



KINGSTON PARISH COUNCIL

Minutes of the EOM of the Council

Wednesday 28th September 2022 at 19:30

Present:

Cllr Paul Chatley (Chair); Cllr Davina Martin; Cllr Gina Pearson; Cllr Val McWilliams; Cllr Steve Reeves; Cllr Laura Spencer; Cllr Vince Stribbling; Cllr Mike Sole; 34 Members of the Public;

1. Chairmans opening remarks, Apologies and approval of absences:

Cllr Chatley welcomed everyone present and thanked them for attending.

Cllr Chatley wanted to clarify an article in the village magazine regarding the proposed development which was written by the editor of the magazine. Unfortunately, he was given inaccurate information and I can confirm that the PC have NOT received any proposal from the landowner and that the figure to build 60-70 houses has never been mentioned by the PC.

The sole purpose of this meeting is for Andrew Jones the owner of the land called Kingston Court to present his thoughts for the land that was submitted to CCC under the Call for Sites scheme. After he has finished there will be a chance for you to ask him specific questions in light of what he has said. Your questions must be directly linked to the information Andrew presents tonight and not about the potential problems if such a development does take place.

Just to reiterate that no decisions will be made tonight regarding a Parish Council response. Any opinions that may be given by individual Councillors are their own, and do not reflect that of the Parish Council as a whole.

As we have now clarified who is the owner of the land in question is, this will hopefully stop rumours that Mr & Mrs Morgan who own the property named Kingstone Court **are not** the owners of the land being discussed.

Cllr Chatley asked for apologies for absence. None were received.

2. Declarations of interest:

None received.

3. Guest Speaker – Landowner of the land put forward as part of CCC's Call for Sites:

Andrew Jones first gave a background of his family and current owners (previously the French family now him and 4 of his relatives). He then said how he had submitted the land under the call for sites but only for 5 houses (1 each for the owners) but in August 2021 CCC rejected it so a tree survey was undertaken which concluded that the Pine trees were in good order. Lots of TPO's plus in a conservation area and they will need CCC permission to cut down any tree. A highway consultant suggested that 2 diseased trees, bordering Covet Lane, could come down and create an access point from the land. CCC did not respond. Andrew was shocked at the figure of 50-60 houses as their assessment said no more than 10. He feels that it has been assumed from the size of the plot that this number could be built but there are various issues such a Tree roots, surface water flooding in winter and drainage to name a few. These problems leave very little land to actually build on. He was willing to work with residents on any building but social housing was unlikely due to costs and that the land could not support 50 houses.

Cllr Sole then explained the Local plan process and that CCC wanted to build an extra 14000 to 17000 homes by 2040 (this is on top of the current 2030 plan but not yet built). It was worth noting that the Govt target for housing in Canterbury is 9000 but CCC want the extra house to raise money for a bypass from Sturry to Bridge. CCC carried out 2 call for sites and had 271 suggestions of land, Theses are going through technical assessment before they are considered for potential inclusion in the Local Plan. All sites will undergo a

technical assessment to check whether or not they are suitable and deliverable and as such could be considered by councillors for inclusion.

As assessment document (known as a Strategic Land Availability Assessment (SLAA)) will be produced and used as evidence to help make a decision on which sites should be included. The Site in Kingston is SLAA017. There is no planning application for this site at present but if the site makes it to the final version it means that housing development is almost certainly going to happen and the local plan would indicate whether it is short, medium or long term and indicate the number of dwellings it felt could be developed on the site.

The Timetable is as follows:

Monday 10th Oct – all councillor briefing.

Tuesday 11th Oct – Papers published for Special Cabinet

Wednesday 19th Oct – Special Cabinet seeks permission to consult on the draft local plan.

Monday 24th Oct – Subject to Cabinet approval, consultation begins which will include consultation events, meetings with stakeholders and Parishes. This will end on Monday 16th Jan.

Jan – May 2023 – analysis of feedback from consultation.

Post election 2023 – cabinet recommendation to full council.

It is worth noting that if there is a change of power with the council after the election they could amend or reject the plan.

4. Public Forum:

Cllr Martin asked if Andrew could confirm that the southern boundary was the embankment – **AJ** Yes it is. Also said that the land would be raised to bring it up to the level of Covet Lane.

Cllr Pearson asked about the drainage point – **AJ** said it would be considered.

Cllr Spencer asked to confirm that 2 trees will be removed. **AJ** confirmed this and said historically there were 2 points of access to the field. One resident commented that there hasn't been in the last 20 years.

Resident – Disputed the line of site into Covet Lane. Doesn't seem sensible for only 5 houses to be built and if plan accepted more than 5 houses would be built. **AJ** said that he had hired professional consultants who ran a highway assessment to look at the site. If the information they supplied was incorrect they would be liable but he trusted their comments. He also said that they would not have got planning permission if they had not submitted under the Call for Sites scheme.

Resident – Are you going to move there? **AJ** Two family members will, the other three may be sold.

Resident – Where in the field will they be sited and would you hand over the unused land. **AJ** They submitted both fields to get the best opportunity to build, the rest of the land could be gifted to the village.

Resident – In the local plan you lose control of what happens.

Resident – Village needs to have space for children to see wildlife. **AJ** This would be taken into consideration. The family are loathed to sell the land

Resident – Does the developer or the council have the final say on the number of houses. **AJ** possibility of putting a restrictive covenant on it.

Resident – If it gets selected for a bigger development you sell it to a developer, that's the issue.

Cllr Stribbling – With regards to gifting land to the village is it possible to amend your application to reflect this. **AJ** Don't know when we can start building at this stage so wouldn't want to amend the application.

Cllr Stribbling – Can't see what control we have over the land, we won't have any say in it.

Cllr Martin - You mentioned that your family had farmed the land for generations, how did it fair when the Nalibourne flooded. **AJ** Building will increase the flooding effect but this will all be taken into consideration.

Cllr Sole – Said he objected to 50 homes and could Andrew give some assurance to the village by contacting CCC and tell them what land won't be built on. **AJ** said it costs money to dig deeper bringing in experts and it would be silly at this stage to do this.

Resident – Worried about loss of control if developers get control.

Cllr Pearson – Can you get more surveys done despite the cost to allay residents fears.

Cllr Spencer – Asked about previous planning applications. **AJ** These had been rejected in the past.

Resident – Commented that he had 3 planning applications to build 1 house refused.

Resident – There are access problems in the village when building 1 house.

Resident – Why not just apply for planning permission. **AJ** Don't think it would get through.

Resident – Clarify the owners of the site. **AJ** Jointly owned by him and 4 other members of the family.
Resident – Less of a risk if you involve villagers and council. **AJ** Extra layers would have got the application thrown out.

Cllr Chatley asked if there were any more questions, there were none. He thanked Andrew and all those people who had asked questions.

5. Chairmans summing up:

I, on behalf of the Parish Council, have received 40 responses from residents as a result of the flyer I put out. We feel we have enough information gathered from those responses to be able to put together a comprehensive case, if required, to submit to CCC if we decide to submit the views of the Parish Council and its residents on this issue. The Parish Council will monitor the situation and any decisions will be recorded in our minutes.

6. Date of next meeting: Monday 3rd of October 2022 in the Barn, Kingston at 7:30pm.

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