

Monkton
Parish Council



PARISH CLERK: Sara Archer, 204 Monkton St, Monkton, Ramsgate, Kent CT12 4JN
Tel:01843 821989 E: clerk@monktonparish.co.uk

**Minutes of the Parish Council Meeting held on
1st February 2024 at 7:00pm Monkton Village Hall**

- Present** **Parish Councillors** Gilly Brown [GB], Davina Ransom [DR], Steve Bennett [SB], Andy Kershaw [AK], Jason Button [JB]
- In Attendance** Sara Archer – Clerk, KCC Cllr Derek Crow-Brown, District Cllr Abi Smith, Peter Hunt – Fernfield Homes, PC Andy Howe, plus 9 members of the public.
- 56/23-24** **APOLOGIES FOR ABSENCE**
Apologies had been received from District Cllr Sam Bambridge.
- 57/23-24** **DECLARATIONS OF INTERESTS**
No interests declared.
- 58/23-24** **PUBLIC QUESTION TIME**
Members of the public were invited to make comments and raise any concerns they would like the Parish Council to address.
- A commemorative church service was being planned for the 80th anniversary of D-Day. Details would be confirmed in due course.
- 59/23-24** **MINUTES OF PARISH COUNCIL MEETING**
It was resolved to accept the minutes of the previous Parish Council meeting held on 6th November 2023 as a true record. These were proposed by Cllr Ransom and Seconded by Cllr Kershaw and duly signed by the Chair.
- 60/23-24** **CHAIRMAN'S REPORT**
Cllr Brown explained that it may appear that the PC is often slow/inefficient in advancing projects because we are unfortunately held up waiting for external responses or quotes. The role of a Councillor is voluntary and issues/projects are addressed as promptly as possible, therefore, residents were asked for their understanding and continued support.
Cllr Brown offered an update with regards the Coles Yard development. The Coles have a potential purchaser and developer of Coles Yard - Fernfield Homes. At the request of the developers, a meeting with PC was arranged back in December and a proposal was put forward to revise plans to include bungalows behind Seamark, doing away with retirement flat block, but using the Recreation Ground to site the development's drainage system which involved a substantial underground drainage crate and associated outlet pipes. This would be sited adjacent to the pavilion or under the car park.
Nothing was offered to the village in recompense for siting drainage system on PC land – other than what the developer saw as the advantages of their alternative scheme. It was appreciated that bungalows behind Seamark Close was favourable to those residents, however, the legal implications of siting drainage system on PC land would be complex and potentially a legal minefield.
Similarly, the issues of disruption to the Recreation Ground during construction, future maintenance of the system and access to it, the potential (although small) risk of a leakage from the drainage system, and how it might restrict any future redevelopment of the pavilion had to be considered – again, a minefield of complications. A formal proposal outlining the plans in detail was requested, but not received to date.
Thus, it was felt that the disadvantages of the proposal to use the Recreation Ground to site the drainage system were substantial and on which basis the PC were inclined not to support the plans.
The counter suggestion put forward by the PC, was to build the drainage system on the Coles site (as per the original plans), even though this might result in a lesser number of units.

Peter Hunt – Fernfield Homes, was in attendance and invited to speak and outline the proposal. Mr Hunt advised members that since meeting with the PC in December, the developers had considered the suggestions put forward, and had revised the plans to include the necessary drainage system onsite, thus negating the need to use PC land.
It was confirmed that the Internal Drainage Board directs that the drainage system must be kept within the curtilage of the development site.
Mr Hunt outlined proposals to address the bionet gain, and confirmed the number of units planned for the site, which included five bungalows to be ringfenced for the over 55's, and sited at the rear of Seamark Close. A mix of housing was being offered, with detached, semi-detached, affordable homes, and flats, and sustainability factors such as solar panels, had been considered.

Signed.....

Date.....

It was suggested that Mr Hunt was invited to attend the next meeting to discuss the proposal in full, once the formal planning application had been submitted. **Action SA**

Cllr Brown confirmed quotes were being obtained for improving and potentially extending CCTV coverage in the village. An issue particularly relevant after the car break ins over Christmas. Details regarding the specifications of the new system can not be discussed at public meeting, therefore Councillors would be considering the options following this meeting.

