

**Minutes of Sevington with Finberry Parish Council**  
**A Virtual Meeting held in on Monday, 5<sup>th</sup> October 2020 at 7.30pm**

**Present**

Cllr Martin (Chair)  
 Cllr Kennedy  
 Cllr Townsend

Cllr Bartram  
 Cllr Oakley-Hills

In attendance: Borough Councillors Paul Bartlett and Gerald White, 2 members of the public and Tracey Block (Clerk)

To be actioned by:

<p><b>To receive and approve apologies for absence</b>          Apologies had been received from Cllr Whybrow.</p>	
<p><b>To receive declarations of interest (Disclosable Pecuniary Interests and Other Significant Interests). The nature as well as the existence of any such interest must be declared.</b>          Cllr Bartlett declared an interest in MOJO site as close proximity to his home address.          Cllrs Martin, Townsend and Bartram declared an interest in the Crest/HML issues.</p>	
<p><b>To approve the minutes of the meetings held on 7<sup>th</sup> and 14<sup>th</sup> September 2020.</b>          The minutes were approved and signed as a true record.</p>	
<p><b>To discuss matters arising from previous minutes that are not covered by the agenda.</b>          There were no matters arising.</p>	
<p><b>Public session: To receive questions and comments from the public on any agenda item.</b>          One member of the public listening in to hear more regarding the Sevington Inland Border Centre.          One member of the public was also listening more to do with HML and footpaths.          An email had been received regarding the Sevington Inland Border Centre</p>	
<p><b>Report from Borough Councillors</b>          Report had been circulated, copy below.          There is a stake-holder engagement meeting next Monday where Paul intends to attend and discuss issues in Church Road with flooding and hopes that this will be an opportunity for PB to take forward the issues raised by email. KCC Highways have also been involved with the issue and KCC are looking into this.</p>	
<p><b>Co-option of Parish Councillor</b>          We have 2 vacancies at the moment, only one is available at the moment.          One vacancy is available at the moment, PB has expressed interest and RM proposed, JO-H seconded PB's co-option. TB to send out forms.</p>	TB
<p><b>Sevington Inland Border Centre update (formerly MOJO site)</b>          A meeting was held involving Rachel Maclean from DfT.          The portal has not yet been produced and this is keenly awaited. PB had spoken to Haroona who said this was likely to be any moment.          There may be a delay due to the Environment Agency stating an environmental assessment must be carried out on anything upstream from Stodmarsh, this may mean that an additional study of the Nitrate run-off is required. They probably have to do that work before the SDO can be approved by the Minister. This requirement has wrong-footed a number of applications in the Ashford area.          It was expected any day, if assessment is not undertaken then they could be subject to a Judicial Review. This is still a waiting game.          Once the portal is open, it will only be open for 14 days, there is a lot of work to be undertaken to create a response and an emergency meeting may be required of the Parish Council.          Are they going to advertise the portal being opened? PB will receive a letter as will the local residents to</p>	

the site, so Clerk will be emailed a copy. There is a Borough council meeting next Thursday to discuss the land on the Eastern side to decide how the land on the Eastern side will be used, there may be some interest in that debate.

It is imperative to get involved in the Stakeholder Engagement. PB to contact Kyle Cliffe and ask for some representation as PCs not involved.

JT queried about what the details will be? Why are there so many cones? PB said this is the purpose of the Stakeholder Engagement meeting – like cones and flooding, the way soil is being deposited, the very high bunds on the other side of Church Road near Bridge Cottage – need assurance there is a plan for that. The car park entrance off Church Road, at the narrow point by the Church, the car park for 300 cars spaces, should require Church Road to be widened by the Church. Need to engage with them with regard to this.

The bund is being used to sound-proof the residents, is this what these piles of earth are? PB believes they need to be clear.

