

BLEAN PARISH COUNCIL



Minutes of the Parish Council meeting held on Monday 9th February 2026.

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Those Present: Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. S. Mohan; Cllr. J. Russell; Cllr. M. Hayden and Clerk Mrs D. Horswell.

Also present: Ward Cllr. S. Jupe; Ward Cllr. D. Smith and two members of the public.

1. Apologies for Absence.

Cllr. M. Akers and Ward & County Cllr. R. Ricketts.

The Chairman welcomed everyone to the first meeting of the year.

2. Changes to DPI's & Declarations of Interest in matters to be discussed:

No changes were declared.

Cllr. Samuelson declared an interest in any matter to do with Blean School.

3. To Approve: Minutes of the last Meeting: of 8th December 2025.

Cllr. Mohan stated that in item 10.2 the wording should have been has instead of need.

This being noted the Minutes were **PROPOSED by Cllr. Hutt; SECONDED by Cllr. Jeffers and APPROVED by all Members present. The Minutes were signed by the Chairman as a true record.**

In **Matters Arising from the Minutes** Cllr. Jeffers referred to 7.4 in that the island in the middle of the road by the Royal Oak had been knocked down and was reported to KCC two months ago but still the work on it has not been completed as the light was still out.

4. Finance:

4.1 Invoice Payments (Banking Report circulated to Cllrs. for approval and payments paid between meetings).

January 2026

DD	Lili Waste Services	Waste Collection January	£126.58 (Vat £21.10)
Bacs	Mr K Waddington	Handyman Wages December	£211.55
Bacs	Mrs D Horswell	Clerk Salary December	£885.13
Bacs	Mrs D Horswell	Reimbursement for water	£50.00
Bacs	HMRC	PAYE & NIC December	£342.18
DD	XLN	Telephone & Broadband January	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99

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DD	HugoFox	Monthly email charges	£20.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	Meadow Grange	Watering & feeding of planters summer 2025	£387.50 (Vat £64.58)
Bacs	SLCC	Annual Membership	£200.00
DD	CPRE	Annual Membership	£60.00

Total Paid Out: £2,410.28

Money Received in

Bacs BVHMC – Waste Collection Nov & Dec. £112.60

Bank Statement as at 31st December 2025 - Current Account £38,512.59*

(This does not include all the outgoing and incoming transactions in this banking report).

***Includes remainder of S106 money of £2,350.68 to be spent on play equipment maintenance.**

February 2026

DD	Lili Waste Services	Waste Collection February	£126.58 (Vat £21.10)
Bacs	Mr K Waddington	Handyman Wages January	£211.75
Bacs	Mrs D Horswell	Clerk Salary January	£885.13
Bacs	HMRC	PAYE & NIC January	£341.98
DD	XLN	Telephone & Broadband February	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99
DD	HugoFox	Monthly email charges	£20.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	Forvis Mazars	External Audit	£252.00 (Vat £42.00)
Bacs	BVHMC	Annual Utilities Parish Office	£379.71
Bacs	Commercial Services	Grounds Maintenance	£319.50 (Vat £53.25)
Bac	BVHMC	Hall Hire February	£24.00

Total Paid Out: £2,687.99

Money Received in

Cheque UK Power Networks Wayleaves Annual Rental £77.57

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Bank Statement as at 31st January 2026 - Current Account £36,274.91*

(This does not include all the outgoing and incoming transactions in this banking report).

***Includes remainder of S106 money of £2,350.68 to be spent on play equipment maintenance.**

PROPOSED by Cllr. Samuelson; SECONDED by Cllr. Jeffers and all Cllrs. present APPROVED the bank payments.

4.2 To Discuss: Pledge for sculptural seat at Clowes Woods.

Following discussion, it was proposed to pledge £200.00 towards the seat.

Proposed by Cllr. Hutt, Seconded by Cllr. Hayden and APPROVED by all Cllrs. present.

4.3 Insurance Renewal with existing Insurers – Zurich:

The premium renewal with Zurich, who are BPC's present insurer, is £1,125.59 which is an increase of £101.95 on last year and within our budget for 2026/2027. It was agreed it was a fair increase.

Noted: Internal Audit booked for 22nd May.

