



MINUTES OF A MEETING
of
THANINGTON PARISH COUNCIL
held
Zoom Meeting
on Monday, Mar 8^h 2021

1925

PRESENT: - Councillors, Cllr Mrs Toni Baker, Susan Kilczewski, Cllr Adrian Baker, Terry Davis, Terry Maple, Graham Page, Ken Stokes, David Smith and Clerk Roger Cheeseworth. Visitors – David Silcock, Val Horne

CHAIRMAN: - Councillor Graham Page

APOLOGIES: - Cllr A. Grover (No Zoom) Cllr N Eden Green (CCC)

1) APPROVAL OF THE MINUTES OF THE LAST MEETING: The Minutes of the Feb Meeting were unanimously approved and will be signed by the Chairman at next actual meeting.

2) COUNCIL

- a) Declaration of any member's interest in agenda items – None
- b) Disclosable Pecuniary Interests. – None
- c) Any other interests – None
- d) The Clerk confirmed that payments approved at the Feb 2021 meeting had been dispatched.
- e) Brett have agreed to continue their sponsorship of the TPC website and have given £150
- f) Zoom Meeting with KHS Michelle about speed limits, closing Cockering Road 15 March at 12:00 all council members have been invited.
- g) New back-up disc has been made and kept at clerk's office. Update also given to Cllr TM
- h) Talk about servicing of fence on Hollow Lane. Several posts have broken.
- i) NALC pay review for clerk's pay structure. Chairs has been given all details. Clerks Salary has risen by 40p per hour backdated to 1st April 2020. This was announced in 2020 but we are not a member of KALC and NALC so has been delayed until now.
- j) To discuss further purchases of Netbooks and Cllr priority. On hold until back to physical meetings
- k) Quadrennial Review of Town & Parish Council Member's allowances. February 2021 – The report recommends that Table 13 (Band C) Chairmen equates to Canterbury Parishes at 5.23% so recommends a basic Chairman allowance of £300 per annum. Councillors on Same (Band C) equates to 3% meaning a £150 allowance. TPC has only paid Chairman's Allowance of £80.00 plus travel for Planning Committee meetings of £25.00 per annum. Historically TPC has only paid Chairman's allowance. Council decided unanimously to stick with just a chairman's allowance of £105.00 per annum.

3) DEVELOPMENT CONTROL:

- a) **List of Application**
 - i) CA/21/00340 – 58 Thanington Road – Use detached garage as accommodation. – no objections
- b) **Decisions**
 - i) CA/21/02146 – 12 Manor Close – Granted
 - ii) CA/21/00087 – Withdrawn
 - iii) CA/21/00036 – 16 Grays Way – Granted
 - iv) CA/21/00073 – 75 New House Lane - Granted

4) ONGOING PARISH MATTERS:

- a) Pot hole by Merton Lane on edge of bad repair of Carriageway Ref 540720 - Completed
- b) No Through Road Sign at Junction of Cockering Road, St Nicholas Road & entrance to Saxon Fields. Ref 528299
- c) Asked about 30 MPH speed limit in Iffin Lane. KHS to look at possibilities.
- d) Damage to grass area outside the house owned by Pentland. Pentland to repair when ground dries.
- e) Salt Bin empty on New House Lane opposite entrance to New House Close Ref 558338
- f) Signs have been left in New House Lane. Ref 558341 Completed
- g) 77-79 Thanington Road Footpath slabs breaking up. Highways Ref 537716
- h) Pot Hole outside 12 New House Lane Ref 554931
- i) Cllr BFH has said he will chase progress on graffiti removal on raised footpath bridge. BFH is attending in April.
- j) Strangers Lane & Cockering Road – The road surfaces have been damaged by Heavy goods lorries using estate roads not designed for Heavy traffic. The roads are showing signs of wear and tear and need attention. Reported as a fault caused by third party. KHS ref 551771 KHS Investigated and customer informed. This is false. Clerk to ask why. Raised a complaint Ref 19810828 New enquiry Ref 51981744
- k) Speeding in Ashford Road is getting worse. The police seem to be uninterested and have only carried out one quick speed check. Zoom Meeting on 14 March with KHS
- l) Oak Tree in Ashenden Close needs attention and pruning. Reported to KHS Ref 556891
- m) Cllr T. Baker reported Mattress opposite TRC to Clerk Reported to CCC by Clerk Ref FLY007186

