

**STELLING MINNIS PARISH COUNCIL  
MINUTES OF THE MEETING ON 10 NOVEMBER 2021 HELD AT 7.30PM IN  
STELLING MINNIS VILLAGE HALL**

**Present:** Parish Cllr Robert Hubble (Chairman)  
Parish Cllr John Haffenden (Vice Chairman)  
Parish Cllr Nick Smith  
Parish Cllr Ann Day  
Parish Cllr Laszlo Dudas  
Parish Cllr Garry Watts  
District Cllr Jenny Hollingsbee

Lee Jones, Internal Auditor  
Gail Hubbard, Clerk to the Council

There were three members of the public present for part of the meeting.

The Chairman welcomed everyone to the meeting and read out the statement on filming and recording during the meeting.

**1. APOLOGIES, DECLARATIONS OF INTEREST AND DISPENSATIONS**

- 1.1 Apologies for absence received and confirmed by the Council Members who cannot attend a meeting. These shall be tendered to the Parish Clerk prior to the meeting, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted. Apologies received and accepted from Cllr Pam Carr (unwell) and County and District Cllr Susan Carey.
- 1.2 Declaration of changes to the Register of Interests. There were none
- 1.3 To receive Declarations of Interest in respect of matters contained in this agenda. In accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers. Cllr Watts had informed the Clerk prior to the meeting of an indirect interest in item 6.4 on the agenda regarding the Rose & Crown development.
- 1.4 Requests for Dispensations. There were none.
- 1.5 Declarations of Lobbying. There were none.

**2. MINUTES OF THE MEETING HELD 15 SEPTEMBER 2021**

The minutes from the previous meeting had been circulated and read, it was proposed by Cllr Haffenden, seconded by Cllr Smith and AGREED by all that the minutes be accepted. The minutes were duly signed by the Chairman.

**3. MATTERS ARISING FROM THE MINUTES**

The Clerk reported that she had written to UK Power Networks following the last meeting, regarding the power outages over the summer but had yet to receive a response.

**4. ADJOURNMENT**

The members of the public present wanted to bring a matter to the PC's attention. Mrs Watts explained to the Cllrs the problems currently faced by her daughter and partner who are trying to purchase one of the two affordable homes on the Rose and Crown development. The purchasers of the other property are also facing the same problem.

The two affordable properties within this development have strict conditions set out in the S106 document. Neither of the purchasers of the two affordable houses are able to secure

a mortgage due to these excessive conditions imposed by FHDC. They are currently deemed unmortgageable by the lenders and their solicitors will not proceed until this matter is sorted.

Cllr Jenny Hollingsbee had already been contacted with regard to this matter and said she had forwarded the concerns immediately to the Head of Planning and the Director of Policy and Place at FHDC. She would chase a response as soon as possible on the resident's behalf.

Cllr Day proposed that Stelling Minnis Parish Council write to both these contacts at FHDC explaining that we wish to support the purchasers of these two properties (and indeed any subsequent purchasers in the future) in their request to have the S106 modified so they are able to obtain a mortgage on the properties. We would also express the urgency of the matter. This was AGREED by all and the Clerk to draft a letter and circulate before sending.

The three residents left the meeting at 8pm.

## 5. CORRESPONDENCE

The following items of correspondence had been circulated to the Cllrs;

- Dynamix Accountancy – payroll provision quote. More expensive than current provider. Clerk to seek at least another price in readiness for April.
- FHDC – Consultation on Local Plan changes – circulated to Cllrs.
- Came & Company – SMPC insurers have rebranded as Gallagher
- KALC – AGM paperwork for their AGM on 13<sup>th</sup> November.
- FHDC – Precept request letter deadline 31<sup>st</sup> January 2022. Budget will be prepared prior to January meeting for discussion and agreement.

## 6. PLANNING

Discussed planning applications received for consideration since the last meeting

	There were none	
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NOTED decisions by the planning authority since the last meeting

21/1886/FH	Listed building consent for lower enlargement of approved window opening to fit double doors in rear elevation, change in design of staircase and internal alterations to include 2 ensuite in first floor bedrooms.  South Lodge Farm, South Lodge Road, Stelling Minnis CT4 6DD	Approved 07/10/21
21/1381/FH	Proposed extensions to the North and South of the existing main house to replace and extend existing non-original structures. Repositioning of rear door to be centred on the existing window above.  Stone Hall, Stone Street, Stelling Minnis Canterbury CT4 6DD	Approve with conditions 16/09/21

## **7. VILLAGE MATTERS**

### ***FLAGPOLE PROJECT***

- Update on project  
Flagpole install completed Tuesday 9<sup>th</sup> November and flag currently flying. Cllr Hubble reported that additional Funding is to be awarded from Stelling Minnis Stores from the MADL (Make a difference locally) charity which can be used to complete the project this would be in the region of £500.
- Flagpole Policy AGREED by all and to be available on the SMPC website. This will be reviewed in a years' time and then as required thereafter.
- Sovereigns Plaque to commemorate the Queen's birthday in June AGREED in principal but to be commissioned after the event.
- Landscaping around base – top soil and a few plants required to finish the base area off, to be done alongside the VH Committee.

