

**MINUTES OF A MEETING OF SALTWOOD PARISH COUNCIL HELD AT  
SALTWOOD PRIMARY SCHOOL ON MONDAY 03 SEPTEMBER 2018 AT 6.30 p.m.**

**PRESENT:** Cllr. D. Kenyon-Vaughan (Chairman), Cllr. N. Matthews (Vice-Chairman),  
Cllr. D. Sercombe, Cllr. J. Stevens and Cllr. Mrs. S. Ware.

**2018/**

**89. APOLOGIES FOR ABSENCE** - Apologies were received from Cllr. Miss L. Sadler and  
Cllr. Mrs. L. Spice.  
Cllr. R. Love - KCC Ward Member.

**90. DECLARATIONS OF INTEREST:** Cllr. D. Kenyon-Vaughan declared a person interest  
in agenda item No.7(a) in connection with planning applications Y18/0811/FH and  
Y18/0858/FH, both relating to The Grange, Grange Road, Saltwood and Y18/1014/FH  
9 Grange Road, Saltwood as he was known to the applicants and left the room when planning  
applications were discussed.

**91. MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 02 JULY 2018:**  
The Minutes of a meeting of the Parish Council held on the 02 July 2018 having been  
circulated were taken as a true record of the meeting and signed by the Chairman. Proposed  
by Cllr. N. Matthews and seconded by Cllr. J. Stevens.

**92. MATTERS ARISING FROM PARISH COUNCIL MEETING HELD ON THE  
02 JULY 2018: -**

Highways England – Operation Stack” – The Clerk reported that having received comments  
from Parish Councillors on Highways England’s “listening exercise on Operation Stack” the  
following comments had been sent to Highways England – Saltwood Parish Council is  
struggling to see the need for Operation Stack – there have been no instances of Operation  
Stack since 2015. It is considered that if Operation Stack needed to be implemented in the  
future a permanent alternative is required to prevent disruption to local residents and business.  
A preferred solution would be to use the M26 which is a viable stretch of road with no  
additional build costs and an effective bypass on the M25 and M20.

**93. REPORTS** – District Councillor’s Report – Cllr. Ewart-James reported that the result of the  
peer review was positive. This review had been carried out by councillors and directors of  
other councils, and involved interviews with 150 people, a tour of the district and a study of  
the council’s strategies. The review found the council to be ambitious, bold and with a  
vision for the district. The report concluded: “The peer team was impressed by the range of  
key developments and the sheer scale of ambition, which is unusual for a district council.”  
Some of the suggestions made by the Peer Review to further improve delivery are now being  
implemented.

The latest phase of the new building of council houses has been completed with 35 units in  
Military Road and 6 on Roman Way. All are now occupied but a last-minute hitch relating to  
change in fire door regulations has delayed the occupancy of Roman Way whilst new fire  
doors are being resourced.

The detailed planning permission for a new leisure centre and outline permissions for 150  
homes on Princes Parade was passed by the planning committee.

The Council agreed the expansion of the Hawkinge cemetery, due to their being only around  
50 spaces left. The scheme will mean an area of meadow land will be used for burials  
creating almost 800 plots. An access road will also be created to the new area.

District Councillor's Report (contd)

The Healthier Housing Strategy which was out for public consultation, giving local people and organisations the chance to have their say on the council's vision and how to make it a reality closed on the 31 August 2018. This document recognises that most people across the district own their own homes or rent privately, and sets out key priorities for housing for the next five years. These include building new council houses, working with developers to ensure homes for shared ownership or affordable rent are provided, and maintaining existing homes to a high standard.

**94. ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION: –**

Sandling Road – A local resident raised the matter of the declining width of the footpath in Sandling Road through overgrown grass, weeds and leaves especially where the footpath runs alongside the grounds Brockhill Performing Arts College. The Chairman said that the Parish Council would take the matter up with Kent County Council Highways.

**95. PLANNING (a) Planning applications:**

**Y18/0734/FH** – St. Peters and St. Pauls Church, Rectory Lane, Saltwood. Erection of secure storage container structure. No objection.

**Y18/0811/FH** – The Grange, 30 Grange Road, Saltwood. Erection of a detached dwelling. Saltwood Parish Council strongly object to this planning application for the following reasons: Over development of the site –The Grange is a prominent and imposing dwelling and it is considered the proposed development either side of this handsome property would be over development of the site to the detrimental effect of this property albeit that the property is not listed. The design of the new dwelling is not in keeping with its surrounds and is unsympathetic to the character of the village.

Concerned about the proximity of the building to the neighbouring properties, whilst the new dwelling is single story the impact would still be felt on numbers 24, 26, Grange Road. From the application it does look like they have considered the impact on the neighbours but that has resulted that in a dwelling that is not in keeping with the surrounding properties. Whilst the application might not be termed as “infill” it is “Garden Grabbing” something that the Government set out to stop.

The Parish Council is against further dividing up of large attractive plots of land like this. The Grange is one of Saltwood's important heritage buildings and although not designated as such, it should stand out as intended. It is positioned immediately adjacent to Saltwood's Conservation Area and this change to the site would have a negative impact on the Conservation Area.

**Y18/0858/FH** – The Grange, 30 Grange Road, Saltwood. Conversion of existing stables together with the erection of a single extension to form new dwelling.

Saltwood Parish Council object to this planning application for the following reasons: -- Over development of the site –The Grange is a prominent and imposing dwelling and it is considered the proposed development either side of this handsome property would be over development of the site to the detrimental effect of this property albeit that the property is not listed. Whilst the application might not be termed as “infill” it is “Garden Grabbing” something that the Government set out to stop.