5) APPROVAL OF PAYMENTS:

6) Item	Purpose	Cheque No	Amount	Note
a)	Clerk Salary Mar 2021 one	200725	£1000.00	Total £1363.04 but allows
b)	Clerk Salary 2 includes backpay	200726	£363.04	Clerk to bank remotely
c)	Inland Revenue Mar 2021	200727	£317.80	
d)	KCS Photocopier	200724	£114.46	
e)				
f)				
g)				
h)	Cancelled Cheque	200721		Wrongly made out
i)	Cancelled Cheque	200722		Wrongly made out
j)	Cancelled Cheque	200723		Wrongly made out
Total for Mar 2021			£1795.30	

Proposed by Cllr G. Page. Seconded by Cllr T. Maple. These two councillors signed the cheques.

6) FINANCES:

Type	Name	Paid out	Paid In	Balance	Note
	Balance brought forward			£7,043.85	
Chq	Payments for Feb	£1,868.86		£5,174.99	
Treasurer Account Current balance at 3 Mar 21				£5,174.99	Sheet 388 match

7) ACCOUNTING:

- a) HSBC Statement of No-Notice Account
 - i) Current balance at 3 Mar 2021 sheet 139 **£10,344.65**
- b) POSB Statement of Investment Account No 138409843
 - i) Current balance at 1 January 2021 **£11,212.17**
- c) Checks could not be carried out as no Bank statements had arrived. Clerk to post copies to Chair when received. This was check during March by Chair.
- d) VAT Reclaim has been submitted for year 1/4/2020 to 31/3/21 Amount of £440.01
- e) Breakdown of Clerk's Salary – Including Backpay from April 2020 – NALC Documents and workings sent to Chairman by Royal Mail.

Basic	Re-imburement	Travel	Additional	PAYE	Total Paid
£1193.79	£91.87	£0.00	£395.18	£317.80	£1,363.04

81 Council Project Accounts

Project	Lead	Date	Item Total	£3000.00
Parish Council Computer	Chairman	6/4/2020	£274.90	£2,725.10
Cllrs Laptops plus renewal 365	Cllr AB	15/12/2020	£347.17	£2,377.93
Donation to Kent Air Ambulance	Cllr TB	8/2/2021	£450.00	£1,927.93

9) CORRESPONDENCE:

- a) Agenda for Parish Council Meeting (emailed to Cllrs, and mailed to Chair & AG)
- b) Minutes for Parish Council Meeting (emailed to Cllrs, and mailed to Chair & AG)
- c) Police report emailed to all, (emailed plus 2 sent by post)
- d) Quadrennial Review of Town & Parish Council Members' Allowance - Chairman's Copy
- e) Copy of letter from Kent Air Ambulance thanking PC for donation.
- f) Hambrook Marsh Newsletter (emailed plus 2 sent by post)
- g) Hilltop News (posted to Chair)
- h) Unsolicited advertising – None

10) REPORTS:

- a) Cllr
 - i) Zoom meeting with LDP Team and Karen Britton
 - ii) Clerk attended CCC Meeting on Google
 - iii) Cllr D. Smith CEMP gave a report on the reply copied below on these minutes and it was agreed that these were to be PC response. Copy at end of minutes
 - iv) HSBC want more detail about PC bank account arranged a phone meeting with Cllr TM and HSBC on 7 April at 09:30.