A member of the public had a meeting with Kyle Cliff and a gent from Gallagher. They had plans and they were no surprise, there will be an acoustic barrier around the bunds. Seating and paths in the area have been rejected as this is a secure site. The ponds can be protected by post and rail. Staff would be on-site 24 hours a day with 3 8 hour shifts which will cause an issue at the pinch points and on the entrance to A2070. There was no update on the engagement or the plans for financial reimbursement.

**TB to chase Terry Mortimer at ABC.**

We have had some press/media attention from Associated Press and Czech TV. If Councillors wish RM to provide further detail, then please let Rick know. PB also in contact with Associated Press, PB also concerned about the direction that the press might go. Looking for a Radio/written article.

TB

#### **Crest/HML Meeting in support of Finberry residents**

RM having trouble to engage with HML, payment plans have been created for individuals.

There have been issues obtaining a meeting with HML/Crest. Our requests are being stone-walled but we are struggling to obtain a meeting.

A member of public has found HML very difficult to engage with. HML's natural reaction has been to deny/not engage. An independent person has looked at the bill, the individual has agreed to pay and Finberry residents pay for a year what Guildford residents pay for a month.

A gardener has said that Finberry is the best estate in Kent and this seems good value for money. The resident has now paid their bill.

There are some residents who are not comfortable with the amount but Crest/HML has said that their initial figures were advisory rather than the actual amounts. JT has been discussing this with HML, the directors are approving the fees, why is Crest misleading the purchasers. Why is Crest not informing the residents of the correct amounts?

RM is wondering what the PC can do? Surely some locals should be sitting on the Directors Board for Crest. If Crest employees are the Directors they should not be misleading the new purchasers. HML are looking at returning to Crest on behalf of the residents. HML have said that some people can pay monthly, the residents are now being told that this will have to be paid quarterly.

The comments from the member of the public are very useful.

Feel that this is an inevitable conclusion about to be reached. Residents are going to have pay.

The PC could be involved in encouraging Crest to allow residents to be on the Board of Directors. All management companies appear to be the same. Lack of resident involvement seems to be a breach of

procedure/planning approval. Crest undertook to carry out the management in a certain way and it is possible to involve planning enforcement and ensure that the planning consent is met. Should look through the conditions set on the planning permission.

What would be good evidence? Provide examples of residents complaints as the conditions were factual. Check these conditions are met.

TB

**Telephone Kiosk at Church Road, Sevington**

Looking to take the defibrillator forward.

**Planning Matters:**  
 RM proposed using Google Documents to keep on top of the application.  
 All were in favour of this process. PB will probably not comment if it is controversial as PB wants to be able to comment at Planning Committee.

A list of Planning Applications was circulated as Appendix A with the agenda, those requiring a response were:

[20/00943/AS](#)  
**Waterbrook Park, Waterbrook Avenue, Sevington, Kent**  
 Reserved matters application pursuant to outline planning permission 18/00098/AS to consider layout, scale, appearance, access and landscaping in relation to the erection of a new fast food restaurant and drive-through including associated access, signage, parking, landscaping and associated works.  
**Parish Councillors raised no objections**

[11/00473/COAD/AS](#)  
**Land at Cheeseman's Green, Cheeseman's Green Lane**  
 Discharge of conditions  
**Parish Councillors to revisit and comment to Clerk. JT raised comments that some of these conditions have not been met**

[20/01132/AS](#)  
**82 Church Road, Sevington, Kent TN24 0LF**  
 Two storey extension  
**Parish Councillors to revisit and comment to Clerk.**

**Financial matters:**

To note/authorise the following:

- i. To note the Parish Council's financial position  
*The Parish Council bank balance as at 30/09/2020 was £5,626.30 with outstanding payments to clear of £424.33*
- ii. To authorise any payments

Payee	Amount
Thomas Saint (October)	£ 113.71
Tracey Block (October)	£ 321.96
HMRC (October)	£ 105.20

A copy of the budget v expenditure was distributed to all Councillors.