The Parish Council is against further dividing up of large attractive plots of land like this. The Grange is one of Salt wood's important heritage buildings and although not designated as such it should stand out as intended. It is positioned immediately adjacent to Saltwood's Conservation Area and this change to the site would have a negative impact on the Conservation Area.

Planning applications (contd.)

**Y18/0811/FH and Y18/0858/FH** – The Parish Council wish to point out that the OS site plan submitted for both applications is well out of date and does not even show the neighbouring properties and the impact that may be felt.

Saltwood Parish Council also support Mr. Worsley 's clear letters of objection to both applications which set out the policies these applications would breach, if granted.

**Y18/0951/FH** – Beacon Hill, School Road, Hythe. Erection of a detached dwelling. Saltwood Parish Council consider that nothing as changed since the previous applications and appeal for the erection of a dwelling on this site. It is still squeezing a house into a space that is not there. The Parish Council therefore maintain their objections for the erection of a dwelling on this site as follows:

It is considered that the proposed dwelling is not suitable for this narrow site.

The proposed dwelling is not in character or relates sympathetically with the surrounding area.

Loss of amenity to neighbouring properties.

Loss of trees. There are two T.P.O Orders for the trees on the site (T.P.O. No. 6 of 2006 and T.P.O. No.15 of 2015).

Note – Notwithstanding our comments on outline application Y06/112/SH, Saltwood Parish Council wish to continue to support local residents in their concerns about the proposed development.

**Y181014/FH**- 9 Grange Road, Saltwood. Felling of a cherry tree situated in a Conservation Area. No objection subject to any comments of the District Council's Tree Manager.

**Y18/1014/FH** – Pennings and Juniper Cottage, School Road, Saltwood. Erection of two-storey building comprising seven residential apartments, including landscaping, parking following demolition of the existing pair of existing semi-detached dwellings and garaging.

Saltwood Parish Council maintain their objections submitted on the 16 May 2018 to the proposed development. With regard to the additional information received, there is still no suitable provision for parking. Seven apartments are proposed with only seven parking spaces plus one visitors' space being provided. This will absolutely result in parking on School Road in a 20-mph limit leading into/out of a blind bend. The multiple vehicle movements in an out of the development will cause a hazard on an already busy and dangerous road, regardless of the "in and out" system being suggested.

Previous comments still apply relating to the development being out of keeping with the village and surroundings. School Road is predominantly detached houses in substantial plots and not flats or shared accommodation. The loss of foliage and trees to the front of the property will be detrimental to the street scene.

The applicants have made no effort to consult with the community or Parish Council as per National Planning guidance and the proposed development fails both National Policy tests from the outset.

**(b) Other planning matters** - No matters raised.

## **96. FINANCE:**

**(a) To receive balances at 03 September 2018 –**

HSBC – Community Account £500.00

HSBC – Business Account £14,729.45

Nat. Savings Investments £993.99

## **Finance (contd)**

### **(b) To confirm payments since last meeting -**

100250 - RoSPA – Annual Inspection of Play Park equipment	£94.50 + VAT £18.90
100251 – Commercial Services KCC - 1 <sup>st</sup> half-year payment - Mowing of Playingfield.	£333.92 + VAT £66.78

Following a proposal by Cllr. N. Matthews and seconded by Cllr. Mrs. S. Ware the above payments were confirmed.

### **(c) Accounts presented for payment –**

100252 - Mr. G. Marsh – Village Green mowing Macy, June, July & August 2018 14 hrs. @ £10.00 pe hour. £140.00 and plants for War Memorial £10.00.	Total £150.00
100253 - Saltwood Parish Council – Hire of room for meeting on 03 September 2018.	£12.00

Following a proposal by Cllr. J. Stevens and seconded by Cllr. N. Matthews the above payments were agreed.

## **97. VILLAGE GREEN:**

- (a) Parking around Village Green -it was agreed to arrange a meeting with the Folkestone and Hythe District Council's Highway Engineer for Transportation.
- (b) Benches – It was agreed that all the benches required work carried out on them before the winter and Cllr. Matthews and the Clerk will inspect all the benches and report back to Council.
- (c) Footpath across Village Green – inspection to be carried to see what work was required.

## **98. CHILDREN'S PLAY PARK:**

The Clerk reported e-mail received from Cllr. L. Spice regarding inspection report from ROSPA following their inspection of the play equipment in July. Cllr. Mrs. Spice had no further comments to add on what was essentially a good report. None of the items they had suggested needed actioning.

## **99. TREE ADJ. TELEPHONE BOX, VILLAGE GREEN:**

It was proposed by Cllr. Mrs. S. Ware, seconded by Cllr. N. Matthews and agreed that arrangement be made to inspect the tree and quotations obtained for reducing the height of the tree.

## **100. NEW ROAD – DISABLED PARKING BAY:**

Following a proposal by Cllr. Matthews and seconded by Cllr. Stevens it was agreed to speak to Kent County Council and to the Folkestone & Hythe District Council to see what could be done to reverse the decision made not to allow a disabled parking bay outside 16, New Road, Saltwood.

## **101. OTHER CORREPENDENCE:**

Publications to be circulated –  
Clerks and Councils Direct – September 2018 issue.  
CPRE - Field Work – Summer 2018  
CPRE - Countryside Voice – Summer 2018

## **102. ANY OTHER BUSINESS:** No matters raised.

## **103. DATE OF NEXT MEETING -** Monday. 01 October 2018 a 6.30 p.m.