11) PARISH AFFAIRS:

- b) RC
 - i) Had a phone call at 6am on Sunday morning from Rebecca of 23 Ingoldsby Road asking lots of questions. I learnt that she has learning difficulties and wants permission to have boats on the River Stour. Gave her contact details for SE Water & Mid Kent Fisheries. Also told Paula of conversation to involve and inform TRC.
- b) GP
 - i) Jean Robinson had reported Salt Bin missing from top of Grays Way.
- c) AB
 - i) Man Hole cover rattles by A2 Bridge at start of Thanington Road.
- d) TB
 - i) Rubbish in Hanging Banks
 - ii) A2 Rubbish has been fly tipped on Slip road from Dover.
 - iii) Rosie Duffield MP is looking into removing parking restrictions in lay-by at start of Thanington Road.
- e) VH
 - i) Manor Close had applied for Double Yellow Lines at start of Manor Close to allow large vehicles to enter the close. She was happy to report the had been painted on today.
- f) SK
 - i) Fly tipping on corner of Godwin Road and opposite on bank.
 - ii) Pot Hole and top layer breaking up top of St Nicholas Road by entrance to Saxon Fields.
 - iii) No Newt netting on Redrow development as fitted to Saxon fields and Nursing Home development.
- g) TM
 - i) His problem of fence along Hollow Lane footpath had been dealt with.
- h) TD
 - i) Man Hole cover in Hollow Lane had been completed well.
 - ii) Holes in passing places along Iffin Lane.
 - iii) Pot Hole or collapsed water main by Fairlawns.

NEXT MEETING: The next Meeting will be held at the Thanington Resource Centre on **Monday, Apr 12th 2021**

CLOSURE: There being no further business, the Chairman declared the meeting closed at 20:25



Thanington (Civil) Parish Council

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REDROW HOMES COCKERING ROAD CONSTRUCTION & ENVIRONMENTAL MANGEMENT PLAN COMMENTS & OBJECTIONS **Ref CANTERBURY CITY COUNCIL PLANNING APPLICATION CA/21/00500**

1/ INTRODUCTION:

This document relates to the CONSTRUCTION & ENVIRONMENTAL MANGEMENT PLAN (CEMP) submitted by REDROW HOMES (the applicant) ref the site at Cockerling Road filed under application CA21/00500 by Canterbury City Council Planning dept. The date of filing for this CEMP being 1/3/21 in the application documents register. There is also a covering letter by the applicant's agent on file for this CEMP. Both of these are submitted as Appendices with this correspondence. This document is submitted to Canterbury City Council as an objection to the proposals in CA21/00500 by REDROW HOMES in the CEMP dated February 2021.

The CEMP has been submitted under the requirements of the S106 agreement which was part of the outline planning permission granted for this site under application 17/00519 TO QUINN ESTATES and signed by them and Canterbury City Council (CCC).

The purpose and requirements of a CEMP are described in full in the CEMP so will not be repeated here. They are well understood and accepted

The time scale for the works is stated as 96 month (8 years) so the impact of the CEMP is very much long term and therefore important that it is properly reviewed and consulted on.

The CEMP covers a number of aspects of the control during construction for the site. **There are primarily 3 aspects of the CEMP that are of great concern and are addressed below.** These should be considered in detail when judging the acceptance or not of the submitted CEMP regarding compliance with the conditions as laid out in the agreed S106 and other mitigating factors.

They are:

1. **Unsatisfactory compliance with the S106 conditions re the use of Cockerling Rd parallel to Larkey Valley Wood and access at its junction with MILTON MANOR ROAD.**
2. **The suitability & use of COCKERING ROAD even for 18months for the main access to the construction site**
3. **The imposition of road closure for 18months on the life of local residents.**

These concerns are outlined below:

2/ OBJECTIONS & CONCERNS

2.1 Unsatisfactory compliance with the S106 conditions re the use of Cockerling Rd parallel to Larkey Valley Wood and access at its junction with MILTON MANOR ROAD

The S106 for application 17/00519 states in section 19 under the Decision Notice section:

19.1

Details of the construction access and routing of construction vehicles demonstrating that (I) no construction access will be taken from the eastern site access, or any temporary access via Cockerling Road, and (II) that construction vehicles not be routed via, Cockerling Road, Strangers Lane and St Nicholas Road

The submitted CEMP quite clearly shows that it is proposed to take **“TEMPORARY ACCESS”** VIA COCKERING ROAD albeit with access from MILTON MANOR ROAD .