**Footpaths**

KCC footpaths are in very poor state. Feel that Kent has very poorly maintained footpath network. Suggest writing to Cllr Bell with list of issue in our parish with footpaths. Feel that it is appropriate that Cllr Bell is given the opportunity to look into this situation.

<p>The following year is going to be very difficult financially. Request that the Clerk is provided with a list of issues and send on to Cllr Bell.</p>	TB
<p><b>Ashford KALC Committee</b></p> <p>There was a flurry of meetings to comment on the White Paper, next action came out with no direction. It has not been the top of the priority list for RM but in truth. There are no formal meetings in the next couple of weeks. Feel that we have a lot going on in the parish at present. PB thinks that a letter should be sent to the Secretary of State stating that the PC does not agree with the Planning White Paper.</p> <p>PB is happy to attend KALC meetings when appropriate if he is available.</p>	
<p><b>To consider any changes to the Risk Assessment</b> There were no changes to be made.</p>	
<p><b>Any Other Business (for information purposes only)</b></p> <p>JT wondered what the lights were being changed along the A2070. This is part of the green agenda to change to LED so they are controllable from Maidstone. LED lights in themselves consume a lot less power and are controllable and they emit light downwards rather than up to the night sky – all part of the carbon neutral plan. It is a cost effective and environmentally friendly light.</p> <p>There was a discussion regarding Parish Council email accounts being set up. It would require a commitment from all Councillors. It was agreed that this is something that should be taken forward. It will make any Freedom of Information requests much easier. TB to set these up – all happy to use Gmail. RM to rebuild planning document when he has new account set up.</p> <p>Pizza-fired oven van would like to have somewhere to go – suggestions given, The Clerk to follow up.</p>	TB  TB
<p><b>Determining the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council</b></p> <p>Determining the time and place of ordinary meetings of the Council up to and including the next annual meeting of the Council.</p> <p>Note that an Emergency Meeting may well be required – suggest PC Whatsapp Group</p> <p>Monday 2 November 2020</p> <p>Monday 4 January 2021</p> <p>Monday 1 February 2021</p> <p>Monday 1 March 2021</p> <p>Monday 5 April 2021</p> <p>Monday 3 May 2021</p> <p>Thank you to everyone for attending.</p> <p>Meeting closed at 21.10.</p>	

## **COUNCIL UPDATE NOVEMBER 2020**

### **HIGHWAYS**

1. Blind Lane was closed for up to 8 days at the start of October to enable water pipe repairs to be carried out by South East Water.
2. I am looking into additional traffic calming following reports for speeding at the junction of Sir John Killick Road and John Haselden Crescent in Repton. This issue has arisen now that Sir John Killick Road is no longer a dead end and runs into Spindlewood End.
3. A traffic scheme is under design for calming on Bybrook Road.
4. Works are scheduled on the carriageway at The Pasture for 5 days from 12<sup>th</sup> October. I am hopeful this will improve the situation for residents who have reported noise and vibrations from dips in the carriageway.
5. KCC have carried out an inspection of the footpath works in the Godington Road area. The snagging list is:
  - Western Avenue – The section between No.17 and the school.
  - Outside No. 49 Western Road splashes of material on the boundary walls and the slabs /tiles on the entrance paths this is to be removed and the wall/ footway joints levelled as agreed with the resident.
  - Sackville Crescent – The section between Western Avenue and Kings Avenue.
  - Godington Road – several sections where the material has shrunk back along the kerb line as well as some where it may cause ponding issues.
  - A number of chamber covers require attention in each of the roads where the treatment has been applied.