### ***GRIT BIN & WINTER GRIT SUPPLY***

Cllr Hubble had approached the owners of the Minnis to seek permission to site the grit bin on the edge of the Minnis; no firm response to date but feedback was it was unlikely to be an issue. The annual tonne bag of grit has been delivered by KCC Highways to Cllr Haffenden as he has offered to store this grit until the new grit bin is in position. Cllr Watts had some problems with availability of grit bins. It was AGREED a budget of up to £200 for Cllr Watts to source as large a grit bin as available asap.

### ***DEFIBRILLATOR TRAINING***

This is arranged for 7pm on Tuesday 7<sup>th</sup> December in Stelling Minnis Village Hall. There are eleven people already booked in. If you would like to attend this session please contact the clerk [stellingminnispc@outlook.com](mailto:stellingminnispc@outlook.com) or 01227 831197.

### ***ROSE & CROWN DEVELOPMENT UPDATE***

This was covered under the adjournment.

### ***PEDESTRIAN SIGNAGE ALONG CURTIS LANE***

Cllr Hubble explained that this was a condition of the original planning, that pedestrian access signs be positioned at either end of Curtis Lane. Cllr Hubble has been pursuing this with Quinn and now Pentland; one sign is in place the other is not as yet.

### ***NOTICEBOARD SIGNWRITING & LAMINATED GLASS***

The signwriting of the two noticeboards is in progress.

It has been flagged up that the rain is currently driving into the shelters and soaking the seats. Cllr Dudas has ordered two sets of laminated glass to go in either end of each bus shelter, this should solve the problem. Once available these will be fitted onsite.

### ***FACEBOOK PAGE FOR SMPC***

Cllr Watts asked how many hits our SMPC website had received, Clerk to check with Hugo Fox for this information.

Concern raised over the comments a SMPC page might attract. If comments can be turned off and the pages just used as an information source this would relieve this issue. Concern over who would be administrator/s.

Clerk to devise some potential rules for use of Facebook and how it could be administrated and the matter could be put to a vote at the January meeting.

### **NEIGHBOURHOOD PLAN**

Cllr Dudas reported to the Cllrs that at the present time there is not enough clarity on Neighbourhood Plans for SMPC to make any decisions or progress forward. Cllr Dudas and Cllr Hubble had attended a meeting with FHDC about planning and Neighbourhood plans had been discussed, there were only four people present out of the 31 parishes invited.

### **8. REPORTS**

Refer to Appendix A at end of minutes for the full reports where available.

8.1 SMPC Website report Clerk

8.2 Community website report Cllr Smith

8.3 KCC Report Cllr Carey

Cllr Smith asked if there was an opportunity within the KCC Plan Tree scheme mentioned in Cllr Carey's report to replant some trees on the Minnis. Cllr Haffenden indicated there were no plans to plant further trees on the Minnis as it had been allowed to re-wild for too long so under the current plans it would not be appropriate.

8.4 FHDC Report Cllrs Carey/Hollingsbee

8.5 Stelling Minnis Tree Warden Cllr Smith

8.6 Stelling Minnis Hall Lee Jones

Lee Jones gave an update on the hall that bookings are looking good and the committee are very pleased with the addition of the flagpole outside.

8.7 Windmill Cllr Hubble

Cllr Hubble reported that it has not opened this year.

8.8 Minnis Cllr Haffenden

Cllr Haffenden reported that the cattle are now gone from the Minnis after a successful grazing season.

8.9 KALC Cllr Dudas

Updates as circulated via email to Cllrs.

8.10 FHDC Joint Committee Cllr Dudas

Cllr Dudas reported that the waste collection issues have now been rectified.