This is in fundamental breach of the above condition as stated in the S106 and the CEMP must therefore be rejected and amended to comply with this condition.

PROPOSAL:

- **SEE SKETCH IN APPENDICES FOR EXPLANATION**
- **The site access MUST be directly via MILTON MANOR ROAD with a specific entrance junction constructed within the site boundary that allows access to the site from MILTON MANOR ROAD.**
- **This could be at the location of the final proposed junction to the site.**
- **Would not involve any third party land ownership negotiations as it will be constructed on the applicant's land**
- **Gives good access to the proposed site compound and initial build area of the works**
- **Would give a suitable safe fit for purpose access for all forms turning radius & size of vehicles. With better access and vision than that proposed, which is NOT compliant with the conditions in the S106**
- **Removes the need to have traffic controls on MILTON MANOR ROAD during the works for vehicle movement**
- **Retains the access and use of COCKERING ROAD for local use and access to LARKEY VALLEY WOOD car park etc.**

2.2 The suitability & use of COCKERING ROAD even for 18months for the main access to the construction site

The one way junction at Cockering and MILTON MANOR ROAD comprises a narrow restricted access entrance and a sharp approx. 150 degree left hand turn entering from MILTON MANOR ROAD coming from the direction of the Milton Manor Roundabout on the A28.

Descriptive photographs are shown below to aid clarity



1/ The COCKERING ROAD Junction ENTRANCE to Manor road Looking towards the HOWFIELD ROUNDABOUT showing the 150degree plus angle required for a turn in when approaching from THE HOWFIELD ROUNDABOUT



2/ The COCKERING ROAD junction entrance as viewed when approaching from HOWFIELD ROUNDABOUT



3/ View of the approach on MILTON MANOR ROAD to the COCKERING ROAD junction looking towards the CHARTHAM direction, showing the blind brow and road curve

It is presumed, **though not stated in the CEMP**, that this is the route that the construction traffic would approach the site entrance from? To approach from the other direction, i.e. from CHARTHAM, would mean the construction traffic would need to travel from the DOWNS ROAD, through the ST AUGUSTINES area of CHARTHAM. Which is NOT preferred, or acceptable, due to the nature of this route.

They are:

- **Dwg Ref 18-058/027 rev a Dated Sept 2020 (Drawing)**
- **Dwg Ref 18-058/028 rev a Dated Sept 2020 (Drawing)**
- **Dwg Ref 18-058/029 rev a Dated Sept 2020 (Site photographic map)**

The comments below should be read in conjunction with the above drawings for clarity and explanation.

If the condition that COCKERING ROAD should NOT be used for access as stated in the S106 is ignored (outlined in detail above) the points below illustrate why it is also unsuitable as a site access over a long period:

- COCKERING ROAD is a narrow single track country lane. This can be seen in the drawings and also they give a sense of scale to a large vehicle traversing it.
- The drawings show the access to COCKERING ROAD as being an approx. 150 degree turn for vehicles accessing it from the direction of MILTON MANOR ROUNDABOUT. It is also an uphill gradient entrance, which compounds this steep turn.
- Construction and delivery vehicles which could, and probably will be, 40ft articulated vehicles will have a difficult task to execute this turn. The vehicle tractor unit having to swing out to the right hand lane of MILTON MANOR ROAD. Then be in a semi JACK KNIFE arrangement as it progresses round the turn Into COCKERING ROAD. When articulated vehicles execute a turn in this configuration, the rear 4 wheels of the trailer unit SCRUB, rather than ROLL across the road surface, as the tractor unit pulls the trailer unit around. This can and does cause damage to both TARMAC & CONCRETE road surfaces. This is particularly prevalent in a) Hot weather on TARMAC and b) if it occurs over prolonged periods. There is a strong probability therefore that BOTH COCKERING ROAD & MILTON MANOR ROAD will suffer damage, as it is predicted this access route will be used for a considerable time, estimated at 18 months with a considerable number of vehicles using it for deliveries of all kinds over that period. The nature of the delivery materials will also mean that the load weight of the trailers will be very high, and this will exacerbate the problem.
- COCKERING ROAD itself is not constructed to carry heavy loaded trailers over a prolonged period of time. Due to the nature of the works the delivery loads will have a high load weight and this will have a severe impact on the road surface and construction.
- Because of the geometry and road layout at the proposed access junction, the drawings show the understandable requirement for road and traffic control measures and signage on Milton Manor Road and Closure of Cockering Road at this junction. This again will be needed for some considerable time, estimated 18months, with the disruption imposed on local traffic and movement for this period. Which it is respectfully suggested, does not need to happen, and only does, because this access method has been proposed, rather than what is agreed in the S106.
- Because of the nature of the junction and its layout, and the turning operation to navigate it, there is an increased risk in this proposal that should also be mitigated for by using another access method. This risk is associated with two basic hazards. The risk of a load shifting during turning, and the potential for a failure in traffic control leading to an incident. These can be eliminated direct access to the site from Milton Manor Road is kept as agreed in the S106.