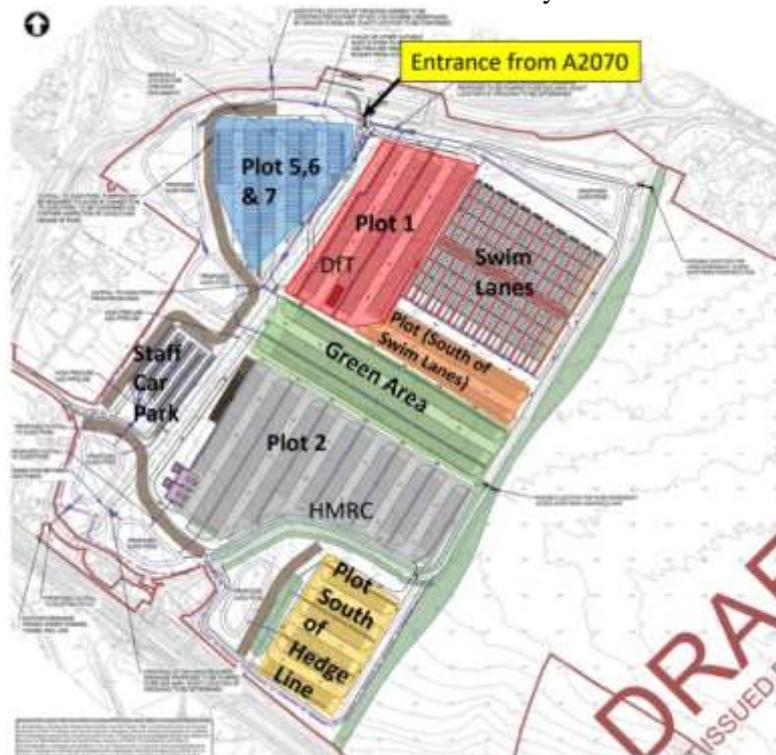
### **MACE LANE / SOMERSET ROAD**

Somerset Road/Mace Lane was identified by KCC to install a 18 month "pop up" cycle lane due to its close proximity to schools, businesses and Ashford International Station. It fitted the requirements set out by the Government. However, there were immediate concerns among drivers during busier periods and pedestrians at all times due to the removal of crossing points. The cycle lane was removed quickly but the aim of encouraging people to cycle or walk to reduce traffic volumes remains.

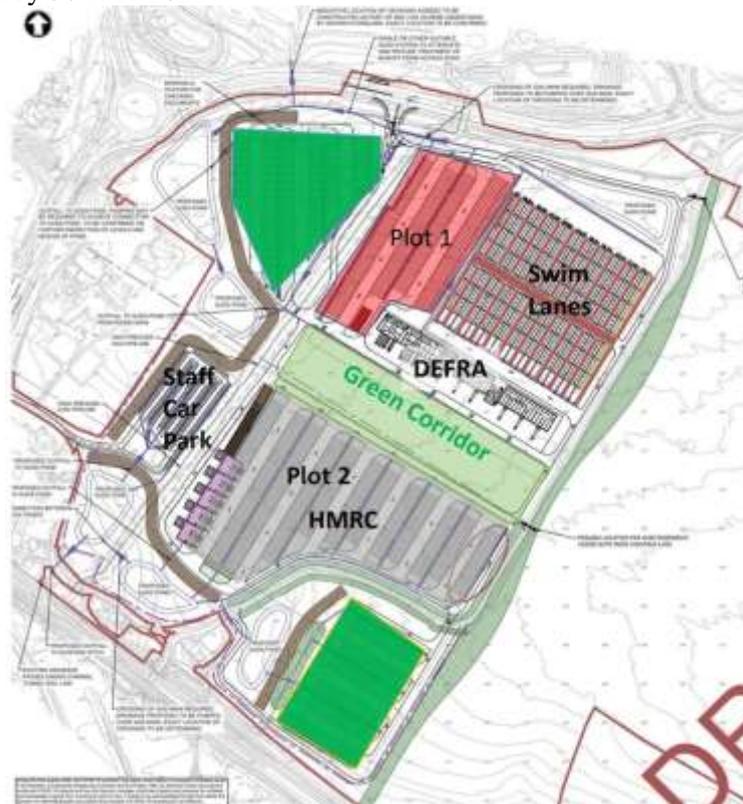
The weight of public opinion was such that the cycle lanes could not be sustained; it caused congestion and too much risk to pedestrians without the traffic light crossings. Future cycling schemes will be considered but these will be managed by Sustrans, an organisation with much more experience in cycle routes and sustainable transport schemes.

## SEVINGTON INLAND BORDER FACILITY

Scheme plans have been published. This is how it will look on 1 January 2021:



And here is how it will look by 30 June 2021



A DfT portal will be opened in October which will be open for comments (good and bad) for 14 days. They will be considered and a response made public before a final decision is taken by the Secretary of State. All the work carried out to date has been carried out under the AXAX planning consent.

This consultation will be our one and only opportunity to make it clear how we want the land between Highfield Lane and Blind Lane to be managed when construction is finished. One possibility is a partly wooded area (managed in a way very similar to how the Church Commissioners intend manage Captains Wood). This ticks some big and important boxes as to providing carbon offset and reduces nitrate run off from the previous farming activities. If we ask for a "trim trail" used elsewhere in the borough it will deliver on health and wellbeing aspirations.

## **PANARAMA**

Ashford Borough Council has purchased the east and west wing adjacent to the Panorama building in Ashford. It comprises 109 units of one and two bedroomed flats. The deal is an £18.5m investment and is the largest ever handover of general needs accommodation to be managed on one site by the council. The acquisition is to provide affordable rented accommodation to key workers that have an identified housing need. In addition, it will also free up existing homes through transfers of key workers and, where possible, will provide vacant units in which to house those in temporary accommodation, or from the housing waiting list.

There are 65 homes in the east wing and 44 in the west wing. Work on the west wing is due to be completed this autumn, while the larger block is expected to be completed by early 2021. The deal will grow ABC's housing stock amid pressure for more affordable housing. It also creates real social benefit and sends out a positive message about cohesive communities in the heart of Ashford. If you have a housing need and want more information, visit <https://www.ashford.gov.uk/housing/council-tenant/becoming-a-council-tenant/new-quarter/>

## **FINBERRY SCHOOL**

The Stour Academies Trust, with the support of KCC and the School's Local Governing Body, is proposing to change the designation of the existing SRP at Finberry Primary School (Ashford) from Social Emotional and Mental Health Needs (SEMH) to ASD (Autistic Spectrum Disorder). A copy of the consultation document and the response form can be accessed on the School website here: <http://www.finberry.kent.sch.uk/srp-consultation/>. As KCC are supporting the consultation an Equalities Impact Assessment has been completed which can be viewed on the KCC website here:

<https://kccconsultations.inconsult.uk/consult.ti/finberryprimary/consultationHome>

While on the matter of schools, The Wyvern School in Ashford now has part of its electricity supplied by the power from 320 solar panels. The school has also had a complete upgrade over the summer to replace 486 lights with new energy efficient LED lighting. These will reduce the school's electricity demand by around 25%. The lighting project was managed by LASER (KCC's wholly owned energy specialist company). Taking into account the reduction of electricity from the new lighting, the solar PV system will produce 49% of the school's power requirements and in real terms 33% due to the amount used onsite and exported based on the school's power demand. The school will save around £17,353 a year on its energy bill from the combined projects and will reduce its carbon emissions by 33 tonnes a year.

## **BOCKHANGER HALL**

The September Community Council asked that I produce an initial business plan which has been prepared for discussion at the October meeting. The key issues are that ABC should be asked to meet the capital costs of construction and set up from the Business Rate Reserve Fund and the Community Council takes on running and risk of shortfall from the operations.

## **PLANNING WHITE PAPER**

My personal letter is below setting out my opposition to a 25% increase in housing target number for Ashford. Responses are due by 31<sup>st</sup> October.