Following a complaint received prior to the last meeting, the bus shelters had been inspected and as agreed, Cllr Button had approached the School to try and build a collaborative relationship with regards to the shelter opposite. The idea of community involvement, children looking after it, and producing some posters etc. was put to the School, however, no response had been received, after a couple of attempts. As no further complaints have been received before or since, it was suggested the idea was shelved. Residents were encouraged to help keep the bus shelter clean.

With regard to the bus shelter near The Old Post Office, the houseowner whose ivy is causing the problem has been contacted on two occasions, and again no response had been received. The Clerk would continue to follow this up. **Action SA**

A tree had been blown down during high winds at the rear of Seamark Close. The Clerk had contacted the new landowner who had dealt with the matter promptly.

The 80th Anniversary of the D-Day Commemorations would be on Thursday 6th June. It is understood that the national theme for the anniversary is the Great British Fish n Chip supper. The PC would be happy to liaise with the Village Hall Committee for any plans to commemorate the event and offer financial support if possible. It was noted that the anniversary fell near to the Open Gardens weekend, which may impact any plans. Cllr Ransom advised that at the recent TRRG meeting, it was suggested that Villages were involved in a 'Best Dressed Village' competition. This would be given consideration.

A note of thanks had been received from Lynn and Robert Rosevear, for the support of the PC with regards to the objections to 198 Monkton Street development.

61/23-24

INDIVIDUAL REPORTS

To receive updates for the following:

- a) County Councillor – **Cllr Crow-Brown** advised he had successfully lobbied Southern Water with the support of Sir Roger Gale, on behalf of the Nature Reserve, who had been significantly affected by the recent closure of the A253. He had secured a grant of £2500 for the Nature Reserve in recompense for the loss of business during this time. Cllr Crow-Brown had also thanked Southern Water for their prompt action to repair a leak in Minster which was a safety hazard in the inclement weather.
Cllr Crow-Brown had also been contacted with regard to signage issues at Manston, and traffic lights at Tothill Street, Minster. He explained that 30% of roadworks were being self-declared by the utility companies as emergencies, thus impacting the planned schedule of highway repairs. He was therefore lobbying Government for higher fines to the utility companies for the disruption caused.
Cllr Crow-Brown had also issued a corporate complaint to South Eastern railways with regard to the short notice cancellations of the school train to Sandwich. South Eastern had advised the issues were electrical failures due to the age of the points and rails in this area.
Recent anti-social behaviour in Minster had been dealt with promptly by both the Police and Rail Enforcement Officers. A corporate thanks had been expressed to the rail operator for their action.
- b) District Councillors – **Cllr Abi Smith** confirmed that the recent reported online services outage at TDC had not been a cyber attack, but a problem with the IT services. Due to the possible threat to personal data, it had been reported to the National Cyber Service as a matter of precaution.
Residents were encouraged to comment on TDC's parking strategy consultation.
The budget for TDC was due for approval next week.

The absence of Cllr Abi-Leigh Barlow or her apologies for non-attendance was again noted.

- c) Parish Councillors – **Cllr Ransom** advised she had attended a TRRG meeting which discussed Speedwatch. Only one team were currently operative in the Villages, at Acol. The status of the Monkton team was discussed. Alan Watson, Kent Police, was now the Co-ordinator for the scheme, however, PC Andy Howe offered to approach PC Jason Wright who was the Speed Liaison Officer for the East Kent Division, to discuss whether the locations needed to be reassessed before Speedwatch sessions could recommence. David Blackwell advised he was stepping down from the team, however, he would handover to Cllr Andy Kershaw when the new group of volunteers is formed.
- d) Ward Police Officer – PC Andy Howe introduced himself and advised he would be happy to conduct speedwatch sessions in the Village when instructed to do so.
PC Howe confirmed there had been five calls reported, regarding the vehicle thefts and poaching. He made it clear that hare coursing would not be tolerated. Resident's were encouraged to report suspicious activity as soon as possible, but not to approach suspected poachers.
School parking had been monitored with no significant issues raised.
Police Surgeries were being held in the Villages on a rotational basis. Resident's were welcome to attend and raise any issues of concern.

Signed.....

Date.....

62/23-24

FINANCIAL MATTERS

a) Members resolved to approve the Schedule of Payments below, which had been previously circulated.