PROPOSAL:

From the above basic points/ observations the suitability of the COCKERING ROAD access should be examined and REJECTED. The S106 CONDITION took these into account when it

1932 was imposed. Hence, the requirement listed NOT to use COCKERING ROAD for site traffic access in the S106.

There is the question of choosing the BEST REASONABLY PRACTICAL option being chosen from a HEALTH & SAFETY point of view, and this should also be considered here. As there are better and SAFER options available.

There are other points in documents, available in other applications relating to this development, regarding the option of COCKERING ROAD for access, namely 20/01777. They can and also should be, reviewed to give a fuller picture.

2.3 The imposition of road closure for 18months on the life of local residents.

The CEMP submitted proposes a closure of COCKERING road for a prolonged period to allow access to the REDROW site for construction and site traffic. Thereby **stopping through traffic** to MILTON MANOR ROAD, and also limiting access to LARKEY VALLEY WOOD.

This will have an impact on the way of life in the locality and it has to be questioned whether this is necessary. The current pandemic has highlighted the need for recreation and exercise and people have become used to it to aid their physical and mental health. This is a factor that should be considered seriously when looking at decisions such as those being discussed here.

What is being proposed will have a significant impact in these areas, and should be investigated as to its requirement and desirability.

Another factor that must be considered is that the area has and is already experiencing considerable disruption due to the SAXON FIELDS site further toward Canterbury in COCKERING ROAD. This is related to construction traffic, mud, noise dust, road damage caused by heavy vehicles etc. So every effort should be made to NOT increase these issues for local residents WHEN IT IS NOT NECESSARY and suitable alternative is available.

The CEMP states REDROW are part of the **CONSIDERATE CONSTRUCTORS SCHEME**. This scheme has a number of stated requirements of which 2 should be considered here:

- **CONSIDERATE:**

This states that all work will be carried out with positive consideration given to the needs of local third parties,

The issue being discussed here falls within this remit and should be seen as such. The proposal does not do this in a number of ways as discussed above if the scheme's requirements are to be met

- **GOOD NEIGHBOURS:**

This focuses on communication to those affected by the construction programme. In this case a programme that is predicted to last 96 months, 8 years. The stated task being to ensure good and upfront communication about construction works are held with those affected. It is concerning that REDROW have stated that a CEMP has been "**AGREED**" with KCC, and yet NO CONSULTATION had taken place prior to this apparent agreement? That does not seem to be in the spirit of the code, and what is being proposed is certainly not what is acceptable to local people. But it is a relatively easy problem to solve, as highlighted above.

PROPOSAL:

By not using COCKERING ROAD as the temporary site access and simply accessing the site directly from MILTON MANOR ROAD as originally proposed and discussed above these unnecessary issues are resolved.

Appendix:

ENCLOSURES:

17/00519 S106 DOCUMENT

21/00500 CEMP DOCUMENT

SKETCH OF JUNCTION PROPOSAL IN PLACE OF ACCESS VIA COCKERING ROAD