5. Planning: (Planning Report for Discussion circulated to Cllrs. Prior to the meeting)

PLANNING REPORT January & February 2026

Planning Applications:

25/02191 - Formation of access together with relocation of existing fence following removal of roadside gate - 36 Blean Hill.

Blean Parish Council object to this application due to concerns regarding poor visibility and if KCC Highways or CCC require improved sight lines then loss of hedge and trees will detract from the character and appearance of this part of Blean Conservation Area.

25/02221 - Variation of condition 4 (glazing) of planning permission CA/25/01275/FUL for the two-storey rear extension, front porch and insertion of side first floor window following demolition of existing rear conservatory; to allow top hung window for ventilation – 14 Westfield.

Blean Parish Council has no objection to this application.

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25/00831 - Change of use from convent to 2 dwellings facilitated by single storey side extension, external alterations to the materials, fenestration and roof form together with the erection of 2 semi-detached dwellings following demolition of one and two storey extensions and existing garage – Monte Bre, 5 Whitstable Road.

Blean Parish Council has nothing further to add to our previous comments.

25/02279 - Retrospective erection of 1.8m close boarded fence to front boundary – 37 Blean Hill.

Blean Parish Council objects to this application as the fence seems much higher than the previous one and therefore detracts from the visual amenities of the streetscene.

25/02312 - Two-storey detached dwelling - 83 Blean Common.

On a technical point, Blean Parish Council do not think this application is valid and should not be determined as submitted. According to the application form, the applicant owns No 85 which adjoins the site and the national validation requirements for a planning application require any land the applicant owns or controls adjoining the application site should be edged in blue on the Location Plan - see Paragraph 024 Reference ID : 14-024-20140306 at the following link Making an application - GOV.UK . However, it is not.

On a detailed point, the development will result in the loss of a number of trees at the site and according to the application form under the Trees and Hedges section, the application should be accompanied by a tree survey, to assess the impact of the development on the existing trees, however none has been submitted.

The Parish Council notes the agent in the Design and Access Statement refers to a number of other backland/infill developments nearby but the circumstances of these are different from the current application. For example, Courtney Lodge and 114a Blean Common are not strictly backland as such, as they front onto the access road. However, in particular none have the same close proximity relationship to the access road as the properties Nos. 81 and 83 would have as shown on the proposed block plan. Given the close proximity of the access road to the neighbouring property No 81 and No 83 (which has a number of windows along the flank elevation) there will be adverse noise and disturbance endured by the occupants of these residential properties. Also, the proposal shows no parking facilities for the existing bungalow at No 83 , which will result in potential parking on the road, providing an obstruction and danger to other road traffic on Blean Common, A290, a classified road.

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25/02369 - Use of car park for car washing service – 140 Blean Common.

Blean Parish Council strongly objects to this application.

The creation of a hand car wash, with the equipment, screens, banner signage and other associated paraphernalia will inevitably result in visual clutter that will be harmful to the character and appearance of the area, and which will be an incongruous feature within this predominantly residential street scene. As such, it is considered that the hand car wash will result in harm to visual amenity and character to the site and the immediate street scene.

The noise and nuisance associated with hand car washes, namely the operation of powered hoses, opening and closing of car doors, vehicles entering and exiting the site together with general noises generated by a commercial use will inevitably have an adverse impact on the residential amenity of the nearby existing properties. Also to the future occupants of the adjoining Fernham Homes development currently under construction and immediately adjacent .

This harm to existing/proposed residential amenities will be further exacerbated by the proposed opening hours of 7am to 6pm 7 days a week. This is total unacceptable.

Blean Parish Council are of the opinion that the development would result in additional traffic and queues extending past the adjacent access road and out on to Blean Common bearing in mind there are also two bus stops and a traffic island immediately adjacent to this site. Elderly residents from Woodlands Estate have to cross the already busy main road to get to the bus stop in the Canterbury direction. If the pub reopens the use of the pub's car park could also result in parking and servicing associated with the pub to be displaced externally all to the detriment to highway safety.

25/02343 - Outline application for 12 detached dwellings including access, landscaping and layout - Land At Butlers Court Farm, Blean Common.

Blean Parish Council objects to this application with two areas of concern:

Firstly, the development is contrary to the Adopted Local Plan 2017, Policy HD2 - Affordable Housing, as any developments of 11 or more units should provide 30% affordable housing and to Policy DS1 of the Draft 2024 Local Plan which states that developments of 10 units or more should provide similar such affordable housing provision. However, the application particulars provide no affordable housing.

