



Parish Council

Minutes of a meeting of Ruckinge Parish Council held on Thursday 13th April 2023 at 7.30pm in Ruckinge Village Hall.

Present: S Hewison (Chairman), D Archer, A Beaney, T Bennett, T Cliffe-Harrison, M Pepper and P Sillibourne.

In attendance: Peter Setterfield PSLCC, Parish Clerk & Responsible Financial Officer.

Also present: Cllr L Harman (ABC), P New (Neighbourhood Watch) and 2 residents.

263. **Apologies for absence:**
Cllr D Robey (KCC).

264. **Declarations of Interest:**
Cllr T Bennett minute 271 planning application PA/2023/3139 as the owner.

265. **Minutes:**
The minutes of the Parish Council meeting held on 9th March 2023 were submitted, agreed as a true record and signed by the Chairman.

266. **Neighbourhood Watch:**
Report attached.

267. **Public Participation:**
There were no public submissions.

268. **Kent County Councillor's Report:**
No report received.

269. **Ashford Borough Councillor's Report:**
The large works of art that have appeared in Ashford have not been financed by Ashford Borough Council the funding for this has come from a Government grant for Public Works of Art.

The Borough Council has received a grant to enable it to improve the 700 least energy efficient homes owned by the Borough Council.

270. **Planning:**

PA/2023/0219 Cherry Trees, Bromley Green Road, Ruckinge – Proposed two storey rear extension & first floor extension, involving changes to the roof design and external materials.

Resolved: The Parish Council supports the application.

PA/2023/0323 The Hazels, Bromley Green Road, Ruckinge – Proposed annex

Resolved: The Parish Council supports the application.

PA/2023/0480 The Old Butterfly Farm, Stone Cross Road, Bilsington – Removal of side porch and erection of a replacement side porch, proposed rear balcony and 4 proposed rear roof lights.

Resolved: The Parish Council supports the application.

PA/2023/3139 Land adjoining Littlehaven, Bromley Green Road – Proposed change of use of land to residential and detached garage.

Resolved: The Parish Council supports the application.

20/00521/AS Fairview Industrial Park, Hamstreet Road, Ruckinge – Erection of industrial/storage building for 8 units; creation of open storage areas; boundary enclosures, hard and soft landscaping areas (part retrospective – as hard standing, drainage, parking, delivery and turning areas have already been provided).

Resolved: Whilst the principle reason for the re-consultation on this planning application is the revised noise impact assessment it does raise other concerns regarding the proposals placed before the planning department. The Parish Council objects to the application as the assessment appears to be based on the proposed units ignoring the existing units and the number of vehicular movements generated by them and associated sound levels.

Whilst TRICS data has been used based on a similar sized site to assume vehicle movements for the proposed units the actual sound levels recorded do not quantify how many of the existing units were actually in use at the time the recordings were made or how many vehicle movements took place.

The assumptions have been made on the premise that there will only be one HGV movement per hour, given the rural location and approach via B class roads this cannot be guaranteed. The assumptions also assume one HGV movement a day for the proposed units, if added to one HGV movement per day for the existing 6 units this equates to fourteen as a consequence there will be more than one movement per hour or out of hours deliveries which would be a breach of planning conditions.

If all units are occupied and all parking spaces taken there is restrictive access for HGV's meaning slower speeds, more noise and pollution.

Although this is designated as a light industrial site no indication is given as to potential users or the number of vehicle movements created by them.

Should the Borough Council be mindful to grant permission the Parish council would wish consideration be given to the following conditions being placed on the grant:

- **A reduction in the speed limit on the B2067 on the approach to the site reduced from the National Speed Limit to 40mph in the interests of road safety as HGV's entering and exiting the site require the full width of the road.**
- **The industrial estate to be clearly signposted as delivery drivers struggle to find the site.**
- **A clear indication as to the working hours in the interests of the residential amenity.**
- **Any extractor fans to be silenced to reduce noise levels in the interests of the residential amenity.**

- **A requirement that all HGV's are loaded and unloaded within the site boundary in the interests of road safety.**
- **No HGV's to be held on the road due to lack of access/space within the site in the interests of road safety.**
- **A full risk assessment to be undertaken by the local fire authority before occupation of each unit in the interests of health and safety.**

271. **Finance:**

Schedule of payments:

Clerk's salary	£438.68
HMRC	£130.60
Clerk's expenses	£20.25
Kent Association of Local Councils	£376.90
Harmer & Sons Ground maintenance	£102.00
A Beaney	£47.25

Resolved: To authorise the payment of the items in the schedule of payments

272. **Chairman's Report:**

Last month's Chairmans report was a pretty sombre one, a much more positive one this month.

Firstly, congratulations to each of the councillors who have been duly elected without contest.

Secondly, Councillors Sillibourne and Beaney will both receive recognition for their many years of service. A certificate has been agreed with KCC. It is intended that this will be displayed on a wall within the Ruckinge Village Hall – once the ongoing renovations are complete. A ceremony in the summer will commemorate.

Next month, I won't be able to attend our May 11th meeting at Bromley Green Village Hall. Vice Chairman Cliffe-Harrison will Chair the meeting.

273. **Ruckinge Village Hall:**

Thanks and congratulations to all the councillors, friends and families, and the many residents who have supported the renovations. People have given up days, weeks and months to work on the hall, while others have made financial donations.

True community spirit.

- The main hall has been replastered and repainted.
- The floor has been painstakingly rubbed down – and now double varnished with industrial coating.
- Outside, the car park has nearly doubled in size by removing a decade of under growth.
- Weeds have been pulled up – all areas have been water blasted.
- Signage has been replaced.
- The Fencing has been renovated; Posts replaced, the Gate repaired and latch replaced.
- The entrance toilet has been repainted.

- The kitchen has been deep cleaned.
- Electrical repairs undertaken.
- Bookings are significantly on the up.
- Fibre Broadband gets installed on Monday.
- The PC website has been updated with many photos and a wider progress report.

I have received multiple emails and texts from local residents, impressed with what they can see. Many have been shown inside, and all without exception have been impressed with the changes. We've had drivers waving and giving thumbs up as they've seen work in progress happening outside. There is still much to do – online bookings to add to the website, further electrical and plumbing improvements, lots more painting, inside and outside, sign restoration, which will happen over coming weeks, months and no doubt years.

274. **Bromley Green Hall:**

A Quiz night is being arranged for the 20th May with Ploughman's supper.

275. **Carters Field:**

The entrance to the car park is becoming potholed again, one quote has been received to install a tarmac apron at the entrance in the sum of £4,400, a further quote for a concrete apron is to be sought. The Parish Clerk to seek any grant funding that is available to permit the works to be carried out.

276. **Items for future meetings / exchange of information:**

There being no further business the meeting closed at 8.45pm.