*Rt Hon Robert Jenrick MP  
Secretary of State for Housing, Communities and  
Local Government  
2 Marsham Street  
London  
SW1P 4DF*

*October 2020*

*Dear Secretary of State  
White Paper on The Planning System consultation*

*Ashford has long supported the Government's growth ambitions, consistently delivering more new homes than its counterparts. Ashford has led on 'Infrastructure First' development, demonstrated by the recent J10A*

*construction and is well placed deliver its planned levels of growth, in return for the upfront investment in necessary infrastructure to support high quality development.*

*I write to express my strongest concerns regarding the proposals outlined in the planning white paper. These proposals would be severely detrimental to Ashford's commitment to deliver a genuine infrastructure led approach to new housing and economic growth for the benefit of residents, communities and businesses across the borough. My concerns are as follows.*

- It is a rule-based system which eliminates discretion from local communities as to how much they build.*
- It sets out a prescribed housing requirement, with no right of appeal.*
- The algorithm which determines the Borough's annual increase in housing numbers is based of the number of houses it already has so it is an ever-increasing upward spiral of housing.*
- The most expensive areas of the borough will get the most new houses, that's wrong. New housing is required in the areas of towns that need housing, not rural areas (which tend to be expensive).*
- Constraints on areas for building include ANOB's but not areas that really need to be protected such as flooding risk areas, conservation areas, wildlife areas and areas that (if built on) would cause nitrate run-off.*
- Planning permission would be given in principle when land is included in the local plan. This eliminates the obligation to consult and the opportunity to make representations at Planning Committees.*
- It removes the right of hearing and the public examination process which is anti-democratic and eliminates local involvement.*
- Generic design codes for the whole Borough would be inappropriate, one size does not fit all and what Ashford needs Tenterden may not want.*

*Ashford has been tasked with the enormous challenge to meet the substantial increases in housing since identified as a growth area in 2001. The latest proposal would result in a step change, 25% above housing targets in the adopted Local Plan, these figures are simply not deliverable.*

*The cumulative impact of the proposed changes will dramatically increase levels of housing to the most alarming, unsustainable levels, and reap further misery on residents, communities and businesses in Ashford who would not experience the benefits of growth.*

*The proposed approach will only serve to compound a series of severe pressures experienced in areas across the borough on all forms of infrastructure, and on our cherished natural and historic environments.*

*I do recognise the Government's manifesto commitment to deliver nationally 300,000 new homes per year and I do accept that the planning system has its limitations. However, it is a sector that is completely exhausted by consultation and fatigued by change. Local planning authorities require certainty and confidence to make plans in response to genuine local needs*

*I urge you to abandon this latest set of changes to the planning system and discuss alternatives which are proportionate, realistic and strive to improve the quality of life for people and the Ashford community.*

## **ODOUR NUISENCE**

The long hot summer and serious fire at Cobbs Wood on 15<sup>th</sup> September has brought into focus the problems that we have in Ashford over nuisance dust and odour. Residents are entitled to have "quite enjoyment" of their homes and the "great stink" of 2020 from Cobbs Wood and Bybrook Waste Water Treatment works will be remembered and requires action.

KCC is responsible for granting planning consent for buildings and significant changes to buildings which deal with waste. This means that when operators wish to build/change something they need consent from KCC. Conditions are imposed to prevent inappropriate odour as far as height, scale, pollution activities etc., much like any other planning application. Planning conditions can be imposed but must be proportionate and related to the work. If these conditions are not adhered to notices can be issued requiring remedy but it is necessary to specify the condition which has been breached with evidence of the offending party. ABC is responsible for most other planning applications and investigating potential nuisance from odour but have no statutory powers to require the offending party to remedy. ABC in their role as planning authority can ask builders of new houses to make a proportionate contribution towards odour infrastructure as part of their planning application. The Environment Agency are have enforcement responsibility for any air quality incidents (including dust).

The various operators at Cobbs Wood, EMH, Sheerness etc are responsible for the operations at their properties. They have a licence from the EA (Ofwat in the case of Southern Water in Bybrook) which sets out conditions and statutory obligations.

A meeting is scheduled for 19 October with all interested parties on Cobbs Wood when progress is hoped to be made to find a permanent solution. With McDonalds looking to locate near to Cobbs Wood it is hoped there will be additional impetus to finding a solution.