This was proposed by Cllr Brown and seconded by Cllr Button.

Landscape Services - Grounds Maintenance	£991.44
Hugofox - website hosting DD	£11.99
Nest DD - Clerk's pension	
KALC - Training - New Cllr	£60.00
S. Archer - Clerk's salary & expenses	
RBL - Poppy Wreath	£20.00
HMRC - Employee PAYE	£394.84
S. Archer - Clerk's salary & expenses	
Hugofox - website hosting DD	£11.99
Nest DD - Clerk's pension	
Unity - Bank Charges	£18.00
Zurich Insurance	£727.65
St Mary Magdalene - Newsletter contribution	£175.00
Methodist Hall Hire fees	£125.00
Hugofox - website hosting DD	£11.99
ICO – renewal fee	£35.00
S. Archer – Clerk's salary & expenses	
Nest DD – Clerk's pension	

Receipts:

MFC - Lease payment	£2,000.00
---------------------	-----------

b) The banking reconciliations for November, December and January were considered and approved.

This was proposed by Cllr Button and seconded by Cllr Bennett.

c) The Chair offered an explanation of the Precept request. Due to higher costs, and taking into account the fact that the precept had not been increased for a number of years, it was necessary to increase the precept request slightly by 5%. This would effectively be an increase of approx. £2.50 per household.

RESOLVED: To approve the precept request of £17,497 for 2024/25.

This was proposed by Cllr Brown and seconded by Cllr Ransom.

The budget proposal for 2024/25 was circulated and discussed. It was resolved to approve the budget forecast for 2024/25. **This was proposed by Cllr Brown and seconded by Cllr Ransom.**

63/23-24

PLANNING

a) To note any new Planning Applications.

F/TH/23/1613 - Phases 1B And 2D North Of Spitfire Way And East Of, Columbus Avenue

Variation of condition 1 of planning permission F/TH/23/0461 for the "Variation of conditions of 2, 14, 16 and 25 of planning permission F/TH/22/0118 for the "Erection of 53No. general industrial units with associated access road, parking and landscaping" to allow alterations to layout to accommodate changes in levels and drainage" to allow alterations to unit 8

No comments made.

b) F/TH/23/0485 - Unit 1 , Ivy Way, Monkton	PENDING
F/TH/23/0972 - 198 Monkton Street, Monkton	GRANTED

64/23-24

MONKTON FOOTBALL CLUB

Options to increase the parking provision were being explored. Posts would be installed to replace the existing sleepers which were degrading. Cllr Button and the Clerk had obtained quotes for the work which were significantly over budget. Cllr Button had been in contact with the Football Club who were making enquiries with their members to assist with the work and would follow this up accordingly. Cllrs Derek Crow-Brown and Wright were thanked for their assistance with grant funding for the works. **Action JB**

65/23-24

RECREATION GROUND AND PLAY AREA

A written inspection report had been completed by Cllr Bennett with no issues to note. Cllr Bennet would make enquiries for the fencing to be repaired which was damaged near the Foxhunter Caravan Park, and would forward quotes accordingly. **Action SB**

66/23-24

HIGHWAYS

Cllr Kershaw advised he had reported the drain cover which had become dislodged on the A28 near Millers Lane, to Southern Water. A temporary repair had been undertaken, however, Southern Water would be carrying out permanent repairs in due course.

The pothole adjacent to Walters Hall Farm had been repaired effectively.

The road sweeper had attended and swept the leaves and debris at the Western end of the Street.

It was noted that the blue cycle path signs had been vandalised and removed from their posts, both at the top of Willets Hill and bottom of the Hill by the mini-roundabout. This had been reported and KCC would be carrying out repairs.

Signed.....

Date.....

It was noted that the fly tipping signs at the top of Willets Hill had been removed/stolen. TDC were aware and would be replacing them accordingly. The fly tipping at the old road at the top of Willets Hill had also been reported and dealt with by TDC.

67/23-24

NEXT MEETING

The next meeting would be held on **7th March 2024, 7:00pm in the Village Hall.**
Peter Hunt – Fernfield Homes would be invited to attend.

Future dates: 2nd May, 4th July, 5th September, 7th November

The meeting was closed by the Chairman at 8:30pm.

Signed.....

Date.....