

**MINUTES OF THE ORDINARY MEETING OF GREAT MONGEHAM PARISH COUNCIL  
HELD ON THURSDAY 7<sup>th</sup> MARCH 2024 AT 7.30pm AT GREAT MONGEHAM PARISH HALL**

**Present:** Councillors: J Gatland (Chairman) I Lawrence D Collett T Ridyard C Saville  
G Saville R Solley Cty Cllr S Manion Dist Cllrs Richardson and Bates J Jones Clerk to the Parish  
Council 20 Members of the Public

**1. APOLOGIES**

No apologies received.

The meeting closed at 7.30pm and the one member of the public who wished to speak, spoke, stating that they were representing the views of 700 members of the local community objecting to planning application DOV/24/00170. Reasons for the objection included; it was an inappropriate site for housing, it was not in the Local Plan, unsuitable according to HELA, a greenfield site and protected site so contrary to the Planning Framework, it was a historic Fairfield and had been requested to be made into an Asset of Community value, there were too many houses for it to be a windfall site, it would adversely effect plant life and protected species as the area was richly bio-diverse and protected species including, bats, slow worms and badgers had all been seen. Building on this site would also urbanise the village, it was contrary to the Great Mongeham Village Design Statement, would reduce the access to green space, had poor drainage and would significantly increase the traffic volume through the village making it dangerous for pedestrians, cyclists and vehicles and would lead to increased air pollution, dust and noise. The meeting re-opened at 7.35pm

**2. DECLARATIONS OF INTEREST**

None declared.

**3. MINUTES OF LAST MEETING**

RESOLVED the minutes of the Ordinary Meeting of the Parish Council held on 1<sup>st</sup> February 2024 are duly agreed and would be signed by the Chairman as a true and correct record of the meeting.

**4. ACTIONS FROM THE LAST MEETING**

**HIGHWAYS**

Bonnors Hill – dangerous road surface – faults 722249 & 735678 - Cllr Saville had sent photos to Cty. Cllr Manion and re-reported to Public Rights of Way but no action yet. **Action Cllr Saville on-going**

**REPORTS**

**County Councillor** – Overgrown hedges in the village - Cty Cllr Manion had emailed Highways but no change in the hedges yet, will chase. **Action Cllr Manion On-going**

**REPORTS**

**District Councillors** – Cllr Gatland requested that a permanent ANPR camera be installed outside the Village Hall area, Cllr Bates had liaised with the DDC Transport Officer and the CSU, who responded that they won't do anything until a serious incident of anti-social behaviour takes place in the area, it is important that parishioners report all incidents of anti-social behaviour to the DDC or KCC websites or to the Police and get a crime number. **Action Discharged**

**CORRESPONDENCE**

**Other Correspondence**

Kent Tree Warden's Scheme - Email forwarded to Cllr Lawrence. **Action Discharged**

Parishioner email request – New Village Sign - Green landowner asked and parishioner updated.

**Action Discharged**

**FORTHCOMING EVENTS**

**Council Event** -Annual Parish Meeting - Reverend Monica unable to attend.

**Action Discharged**

**FINANCE**

2024/25 Precept Setting – Form submitted to DDC.

**Action Discharged**

**REPORTS**

**District Councillors** –No response to the enforcement request at Church Farm – DDC had responded that the investigation was on-going.

**Action Discharged**

**5. PLANNING****a) Planning Applications**

To discuss any planning applications received prior to the meeting.

**i) DOV/23/00264**

**Proposal:** Erection of detached dwelling and car port

**Location:** Land to the rear of Ashurst, 162 Mongeham Road, Great Mongeham, CT14 9LL

Discussions were held, **RESOLVED** to object to this application on the grounds that the area is subject to flooding, concerns about overwhelming the sewerage system, the access is too narrow for one extra property, never mind two and it is infilling between and behind existing dwellings.

**ii)DOV/24/00170**

**Proposal:** Outline planning application for the creation of 23 houses and associated parking and infrastructure (with all matters reserved except access).

**Location:** Land South West of St Edmunds Road, Deal, CT14 9UQ

The request for this land to be registered as an Asset of Community Value was discussed first. Discussions were held, based on the feedback from DDC it was believed that the field wouldn't meet the criteria as it was private property with footpaths running through it and views/an open space is not enough. Section 88(1) and 88(2) of the Localism Act were then considered along with the application for the Glebe Field at St. Margaret's. The land did not seem to fall into either category as there was no evidence of current or recent past use of the field, the last time was a very small fair in 1865 and there is only a small footpath that nicks the North East corner of the field and the entrance gate is permanently locked so very limited public access to the field in general. Access to the wider countryside via the footpath would be easier if the building project were to go ahead. There did not appear to be any prospect of future public use of the space unless Great Mongeham Parish Council purchased the land and they are not in a financial position to do that. If the land is owned by a single owner whose house adjoins the land it is not possible to be listed and if the land owner suffers a financial loss due to the listing of the land as an Asset of Community Value they can apply for compensation from the authority responsible. It was agreed that the Parish Council did not have the evidence to apply for an Asset of Community Value for this piece of land but the request does not have to come from the Parish Council, if another organisation with twenty one members has the appropriate evidence they can apply to Dover District Council.

The planning application was then considered, detailed discussions were held, **RESOLVED** to strongly object to this application, it is considered to be completely unsuitable for this location, it is not in the local plan with too many houses to be considered windfall, it is outside of the village confines and abuts the conservation area. The site access via St Edmunds is poor, the entrance is very narrow. There is already congestion in the village, with a pinch point at the Mongeham end of St Richards Road and this will bring extra traffic to the Sholden junction which KCC have already identified as being overburdened. The Housing targets have already been met, so there is no need for this extra development and it would lead to erosion of the open space division between Deal and Great Mongeham. There are also environmental concerns about protected wildlife and habitats at risk, Natural England have stated a Habitat Regulations Assessment is needed, it is also in a ground water protection zone 2.