### **KENT TOGETHER**

Kent residents who are facing financial difficulties due to the coronavirus pandemic may be eligible for support. KCC has received a short term, one-off contribution from central government to support households experiencing financial hardship as a result of Covid-19. Using this grant KCC can support those struggling to afford food and other essentials over the coming months via our Kent Support & Assistance Service (KSAS). If you, a loved one, a friend or someone in the community that you know is in need of support then we can help. Visit [www.kent.gov.uk/ksas](http://www.kent.gov.uk/ksas) to find out more. Don't worry alone, help someone struggling today.

### **WHH FUNDING**

As part of a wider package of improvements to Kent's NHS of £38.5m, WHH & the QEQM hospitals have secured £30m of funding to increase patient capacity. The WHH expenditure includes a ten-week building programme (which has already started) to deliver:

- **11 additional treatment cubicles in the Emergency Department**
- **8 intensive care beds**
- **A new, larger Surgical Emergency Admissions Unit, and**
- **A women's ambulatory unit, which will mean that women with specific conditions can be treated in a dedicated environment, away from the emergency department, and**
- **An extra 30-bed ward to provide additional capacity for the winter period and increase the number of single ensuite rooms to more easily isolate patients with infections.**

### **KENT RAIL STRATEGY 2021**

The draft Kent Rail Strategy for 2021 commenced its public consultation on Wednesday 23 September and runs for eight weeks until Tuesday 17 November. If you wish to respond to the consultation, please visit: [kent.gov.uk/kentrailstrategy2021](http://kent.gov.uk/kentrailstrategy2021)

### **MOTORING OFFENCES**

The Kent Police and Crime Commissioner, Matthew Scott, is seeking local views on a piece of work that's being done to look at motoring offences and whether punishments should change. It's part of a national consultation being run by the Association of Police and Crime Commissioners on road safety. Please complete the 60 second survey using this link: <https://www.surveymonkey.co.uk/r/apccsaferoads>

### **CLIMATE CHANGE**

In response to the Climate Emergency, the UK Government revised the Climate Change Act 2008 in 2019. This introduced the UK target of net-zero carbon emissions by 2050. KCC has led on the development of the Kent and Medway Energy and Low Emissions Strategy and has a target to reach net-zero by 2030. This will rely on many existing technologies and energy programmes already in place including LED street lighting and solar energy schemes. The base line carbon emissions (2010/11) was 58,210 tonnes per year. By 2014/15, this had reduced to 49,461 tonnes per year and in order to be carbon neutral this must fall to 17,500 tonnes per annum.

This will be achieved by renewable energy generation, shifting to electric vehicles and energy rationalisation across the estate and will require investment of the order of an estimated £27m but is expected to deliver returns in the region of £96m. Further information is at <https://democracy.kent.gov.uk/documents/s98966/Decision%20Report.pdf>

### **ELECTRIC VEHICLE CHARGING POINTS**

KCC will be partnering with all interested Parish, Community and Town Councils to install extra electric vehicle (EV) charge-points across Kent. The chargers will be located on land owned by the community, such as village hall car parks, and it's hoped they can then be used by local residents and businesses that do not have off-street parking.

The chargers will be owned and operated by KCC for public use. Any financial surplus generated by the charge points will be shared with the hosting council. KCC will use their share of the financial surplus to extend and maintain the charge-point network.

Providing more EV charge-points is one strand of the actions KCC is taking to reach net-zero carbon emissions by 2030. The grant uses funding from the Department for Transport and Kent Lane Rental Fund and is designed to encourage a shift towards cleaner travel in Kent.

**Paul Bartlett**  
**Mersham, Sevington South and Finberry ward & Deputy Leader, ABC**  
**Ashford Central Division, KCC**  
**Grosvenor Hall Ward, Kennington Community Council**  
**01233 500667 or 0773 929 3502**

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