Secondly, the Transport Assessment (TA) is technically flawed as at paragraph 5.3 it shows the proposed traffic generation from the development of 12 houses, but what is not provided are the traffic generation figures for the existing residential dwellings (at least 6) and the existing stables, all of which are served by this access track. (There are in fact no existing traffic generation figures provided for the track in the TA). Without such information the Parish Council is not sure how one can conclude what impact the addition of 65 two-way trips across a 12-hour day (see Table 4)

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generated by the proposed 12 houses, will have on the safe use of the existing track to serve the new development. The Parish Council notes Appendix 4 of the TA refers to TRICS data for a number of residential developments of a similar size elsewhere in the country for a comparison, but this is not an accurate reflection of the situation here, as there is a mix of development types using this access - residential and an equine business. The traffic generation for each type is different and should be reflected in the Transport Assessment.

26/00137- TPO no 8/1990- T2 cut back 1 Oak branch growing over the roof from neighbours land into 24 Honey Hill by approx. 4 metres or the nearest growth point - Honeysuckle House , 26 Honey Hill.

Blean Parish Council have no objections to this application.

26/00159 - Erection of 4 two-storey semi-detached dwellings following the removal of static caravan and outbuilding - Land Adjacent to 11 Honey Hill Farm, Honey Hill – Comments by 6th March.

Cllr. Jeffers declared an interest as he knows the person who has drawn up the heritage documents for this application.

Decisions by CCC:

25/02191 - Formation of access together with relocation of existing fence following removal of roadside gate - 36 Blean Hill – GRANTED.

25/01940 - Single-storey detached garage with balcony and metal balustrade on side elevations following the demolition of existing garage and lean-to - Moat Cottage Tile Kiln Hill – GRANTED with a condition to ensure the garage remains ancillary to the main dwellinghouse as requested by BPC.

The proposed garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Moat Cottage Tile Kiln Hill Blean Kent CT2 9EE. REASON: To prevent the formation of a substandard dwelling without adequate independent living space, amenities, access and car parking in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

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25/02221 - Variation of condition 4 (glazing) of planning permission CA/25/01275/FUL for the two-storey rear extension, front porch and insertion of side first floor window following demolition of existing rear conservatory; to allow top hung window for ventilation – **14 Westfield – GRANTED.**

25/00831 - Change of use from convent to 2 dwellings facilitated by single storey side extension, external alterations to the materials, fenestration and roof form together with the erection of 2 semi-detached dwellings following demolition of one and two storey extensions and existing garage – **Monte Bre, 5 Whitstable Road – GRANTED.**

Appeals

Appeal Ref: APP/J2210/W/23/3332825

24 School Lane

Retrospective application for single-storey detached agricultural storage.

Appeal DISMISSED.

Ward Cllr. Smith said there is a period of 42 days for the building to be taken down.

25/02182 - Application for lawful development certificate for existing use of agricultural land as residential garden – 24 School Lane - WAS NOT LAWFUL.

25/02369 – 140 Blean Common – application for car wash.

It was noted that KCC have put in an objection.

James Ross, who is a member of CAMRA, commented that a car wash in the car park does not make the pub viable. He asked whether BPC would consider making the Royal Oak a community asset.

Cllr. Jeffers said there is a process to go through which he will investigate.

Kent College Farm

A letter had been circulated with information of a proposed development for 100 properties.

Cllr. Samuelson declared an interest as it mentions an overflow car park for Blean School.

5.1 Update on Blean Common Development.

Fernham Homes - Blean Common – Notification of Roadworks on A290 - Kent County Council have granted a road works licence for further S278 drainage works to be undertaken on the A290 at Blean Common along with completion of the new development entrance and pavements.

Works will commence on Monday 23rd February 2026 and are due to be completed by Friday 6th

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March 2026. Working hours will be between 07:30 and 17:00 and may include weekend working, with the highway reduced to a single lane with traffic lights for the duration of the works. Fernham Homes are working with Stagecoach and have delivered letters to all residents in Woodlands Estate who may be affected by the buses. It was noted that all deliveries for the development are now going through the Royal Oak car park.

