

CHILHAM PARISH COUNCIL

Minutes (for approval) of the Extraordinary Meeting held at Chilham Village Hall on 8th August, 2019 at 630pm

Present: Cllrs Lester-Davis, Lulham (Chairman), Marriott, Martin, Meaden, Schofield and White

Apologies: Cllrs Linter and Spencer-Tanner, Boro Cllr Charles Dehnel

In Attendance: Mr G Dear (Clerk), Mr D Carter (ABC), Mr J Kenton (Clague Architects), 7 members of the public

8/13 Apologies

Cllr Linter had advised the clerk he could not attend due to holiday.

Cllr Spencer-Tanner had advised the clerk that he could not attend due to personal commitments.

Boro Cllr Dehnel had advised the clerk that he could not attend due to a prior engagement.

These apologies were accepted.

8/14 Planning Context

Cllr Lulham explained the background to the production of the Chilham Conservation Area Management Plan (CAMP) and the Supplementary Design Guidance for Shottenden and Old Wives Lees before handing over to Mr Carter from ABC Planning Policy.

Mr Carter explained the planning context of the two documents in terms of their relationship to the recently adopted Local Plan (in particular policies HOU3A and HOU5) and the weight they could have within the planning system.

He explained how the Chilham CAMP could become a material consideration that could be adopted by ABC and how its sister document could become informal guidance and answered questions from parish councillors and the public.

Mr Carter agreed to confirm, in writing to the clerk, the status that both documents could have and the process required to achieve this.

8/15 Introduction to the documents to be reviewed

Mr Kenton explained the approach used to develop the Chilham CAMP and the Supplementary Design Guidance and that this included maintaining what we have, avoiding the mistakes of the past and identifying important features to be conserved. He answered questions from councillors and the public.

8/16 Review of documents

Cllr Lulham proposed that the review should concentrate on the Management of Change sections of the documents and this was agreed. It was noted that none of the policies listed in these sections would be a veto and that all policies would need to be assessed on balance.

A number of comments were made and recorded by Mr Kenton and these included:

- 1) both documents should include an introduction explaining how it was intended they should be used by developers, the parish council, the borough council, and parishioners;
- 2) the term 'rural settlement' should be used instead of 'hamlet';
- 3) there was a distinct core to Old Wives Lees;
- 4) comments on street lights and new development in Shottenden should be removed;
- 5) reference should be made to those parts of HOU3A and HOU5 that could apply to other areas in the parish;
- 6) remove the comment about development to the east of Old Wives Lees;
- 7) reference should be made to those parts of the parish outside the main settlements.

Two councillors agreed to supply Mr Kenton with additional detailed comments for his consideration.

It was agreed that Mr Kenton should update the documents as a result of these comments, to ensure they provide the required guidance, achieve the maximum weight within the planning system, and did not include any factual inaccuracies, so they could be presented to the parish as part of a public consultation.

8/17 Arrangements for Public Consultation

Cllr Lulham explained that the next step was a public consultation that would include a public meeting at which parishioners could query a panel. The precise arrangements depended the guidance obtained by Mr Carter which would be available in time to be considered at the September meeting.

It was agreed that a paper would be tabled at the September meeting setting out proposed arrangements for this consultation which it was hoped could be conducted during September.

The meeting closed at 7:55pm.

8/18 Date of next meeting

Thursday 5th September in Chilham Village Hall

715pm for 730pm

PLEASE NOTE: All updates reported under Matters Arising are recorded in *black italics*. All agreed actions are recorded in *red italics*.