

**MINUTES OF THE MEETING OF
ELMSTED PARISH COUNCIL ON 9th DECEMBER 2021 HELD IN EVINGTON HALL**

Present: Cllr Argar (Chair) Cllr Bevan
Cllr Castle Cllr Francesconi
Cllr Phipps Cllr Stanley

In attendance: The Clerk and 12 members of the public

| | | To be actioned by |
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| 1. | To receive and approve apologies for absence. | |
| | Apologies had been received from Cllr Burge and County and District Cllr S Carey and District Cllr J Hollingsbee | |
| 2. | To receive declarations of interest (Disclosable Pecuniary Interests and Other Significant Interests). The nature as well as the existence of any such interest must be declared. | |
| | Cllr Argar declared a personal interest in point 14 of the agenda. | |
| 3. | To approve the minutes of the meeting held on 9th September 2021 | |
| | The minutes were signed as a true record. | |
| 4. | To discuss matters arising from the above minutes not covered by the agenda. | |
| | There were no matters arising to discuss. | |
| 5. | To receive a presentation from Alastair Cracknell regarding a development in Bodsham | |
| | <p>Alastair Cracknell introduced himself and handed out a booklet regarding the project in Bodsham. Alastair led the audience through the booklet and a number of questions were raised (marked in italics).</p> <p><i>What is “replicating a farmstead?” This seems extraordinary!</i> – building in a l-shape or a u-shape as per traditional farms.</p> <p><i>How do we know you will carry out the plans?</i> – There will be a conservation covenant which means the land is safe guarded and stays that way in perpetuity.</p> <p><i>Who will own the wildlife area?</i> – It is expected that the home-owners will own the land.</p> <p><i>What was Mr Healy’s major objection and have you addressed that?</i> – The major objection was that Mr Healy did not want anything outside of his window. This has been addresses and no work will be undertaken on the arable land behind Mr Healy or Holt Lodge.</p> <p><i>Why would you build 2 houses instead of 1?</i> – in order to obtain nature betterment, we need 2 homes.</p> <p><i>The nearest resident to this plot explained that although their preference is that nothing should happen on this site, they respect the land owners right to maximise their asset and in principle raise no objection as long as their privacy and aspect are respected. The fear is that the alternative is for some light industrial usage so 2 homes would be greatly preferred to this.</i></p> <p><i>Another resident explained that they would prefer just 1 home.</i> – The land owner wishes to invest in her land, proposing just 2 homes is hopefully sustainable and we are looking for outstanding buildings.</p> <p><i>Is what was planned at Stonegate what is being delivered?</i> No, this has no bearing on Alastair Cracknell. Folkestone and Hythe District Council (F&HDC) approved the amendments of the plans.</p> <p><i>What guarantee do we have that you won’t change your plans?</i> – there is nothing stopping a developer amending their plans.</p> <p><i>F&HDC don’t have the resources to ensure what you are proposing is upheld</i> – I disagree F&HDC have the resources for this.</p> <p><i>What is the positive community gain?</i> – by building here in Bodsham, we are hoping that the community will benefit by 2 additional homes using the school and the pub. The paths on this piece of land are permissive, the land owner will retain this but will move the path.</p> | |

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| | Alastair Cracknell promised to continue the consultative process and will be in touch. | |
| 6. | To receive a Report from District/County Councillors | |
| | A report from both Councillors Carey and Hollingsbee had been circulated. | |
| 7. | Public session: To receive questions and comments from the public on any agenda item. | |
| | Following the offer of a private meeting with Cllr Carey, this did not happen. | |
| 8. | Financial matters: | |
| | <ul style="list-style-type: none"> i. To note the Parish Council's financial position. The Parish council bank account has £16,849.45 ii. To authorise any payments There were no payments to be made iii. To consider the proposed budget for 2022-23 The proposed budget was approved iv. To approve the precept for 2022-23 The Parish Council agreed to precept for £2250 for 2022-23 | |
| 9. | To consider any changes to the Risk Assessment. | |
| | No changes were to be made. | |
| 10. | Planning matters: to approve the responses to any recent planning applications. | |
| | There were no planning applications to discuss. | |
| 11. | Any Other Business (for information purposes only): | |
| | It was thought that the salt bins may not have been filled, the Clerk will check. | TB |
| 12. | Date of next meeting - 10th March 2022 at the Evington Hall | |
| | <p>Thursday 10 March 2022</p> <p>Thursday 12 May 2022</p> | |
| 13. | Resolution to exclude the Public | |
| | It was resolved that under section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, because of the confidential nature of the business to be dealt with, the Public and Press leave the meeting during item 14, namely To discuss the purchase of land and to agree delegated powers for the Clerk. | |
| 14. | To discuss the purchase of land and to agree delegated powers for the Clerk. | |
| | The Parish Council discussed the purchase of land. | |

Signed:

Date: