, which would include the transformation of the outside appearance. The VHMC propose that while the hall is out of use from the pandemic, that the work could begin immediately, with the view of completion by December 2020. JS has been in contact with a number of shop fitters, due to their multidisciplinary ability. Most recently, JS has been in contact with Nathan Christian from a company called Pro Finish, who have come highly recommended. In summary the work would include:

Indoors

- Swapping the position of the current toilet block and kitchen to include a serving hatch.
- Kitchen to be a real asset to the hall, with room for a small meeting table inside.
- Fill in recess between the entrance and the kitchen
- Across the back of the hall there is to be a walk in storage area
- To maintain the current length of the hall
- Remove and replace all services
- Update the kitchen appliances, to include a dishwasher
- Increase insulation on the roof and walls
- To fully decorate throughout
- To install a gas central heating system and radiators

Outdoors

- Repair fascia, soffit, pipes and gutters as identified on recent condition survey
- Replace external wooden cladding with new plastic cladding (similar in style to that on the new build houses at Aspinall Close)

The total estimated costs for the works are £97,000-£112,000

JS identified that there is a window of opportunity to get the works completed now. Cllr JW agreed that using a shop fitter will have advantages for the project. The biggest issue currently is that not enough people are renting the hall, and the VHMC hope that by making the hall more user friendly, it will attract a wider audience, especially with a larger kitchen.

Cllr CA raised concerns over the plasterboards effectiveness. Cllr GD noted that there could be room to add further insulation. Cllr AN Identified that it is good practice to get more than one quote, so in order to make an informed decision she recommended the VHMC obtain at least one additional quote. Cllr JT expressed reservations and suggested that the VHMC consider doing the works in two stages.

The chairman proposed that the VHMC forward some design proposals, to include drawings to the parish council and that the council holds an extraordinary meeting in two weeks' time for further discussion.

31. APPRAISAL FEEDBACK

Cllrs CS and AN conducted Nicola's appraisal. Overall a positive meeting. CS and AN identified that Nicola has adapted well to a new job in extremely unusual times, with no formal training. Their recommendation is that Nicola is to be moved up one point on the pay scale. All in agreement.

32. RAILTRACK PARKING

It has been noticed that since the introduction of the paying to park at the train station, it has not been used often. With the proposed plans for the village hall it would be nice if there was more readily available parking locally for hall users. Cllr GD to forward Nicola a letter of agreement, which established use of the parking for the village hall, so Nicola can contact the rail company to discuss.

33. ASPINALL CLOSE:NEW HOUSES

CCC informed the council the following:

"The 15 homes consist of 2 and 3 bedroom homes. Three of the homes will be for affordable rent, these will be let to households on the council's Housing Need Register. Our allocation policy can be found on our website: <https://www.canterbury.gov.uk/>. The other 12 homes will be sold via Help to Buy as Intermediate Affordable housing such as Shared Ownership. TCHG will therefore be the landlord for the rented homes and leaseholder (and shareholder) of the Intermediate affordable homes." Clerk to conform the criteria for the housing register allocation.

34. REPORT FROM COUNTY/CITY CLLRS

No reports received.

35. RGMC FINANCE

The VHMC and RGMC are to put in a written request for the payment of the agreed amounts of £2000 and £1500 respectively to be paid at the next meeting.

36. DOG POISONING CRAMNER CLOSE

Cllr JT made all aware of some incidents of dog poisoning in Cramner Close. The police are aware. No new incidents since.

37. GREEN BINS

Cllr CA has asked the parish council to request that the payed green bin collection be extended to a 12 month service. Clerk to contact the city council to request. Cllr AN reports persistent failure to collect bins along Old Palace road. Cllr Louise Jones from CCC seems to be an effective and direct contact to resolve the issue.

38. HIGHLAND COURT

GW addressed that Quinn has put in to review the local plan. This will include addressing the scheme that sits on the front of the farm. The scheme proposed is significantly smaller than previous proposals and should be imminently appearing on the CCC website. HiCo are supporting the plan, which is employment driven. GW to send plans over to the clerk to share with the parish council.

39. FINANCE MATTERS

Zoo Donation: Some discussion was had regarding the suggestion made previously of returning £500 to Howletts, which was donated to the parish council many years ago. At the time John Aspinall wanted the money to go toward a footpath from the station to the Zoo. As this is not possible and the Zoo. The Clerk shared S137 regarding parish council expenditure. The final decision was that the money should be given to the Zoo.

Zoom Subscription: Clerk has set up a Zoom subscription as agreed at previous meeting. The direct debit could not be set up from the Treasurers account, so a standing order has been made to Nicola's bank account each month to reimburse her.

40. CLERKREPORT/CORRESPONDENCE

It has been quiet and steady this month. Email received from a Mr Stuart Field stating that a number of years ago the residents of 'the triangle' purchased two portable road signs for use in Bekesbourne Road and Town Hill when we used speed watch and at other times. As they are now in the Bridge Parish they are no longer applicable to their households and therefore have been given to us. Cllrs agreed that these could be stored at the village hall.

At the request of the VHMC the clerk has been in contact with Kent highways/KCC to arrange the removal of the salt bag that has been in the village hall car park for some time. The response received was that, unfortunately because it was requested as an additional load by the PC, it is effectively our responsibility to remove it, as KCC do not maintain anything that is not in a designated yellow bin.

The 'Zoo Footpath' chaos seems to have subsided now, and the traffic cones that were loaned to residents of Lackenden Cottages have been returned to the village hall. Internet banking is going well and seems to be extremely efficient.

41. PLANNING

New applications:

CA/20/01347	7 Lackenden, Cottages, Bekesbourne Lane, CT3 1XD Erection of detached single-storey outbuilding for ancillary accommodation	Open for comment
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Some concerns raised over this application, its suitability and safety. It was suggested that the parish council request the planning, if approved, has conditions that it is only ever to be used as ancillary accommodation and not to be let out to anyone that is not immediate family, nor is it to become an 'Air B&B'.

For Information:

<p>CA/18/02358</p>	<p>A Gomez and Co Distribution Services Ltd, Coldharbour Lane, Bekesbourne, CT4 5HL</p> <p>Details submitted pursuant to conditions 03 (external lighting) and 04 (external plant and machinery) of planning permission CA/17/02182/FUL.</p>	<p>Awaiting decision</p>
<p>CA/20/00616</p>	<p>Proposed two-storey, self build detached dwelling with associated access and parking.</p> <p>Lion Cottage The Street Patricbourne Canterbury Kent CT4 5DA</p>	<p>GRANTED</p>
<p>CA/20/00447</p>	<p>Application for listed building consent for external/internal alterations including insertion of rooflights in rear (east) elevation and replace existing glazed tiles at high level.</p> <p>The Barton Patricbourne Road Patricbourne Canterbury Kent CT4 5BP</p>	<p>Awaiting decision</p>

42. AOB- FOR DISCUSSION ONLY

None.

43. TO SET DATE FOR FUTURE PARISH COUNCIL MEETING

Chairman called an extraordinary meeting to be held on **27.07.2020 at 19:30 via Zoom**

The meeting closed at 21:28

Signed.....(Chairman)

Date.....