5.2 To Withdrawal of C12 in the Draft Local Plan.

It was noted that the merger has taken place between Kent and Greenwich Universities. If the University is to continue with plans to develop the land not having a 5 year housing supply in the district is unhelpful as is the Stodmarsh Treatment Plan. Save the Blean meetings are continuing.

6. Reports from Ward Cllrs and County Cllr:

6.1 Ward Cllr. Jupe:

Cllr. Jupe reported that the scouts would like to use the village hall for an overnight sleepover and, although it would be the Hall Management Committee's decision, she wondered what the views of the Parish Council were. Cllrs. thought it sounded like a good idea providing insurance etc. were in place.

Cllr. Jupe reported that the Canterbury 10mile run had been a fantastic event and very well supported.

She also reported that the work at Westgate Towers will be completed by 25th March in time for the Archbishop's installation.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. Russell.

There continues to be a steady stream of bookings both regular hirers and one-off events. A Private event - Use of recreation ground in conjunction with hire of the village hall on 1st August has been requested – BPC 'Conditions of Use' has been emailed to the lady.

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly. It was noted there are lots of scams circulating.

7.3 Footpath Report: Cllr. Samuelson.

Footpaths are obviously wet and muddy. CB14 blocked by electric fence – **Resolved.**

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7.4 Highways Report: Cllr Jeffers.

Lots of potholes appearing.

7.5 Speedwatch Report:

Cllr. Hayden said there is at least one Police speed van every ten days outside The Hare.

7.6 Clerks Report. January and February Report

Recreation Ground

Annual Play Equipment Inspection booked.

Faults Reported:

Dead trees outside shops reported to Landlord 1/8/25 – **response received.**

Surface of the Crab and Winkle Way – Reported to PROW - **Ref 250880766 – Awaiting allocation.**

CB18 – Overgrown vegetation and blocked drainage - **Ref: 251014820 – Awaiting Allocation.**

Fly-tipping on Crab & Winkle Way – **Ref FLT020213 – this has been removed by CCC.**

CB14 – Fallen Tree – **Ref: 251227405 – Awaiting Allocation.**

CB14 – Electric fence around the field blocking the footpath – **Ref: 260118287 – Resolved.**

Correspondence Circulated:

CCC - It is proposed that Concurrent Function Funding should continue and increase by inflation for each of the next three years.

KCC consultations on yellow box junction enforcement in your area.

Annual Parking Review 2025 – Draft Plan.

Broad Oak Water: Stakeholder Advisory Group Meeting #4 (Slides and SAG survey)

Public engagement launching on early proposals for Broad Oak Water on Wednesday 4 February 2026

South East Water Meter Upgrade Programme

RSATG – Newsletter

Canterbury Community Safety Partnership Annual Conference – 18th March

Kent Community Health NHS Foundation Trust Governor Elections 2026

Government launches its LGR consultation for Kent and Medway - The deadline for responses is 11.59pm Thursday 26 March.

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PC30838 PARKINSON WELLARD will be at Blean Village Hall on Wednesday 11th February between 11:00 - 12:00 hours.

This is an opportunity for residents to meet their local officers, raise any concerns, or simply have a chat.

8. Matters raised by the Public:

A resident asked whether the double yellow lines had been put forward for School Lane/Bourne Lodge Close corner. It was confirmed it has been included in the Annual Parking Review.

9. Matters to be discussed and updates on pending projects: (Any relevant papers circulated to Cllrs. prior to the meeting)

9.1 Update: BPC Highway Improvement Plan – no further report as Cllr. Akers away.

9.2 To Discuss: Future of the Royal Oak Pub.

Discussed earlier in the meeting.

10. Councillors' Reports.

10.1 Cllr. Mohan said there is to be a Swing Riots talk on Thursday 23rd April at 7pm at St Paul's Without the Walls Church.

11. Any Other Business for discussion at the next Parish Council meeting on 9th March 2026.

There being no further business the meeting closed at 20.58.

Dates of forthcoming Parish Council meetings in the coming year 2026 unless for any reason they have to be changed – 9th February; 9th March; 13th April; 11th May; 8th June; 13th July; 14th September; 12th October; 9th November; 14th December.

These Minutes remain as draft minutes until approved by the Parish Council at the next meeting.

Date _____

Signature _____