

Wellow Parish Council

Clerk
Geoff White
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Minutes of a meeting of the Parish Council held on Tuesday, June 3rd 2014 at 8pm in the Village Hall.

Present: Cllrs Andrews, Bailey, Betts, Caudle, Clarkson, Doman, Karthausser, Prentice and Wheeler along with eleven members of the public

Agenda:

14.057 **To accept apologies for absence**

Apologies were received from Dist Cllr Butters.

14.058 **Declarations of interest in any matters on the agenda or in May 2014 Minutes**

There were no declarations of interest.

14.059 **Public Participation**

David Phillips from New Willow Farm outlined his plans for a housing development on part of his land along Stony Littleton Lane. If successful, he intended to donate an area of approximately one hectare to Wellow which could be used for the building of tennis courts and other sports facilities.

When asked by Cllr Betts how many houses he envisaged building he said that he had no firm ideas at present but that he did not want over-development and would want to work closely with the Parish Council at the planning stage.

Cllr Andrews suggested that, as the Parish Council had started to discuss in some detail part of agenda item 14.061, planning matters, we should continue with it.

This was agreed to and after some discussion the Chairman proposed that Mr Phillips liaise with Cllrs Andrews, Bailey, Caudle and Clarkson with a view to reporting back in some detail at the July meeting. Cllr Andrews seconded the proposal which was passed unanimously.

It was stressed during discussions that there is a very tight time limit since

work on the construction of the current Wellow Sports proposals on the playing field is due to commence early in 2015.

14.060 **To confirm the Minutes of the meeting held on May 6th 2014.**

The Chairman pointed out that there was an omission in that the Parish Council had decided not to appoint a councillor to oversee highway matters, (Agenda Item 14.042) but this was not recorded. He added a note to that effect and the heading “Insurance” immediately before the next agenda item.

The minutes were then approved unanimously.

14.061 **Planning applications**

New applications

Cllr Clarkson referred to the application in respect of **Church Farm Cottage, (14/01845/FUL)** for the demolition of the existing extension and the building of a new one.

She explained that the proposed extension was perfectly acceptable but that the plan to include a balcony on top of it was currently opposed by neighbouring families.

Further discussions were taking place between the owners of Church Farm Cottage, the neighbours and B&NES.

Cllr Clarkson proposed that Wellow Parish Council support the application for the extension but not the balcony unless agreement was reached between the parties involved. The proposal was seconded by the Chairman and passed unanimously. Cllr Clarkson will write a suitable response. **DC**

Cllr Clarkson referred to the revised application in respect of the rear of **1 to 7, High Street (14/01867/LBA)**.

She said that the new plans would involve building an extension and swimming pool under ground which would drastically reduce the visual impact and use up less land.

Concern was raised about the feasibility of such plans but it was agreed that this was not a matter for discussion at this stage. Cllr Clarkson proposed that Wellow Parish Council support the application. This was seconded by Cllr Andrews and passed unanimously. Cllr Clarkson will write a suitable response. **DC**

Decisions received

The Council noted that planning permission had been given in respect of the applications at the Old Rectory, The Maltings and Windyridge

Other planning issues

The proposals for **New Willow Farm** were discussed under Agenda Item 14.059.

Cllr Caudle referred to the refurbished **Forge Cottage (13/03137/FUL)** at the top of Mill Hill and said that the work carried out in respect of the installation of a window and door on the south-facing wall did not match the original plans which were for the installation of French windows. She said that the new window was a 1960's design and totally out of keeping with the surrounding properties.

Cllr Watts, the owner had written to Wellow Parish Council to clarify matters. He explained that he was in the throes of obtaining retrospective planning permission in respect of the door and window and that he was under the impression that verbal approval had been reached in principle.

Cllr Caudle proposed that Wellow Parish Council oppose the planned change and that the original planning application be adhered to. This was seconded by Cllr Andrews and passed by 7 votes to 1 with one abstention.

Cllr Caudle will write a suitable response.

PC

Cllr Caudle referred to the appeal regarding **Bubblers Dytche (Appeal Ref: 14/00034/RF, Application Ref: 12/05281/FUL)**.

She read out her objections to the development there and proposed that Wellow Parish Council send it to B&NES as a formal response. This was seconded by the Chairman and passed unanimously.

Cllr Caudle indicated that she would be willing to attend any meetings in respect of the appeal.

Cllr Caudle agreed to send a copy of her response to the Clerk so that he could forward it to B&NES.

PC

14.062

Finance

The Clerk explained that he had produced a new finance report covering the period from February to date. The reports for March, April and May contained an error of £5.63 which he had been unable to identify.

The new report balanced correctly and was accepted unanimously.

The following payments were agreed:

Clerk's salary	£174.35
Clerk's allowance	£ 5.00
Stamps and drawing pins	£ 6.99
Stewart Cole's wages	£215.82
A J Nicholls – church clock servicing	£221.28

The following payment was not approved:

A J Nicholls – church clock servicing	£229.58
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Richard Holland, speaking from the floor, expressed some surprise at the two invoices from A J Nicholls. The Clerk had explained that there were two invoices as the clock is serviced twice a year but that we had not received any invoices in the current financial year. When he queried this with the company they replied that it was an oversight and that the invoices would be sent.

Mr Holland said that, according to the servicing log, the clock had been serviced in April and again in May. The services should be six months apart, around October and April.

The Parish Council approved one of the invoices (they do not specify the date on which the service was carried out) but asked the Clerk to clarify the position before any further approval could be given. **GW**

The external audit was duly signed and dated by the Chairman and the Clerk. The Clerk will post it to Grant Thornton. **GW**

14.063

Strimming

B&NES had sent a quotation for strimming along the Village Hall driveway and around the Play Area. The Clerk had received two emails about this from different people at B&NES, one suggesting a cost of £60 + VAT for strimming three times per year, the other quoting the same price but only for one trim.

Cllr Betts sought clarification. The Clerk said that he had spotted this anomaly too and had contacted B&NES about it. The final quote is £60 + VAT per trim.

The Chairman proposed that we accept this quote but, as there was no seconder, the proposal was unanimously defeated, the propose himself being against it. It was agreed that Wellow Parish Council would take steps to undertake the work as they own a strimmer. Cllr Wheeler indicated that he

would be happy to help with this.

It was noted that B&NES had already strimmed the Village Hall driveway despite the fact that they had not been asked.

14.064 **Sevenoaks Town Council**

The Chairman proposed that Wellow Parish Council agree to support Sevenoaks Town Council's initiative regarding business rates.

This was seconded by Cllr Caudle and passed unanimously.

The Clerk will respond accordingly.

GW

14.065 **Any other reports**

The Chairman reported that he had been in touch with Malcolm Grainger at B&NES about the car park barrier and had been told that they would remove it.

Cllr Wheeler expressed concern that the car park might be vulnerable to occupation by travelers and their caravans and asked that we re-consider the barrier at the next meeting. The Clerk was asked to put it on July's agenda.

Cllr Caudle mentioned that she had been told of two areas where work was needed along the road. The Clerk said he would talk to Stewart Cole and Jenny Matthews to get the exact details and would then get in touch with Council Connect.

Cllr Karthaus said that he would be willing to set up a system which would make email communication easier for everyone. It was agreed that he should do so.

14.066 **Date of next meeting**

The next meeting of Wellow Parish Council was confirmed as Tuesday, July 1st 2014 at 8pm in the Village Hall.

The meeting closed at 9.30 pm

Geoffrey White
Parish Clerk
June 4th 2014