### **9. FINANCE**

#### **8.1 NOTED receipts of income**

KCC– Combined Member grant Cllr Carey for flagpole project	600.00
<b>TOTALS</b>	<b>£ 600.00</b>

#### **8.2 AUTHORISED payments**

CHQ347	Thomas Davis – strimming September	40.00
CHQ348	Stelling Minnis Village Hall – Hire for SMPC meetings 2021	30.00
CHQ349	Clerks salary Sept & Oct	506.40
CHQ350	Clerks expenses Sept & Oct (printing, postage)	29.00
CHQ351	Stelling Minnis Village Hall – hire for defib training session	15.00
CHQ352	Glassfibre Flagpoles Ltd – 6m glassfibre flagpole including installation and 2 yard sewn flag	1223.82
CHQ353	Cllr Dudas -reimbursement for laminate panels for bus shelters	135.17
<b>TOTALS</b>		<b>£ 1979.39</b>

The above payments were AGREED by all so the payments are to be authorised.

**8.3 RECEIVED the budget expenditure spreadsheet showing spending to date.**

Total income for the year to date £11,707.56, total spending from EMR £3,145.00 and total expected expenditure at year end £13,385.90. Thus leaving £1026 left in the budget.

**10. AOB FOR INFO ONLY**

Cllr Day raised that she has reported several potholes on Stone Street; KCC highways have informed her that they will need to shut the road to carry out the repairs so if there are any more potholes spotted between Petham and the M20 it would be a good opportunity to do all of them. Pass any details directly to Cllr Day as she is in contact with a helpful contact at Highways who is dealing with this matter.

The meeting closed at 9.25pm.

*Dates of future meetings: 12 January, 9 March, 11 May Statutory Annual, 18 May APM, 13 July, 14 September, 9 November*

Signed..... (Chairman)

Date.....

**APPENDIX A**

**SMPC Reports 10 NOVEMBER 2021**

**SMPC Website**

Updated as and when necessary. Agenda and Minutes always displayed. Now using Newsfeed for anything deemed suitable to distribute this way.

Gail Hubbard  
Parish Clerk

**Stelling Minnis Community web site report for 10 November 2021 PC meeting**

Individual page maintenance and requested revisions made as required. Nothing else to report.

Nick Smith – Webmaster for the community site.  
4 November 2021

**Kent County Councillor Report**

A reminder that the consultation on KCC's Heritage strategy is open [till 13 December](#) and that the consultation on the Kent Design Guide has just started and is open [till 17 January](#). Principally a guide for builders and planners, the Kent Design Guide will help shape future development in the county and comments are invited from everyone. All KCC consultations can be seen at <https://letstalk.kent.gov.uk/>

KCC will soon be consulting on our Tree strategy (Plan Tree). We've already embarked on a major tree planting programme across the county with over 112,00 trees established (established = planted and watered in over the first summers) in the last two years. KCC has also recently won £275,129 from the Government's Local Authority Treescape Fund for projects in Ashford and Swale; these will establish a further 41,000 trees and saplings. KCC is now employing a Tree Officer to help plan further such projects to help KCC reach its ambition of an extra 1.5 million trees in Kent.

As part of Plan Tree, each KCC councillor will have 350 trees over the next three years for their division. These can be street trees or on land owned by the community such as a school or parish council. If Stelling Minnis parish councillors have ideas for where to plant such trees then do let me know.

Our District Council report covers the [EV600](#) initiative which will provide a network of around 600 charging points for Electric Vehicles across Kent over the next two years. About 100 of these will be in the Folkestone & Hythe District area. The charging points will be in council car parks so people can charge up whilst doing their local shopping. Connected Kerb, the company that will be installing the charge points has announced they will be installing 190,000 kerbside charging points across the UK by 2030.

KCC's Fastrack bus service in Kent Thameside and (new from 2023) Dover has been awarded £9.5m for an electric bus fleet. It's a major investment and should show the benefits in cleaner air and quieter roads which can then be copied elsewhere in Kent.

Finally, I'm delighted to report that eight of KCC's country parks have won Green Flags (Green Flags are a national award recognise the quality of the park, its value to the community and environment). Shorne Woods, Lullingstone, Trosley, Teston, Manor Park, Brockhill, and Pegwell Bay Country Parks have all retained their Green Flag status and new for this year is Grove Ferry Country Park in Canterbury.

Susan Carey  
Member for Elham Valley, Kent County Council  
District Councillor, North Downs West, Folkestone & Hythe District Council

#### **Tree Warden Report for 10 November 2021 PC meeting**

One fallen tree and branch overhanging a well used path reported to Minnis Managers. As usual, recent winds have resulted in lots of dead bits of branches, some quite large, laying about – users of the Minnis should take care.

Nick Smith – Tree Warden  
4 November 2021