

**MINUTES OF THE MEETING OF THE CAPEL-LE-FERNE PARISH COUNCIL**  
**HELD ON 16<sup>th</sup> JULY 2013**

**Present:**

Cllrs: C Goble (Chairman), P Jones, C Norris (Vice Chairman), K Pilcher, J Stone, M Thomas, B Tutt, and Frederick Scales (District Councillor), and Geoff Lymer (County Councillor).

1. **APOLOGIES:**

PCSO Gretel May, Dave Bish (Relief Community Warden) and Chantal Blythe (Community Warden on maternity leave).

2. **DECLARATION OF PERSONAL INTERESTS** – None

3. **ADDRESS FROM:** Quinn Estates Limited on Potential Residential Land Development.

Alastair Cracknell (Quinn Estates), Hugh Edwards (Barton Wilmore) and Mark Quinn (Quinn Estates) gave an introduction on what and who they are. Their company had been operating in Kent for 15 years, with successful schemes named; Eversley College, Herne Bay Golf Club and Sports Super-huts. Their approach to the Parish Council was due to objection by residents to 3 other sites put forward, offering no community benefit, which they aim to offer in the two sites identified. Their proposals listed:

- Low density scheme.
- Health Centre potential.
- Community Orchard.
- Allotments.
- Children's facilities.
- Improvement of infrastructure and flooding issues.
- Access to help parking to 100+ properties, taking traffic away from Capel Street as an exploratory scheme.
- New Baptist Church.

4. **PUBLIC ADDRESS TO COUNCILLORS** (Address from Quinn Estates Limited on Potential Residential Land Development;

- Resident (Cauldham Lane) – Viability on provision of Doctor's Surgery.
  - Reply: Have a GP Group believe they can sustain a viable business.
- Resident (Capel Street) – Informed meeting of statistics required to sustain a Doctors surgery and for Capel, Hougham and Alkham there is not enough people to support 2 doctors.
  - Reply: Will try to set up and it was requested.
- Resident (Capel Street) – Allocated houses on Core Strategy and Land Allocation Plan with Dover District Council. Areas in Dover to develop.
  - Reply: Not making any apology for DDC Planning.
- Resident (Cauldham Lane) – Problems with utility services. Large house in Cauldham Lane for 8 properties rejected.
  - Reply: There will be a utility provision undertaking, costing a lot of money.
  - Reply: Proposal was low density specifically for rural areas.
- Resident (Winehouse Lane) – Interest in hand The Campaign to Protect Rural England claims and Clerk read out press article on Rural Charter to Challenge Developers on developments in rural areas.
- Resident (Old Dover Road) – Roads not able to deal with villagers getting in and out of the village. What type of housing is being offered and what type of clientele. Snow problems in winter – will Dover District Council have the means to deal with this.
  - Reply: 35% Affordable housing and would be worked in conjunction with either an Association or Parish Council for key workers.
- Resident (Capel Street) – Principal of 50 allocated houses in Capel Street in an alternative, which DDC are still considering.
- Resident (Capel Street) – Disabled access in narrow lanes an on-going issue. School full to capacity, will another need building.
  - Reply: Any infrastructure needed will be put in place.

The Chairman thanked everyone for attending and Quinn Estates for presentation. If plans are to go ahead, another meeting will be called. Leaflets left by Quinn Estates with an email address to send comments. Guidelines will be devised by PC Planning sub-committee on how to object and what to object to if proposals are taken forward to DDC Planning and arrangements, if time permitting, another meeting may be held.

5. **THE FOLLOWING BUSINESS - BE POSTPONED UNTIL TUESDAY, 23<sup>rd</sup> JULY 2013.**

It was agreed not to postpone, but to carry on with the remainder of the business for the meeting.

## 6. **MINUTES**

The Minutes of the meeting held on 18<sup>th</sup> June 2013 were approved and signed by the Chairman, Cllr: Goble. Proposed by Cllr. Pilcher and seconded by Thomas.

## 7. **MATTERS ARISING NOT COVERED ELSEWHERE ON AGENDA**

a) **Outdoor Recreational Facilities** – Sub-committee and Lynn Brisley reported:

- Congratulations expressed to all for the wonderful progress on the Project to date.
- A total of £110,046 had been raised.
- An amount of £3,500, sale of books and held in PC account, had been agreed by the members responsible for producing History Book to be donated to project.
- £50 donation had also been received from Capel Bowls Club.
- Folkestone Herald attending the Gym Equipment Launch to take photos. Press release had been prepared. Also indicating a “Mini” Skate-Park imminent.
- A fence will be installed around the skate-park by Capel Groundworks.
- £8,369 still required for zip wire and £6,450 for petanque courts.
- Temporary safety signs on rules for skate-park will be attached to fencing.
- Entry forms; for under 16's, on “Naming Skate-park” to be provided in Grapevine newsletter. Closing date 10<sup>th</sup> August. Prize will be winner's name included on signage and a voucher.
- Representative of De Haan Trust to cut ribbon at approx.: 3pm on 26<sup>th</sup> August.
- Benches insert already circulated, was agreed to go into Grapevine.
- Waste Bins – enquiries to be made to provide more from Dover District Council.
- Cllr: Pilcher agreed to monitor and complete regularly, a maintenance pro-forma tick sheet and a head-count of use. He would also make contact with The Great Outdoor Gym Company on remainder of signs to be replaced. A rolling programme to be discussed further at a later date.
- Thanks expressed to Lynn Brisley.