**iii)DOV/24/00063**

**Proposal:** Removal of faulty concrete render from south facing elevation (retrospective)

**Location:** Brewery Farm House, 182 Mongeham Road, Great Mongeham, CT14 9LR

RESOLVED no objections to this application.

**b) Planning Decisions**

To note any planning decisions received prior to the meeting.

- i) **DOV/23/01391** – Granted – Variation of condition 2 (Approved Plans) of planning permission DOV/22/00032 ‘Erection of a detached dwelling’, to alter roof ridge height/pitch and submission of details required by condition 3 (bin store details) – Site of Northfield, Church Path, Great Mongeham, Kent.

Noted by members.

**c) Correspondence**

To discuss any correspondence related to planning

- i) Parishioner emails – Objections to DOV/24/00170, request for Asset of Community Value application for Fairfield

Nothing more to discuss.

- ii) Planning Committee – 22/01158 Betteshanger Country Park – 7<sup>th</sup> March 6pm

Noted by members.

**d) Consultation Documents**

None received.

**6. HIGHWAYS**

To discuss and agree actions relating to highways issues.

- a) New Village Sign

The owner of the Green had given permission for the sign to be sited there, discussions were held, it was agreed to look into this further when the weather had improved to see the sight lines. Clerk to update the parishioner. **Action Clerk**

- b) Willow Woods Road closed – 11<sup>th</sup> March

Noted by members.

- c) ED54 Parishioner footpath complaints

Discussions were held, unfortunately KCC are behind with their footpath maintenance, Clerk to report the complaints on the Public Rights of Way reporting tool. **Action Clerk**

- d) Mongeham Road Closure

The planned road closure from the end of April until June has now been removed from the KCC Website.

**7. CORRESPONDENCE**

To discuss and agree actions relating to correspondence received by the Council.

- a) Consultation Documents**

None received.

- b) Newsletters and Circulars**

- i) NALC & KALC Chief Executive Bulletins & Newsletters

- c) Other Correspondence**

- i) Great British Spring Clean 15-31<sup>st</sup> March 2024

- ii) Parish Hall – New keyholder form completed & key supplied as locks have changed.

All of the above noted by members.

**8. FORTHCOMING EVENTS**

To discuss and agree actions relating to events organised by the Council

a) **Council Event**

## i) Annual Parish Meeting

Discussions were held, it was agreed that there is to be no guest speaker, the draft agenda was agreed it will be delivered with the Village newsletter for a cost of £12 and it was agreed that the Clerk will spend less on refreshments than last year. **Action Clerk**

a) **Outside Event**

To discuss and agree actions relating to outside events

i) KALC & NALC - Courses & Events – Planning Course & Draft Parish Charter

ii) DDC Sports Spectacular – Duke of Yorks School -11/04/2024 10am-6pm

Both of the above noted by members.

**9. FINANCE**

To discuss and agree actions relating to any financial correspondence presented to the Council.

## a) Defibrillator

The defibrillator had been used between meetings and the cabinet broken, it had been agreed between meetings to replace the pads at a cost of £129 plus VAT and the cabinet at a cost of £440 plus VAT.

b) Landscape Services – Grounds Maintenance Renewal - £1,052.05, 23/24 £983.23

RESOLVED to renew the Grounds maintenance contract for £1,052.05 plus VAT. **Action Clerk**

c) Barclaycard rebate - £0.80 received

Noted by members.

d) Grant application – Dover & District Beekeepers Association - £50

Discussions were held, RESOLVED to award a £50 grant to Dover & District Beekeepers Association to prevent Asian Hornets becoming established. **Action Clerk**

e) Grant Application – The Great Mongeham Society - £100.00

Discussions were held, four voted in favour and 3 against, RESOLVED to pay a grant of £100 to the Great Mongeham Society towards a new projector. **Action Clerk**

**10. REPORTS**

To receive written or verbal reports from:-

a) **County Councillor** – Cty Cllr Manion gave a report on Plan Bee, potholes and road patching, KCC concerns about the new EU entry and exit system in Dover from October and the Kent Fire and Rescue Consultation.

b) **District Councillors** – Dist Cllr Richardson reported on the DDC budget, housing rent and the use of Reserves to balance the books after the loss of Port Authority Funding which was now going to Ashford Borough Council as the Port Authority. Cllr Bates explained in more detail the implications of the Port Authority changes. Cllr Richardson also explained about the REACH Awards, nominations need to be in to DDC by 6<sup>th</sup> May.

c) **Council members** – No reports.

**11. PAYMENTS**

RESOLVED the following payments should be made.

To be approved

a) £333.12	Clerk's Salary March	BP
b) £ 83.20	PAYE HMRC March	BP
c) £133.93	KCC Pension March	BP
d) £109.50	Clerk's Expenses	BP
e) £ 17.00	Great Mongeham Parish Hall Hire	BP

## Paid between Meetings

a) £154.80	Defib Warehouse – new pads	Card
b) £528.00	Defib Warehouse – new box	BP

**12. DATE OF NEXT MEETING**

To agree a date for the next meeting of the Council, Ordinary Meeting scheduled for 4<sup>th</sup> April at 6.30pm, Annual Parish Meeting at 7.30pm, both in Great Mongeham Parish Hall.

Scheduled Dates: 9th May – In the Church 6<sup>th</sup> June 4<sup>th</sup> July

The meeting closed at 8.50pm