b) **Black Historic Noticeboard** – Map now inserted onto board. Colin Brisley agreed to paint board.

c) **CCTV** – Awaiting delivery of new cameras.

d) **Parish Council Vacancy** – Due to the further resignation of Lucy Clements, it was agreed to advertise again for two co-opted vacancies.

## 8. **DELEGATES REPORTS**

a) **Neighbourhood Watch** – *Community Warden/PCSO and/or Cllr: Jones*

- Signs – Licence being obtained to erect on lamp-posts with cable ties. One sign already erected to be re-allocated. Two others to be positioned in different locations.
- Meeting with Street Co-ordinators to be arranged.

b) **Village Hall Management Committee** - *VHMC Minutes/Cllr: Stone*  
No report.

c) **Highways** – *Cllr: Brian Tutt*

- Query made on Licence for signage. Clerk reported an official form had been completed and was with Kent Highways for approval.

d) **District Councillor Scales**

Cllr: Scales reported on:

- “Joint Transport Committee”.
- Old Dover Road problem an “empty purse” situation.

**County Councillor Lymer**

- Not a problem with signage on lamp-posts, he had spoken to Steve Rivers, Kent Highways on current signs.
- Changes to Dartford crossing on KCC website.
- Discovery Park at Sandwich (Pfizer site) will produce industry for 300 people with smaller areas feeding site.
- Jubilee Way – traffic disruption for 8 weeks (24 hours a day) – further details to follow.

e) **Coronation Day celebration combining Fields-in-Trust plaque unveiling**

- Meeting of sub-committee taken place all progressing well with activities booked.
- Insert to be placed in Grapevine again for August publication.

f) **Other** - None

10. **CORRESPONDENCE****Kent County Council – B2011 speeding response**

Cost involvement and what funding is available to be investigated and discussed further.

Invitations to be sent requesting representatives from Kent Police and Kent Highways to attend the next meeting to address Councillors on future advice and guidance.

**Invitation from The Farmers Energy Partnership working with Nigel Snape on Proposal for On Farm Anaerobic Digestion Plant**

This was reported to be new technology, for making electricity to sell back to grid. The Planning sub-committee to accept invitation to discuss with Nigel Snape, following provision of available dates from Cllr: Norris.

**Other items and emails received** (*attached*)

11. **CHEQUES**

The following cheques were approved and authorised:

Proposed by Cllr. Norris and seconded by Cllr. Tutt.

Signed by Cllr. Goble and Clerk Mrs M Leppard:

	INVOICE	VAT	Cheque No:
Kent Association of Local Councils – Membership	330.57	66.11	001440
Royal British Legion – Wreath	18.50		001441
Harmer and Sons Grounds Maintenance – Grass cutting	375.00	75.00	001442
Dover District Council – Grapevine printing	361.32		001443
Zurich Municipal – Extra Equipment Insurance	328.25		001444
Mr D Reed – Litter Clearing July 2013	72.08		001445
Dover District Council – Lease of Land	112.50		BACS
Mrs M Leppard – Salary	280.00		BACS
HM Revenue and Customs – Salary Tax	210.00		BACS
TOTAL	2088.22	141.11	

12. **FINANCIAL REGULATIONS AND STANDING ORDERS** – already circulated

Agreed and re-adopted for 2013 - 2014

13. **PLANNING****Proposed potential sites for development – Quinn Estates**

Following on from presentation at beginning of meeting and further discussion on future involvement was discussed by Councillors. It appeared that residents required additional discussions on this, but it was agreed to leave at the present time pending Quinn Estates pending intentions on the two sites. Possibly an exhibition could be arranged. District Cllr: Scales to have any application made with Dover District Council marked for his attention. A leaflet will be made available for the public via the Grapevine newsletter.

**Applications Received, Considered and Reported by sub-committee**

Sunnymeade, 149 Capel Street: – Erection of single storey rear extension. Resolved: - No objections.

**Applications Granted**

9 Capel Street – Erection of a single storey side extension.

14. **MATTERS CONCERNING THE PARISH**

- Cut back of hedgerows encroaching on public footpaths/highways to be mentioned in Grapevine.
- New trees on playing field – District Cllr: Scales to contact Darren Solley at DDC.
- Dog fouling to be added to list of actions – Cllr: Goble to research.

15. **DATE OF NEXT MEETING**

Tuesday, 20<sup>th</sup> August 2013 at 7.30pm.