



HALSTEAD PARISH COUNCIL

NEWSLETTER

Issue 28
August 2013

ALLOTMENTS

There will be a meeting in September for anyone interested in leasing an allotment. Those people already on the allotment list will be contacted by the Clerk.

The meeting will be held in the Pavilion and the date and time will be agreed soon and available via the website, posted on council notice boards or contact the Clerk.

It is hoped that work will start in September on clearance of the site and the erection of fencing. Main water is to be laid on in Beldam Haw and this will be piped on to the allotments. The hire charges have yet to be agreed and tenancy agreements are under discussion.

DIARY DATES

The **FREIGHTER SERVICE** will visit Halstead on:

SATURDAY 14 SEPTEMBER 2013.

Fort Road 8.am

Southdene 9.15am – 10am

Station Road 10.15am – 11am

The next **VILLAGE CLEAR UP DAY** will be in the early autumn. Possible date:

SATURDAY 21 SEPTEMBER

Volunteers are need.

Please meet at the Pavilion at 9.30am.

PARISH COUNCIL MEETINGS FOR 2013

Monday, 9th September

Monday, 14th October

Monday, 11th November

Monday, 9th December

All meetings are at 7.45pm in the Pavilion.

DOGS PROBLEMS

There have been some problems with dogs not being controlled by their owners. Other dogs have been attacked, some seriously, and many dog walkers are too frightened to walk their own animals. One parishioner fell over in the road trying to protect her own dog from an out of control dog which was off the lead. Dogs do not have to be on leads but the owner must be able to control them.

The police and dog warden have been contacted and action will be taken.

DEFIBRILLATOR (AED) PAD

Council has been looking into installing a defibrillator in the village. A presentation was given about the device at the Annual Parish Meeting and Richard MacDonald from Cardiac Science demonstrated how it worked.

The defibrillator would be fitted outside a building, possibly the Parish Room, where electricity is available. An exterior AED is call a PAD (Public Access Defibrillator). The PAD has full instructions on what to do and talks you through the required process.

The procedure works as follows:

If someone suffers cardiac arrest, you should ring 999. The operator registers an emergency and an ambulance would be dispatched. The operator would also advise you if there was a PAD near you and give you a code number to open the case. Once activated the PAD talks the user through the procedure for using it. If the person the PAD is used on does not have cardiac arrest, using the PAD will not do any harm.

There are also first responders. These are people who are trained in first aid. The nearest first responder would be contacted: there are no first responders in Halstead. The nearest unit to Halstead is Sevenoaks. Council would like to know your opinions about having a defibrillator in the Village. Also, would you like to train to be a first responder ? Please contact the Clerk.

CHAIRMAN'S REPORT FOR THE YEAR 2012 – 2013**Amenities and Highways.**

The paperwork to hand over the allotments at Beldam Haw has now been completed and the land is now in the ownership of the Parish Council. Cost Assessments to have the site cleared, create a car park, provide a water supply, etc, has been carried. The Clerk is currently in the process of completing an application form for a large grant from Awards for All to provide these facilities. Additionally the PC has set aside its own monies for the allotments and we also hope to receive a grant from our County Councillor. There is still a considerable amount of work to do, but we would hope to have the allotments productive in 2014.

We have hit a couple of snags with the introduction of Speed Indicator Devices (SID's) in Knockholt Road. The site for the SID at the top of Station Road has had to be changed so that it was not directly underneath high powered electricity cables; similarly, the other SID outside Warren Court could not be installed when originally planned because of the overhanging trees which have been cleared. The SID's are solar-powered and need good light

Planning.

Following their earlier public consultations the owners of Fort Halstead have now published their findings from those consultations on the internet. Details can be found at www.forthalstead.com. They have also said that they will produce new ideas for the development of the site at some time in the autumn of 2013. It is interesting to note that in a recent Sevenoaks District Council consultation document on Development in the Green Belt their ideas on what is permissible development have scarcely changed from earlier years. It should therefore prove be an interesting and also a busy time for the Parish Council when specific plans are put forward.

We agreed to approach SDC to institute formal meetings with the planners whenever we are in disagreement with SDC about how an application should be dealt with. This doesn't happen frequently, but there have been several in the last year or so (e.g. Halstead Place, the traveller's site at Knockholt Station, and most recently Dorminton in Stonehouse Road), where we believe the applications were dealt with appropriately.

Finance.

Council decided this year not to increase the Parish Precept part of overall Council Tax for 2013. This follows a less than 1% increase last year. This means we will have had an increase in overall precept of just over 4% since 2008.

Other Items.

The Parish Council has paid for new guttering on the Pavilion, and this was recently installed. Money has been set aside to redecorate the interior of the Pavilion, particularly this hall, and this will take place this summer.

Last summer we also had very successful celebrations in the village to mark the Queen's Diamond Jubilee. A wide variety of activities were planned, all of which were extremely well supported. The PC only became involved in a small way, but I would like to record the PC's thanks to all those people who were involved in planning the celebrations, and for all their hard work. In Halstead we don't do this sort of thing very often, but when we do, we do it extremely well.

The Kent Men of Trees have also awarded us another tree, because Halstead came in the top 6 villages in the county for the quality and maturity of the trees in our parish. This new specimen has already been planted on Southdene.

Thanks.

I would like to offer the council's thanks to the Rose & Crown for their continuing financial support for the flowerbeds around the parish, either through a direct donation or via one of their monthly quizzes. The Parish Council hopes that this sponsorship will continue now that we have new owners of the Cock. Thanks also to Peter and Jean Morgan for their continued sponsorship of the flowerbeds; and also thanks to our new sponsor, Val Dennett. The money is greatly appreciated. Thanks also to Coolings Nursery for the work that their staff do in maintaining our flowerbeds.

- I would also like to thank those residents in Southdene and Parkside who have once again provided additional flower boxes along the verge of Knockholt Road, and who continue to mow the verge and other grass areas so regularly.
- Thanks also to David and Vivian Bowen, who have taken over from the late George Elkington in locking and unlocking the Pavilion car park each day.
- The Village Clean-Up Day took place in April. We collected 19 sacks of rubbish on the day, which is probably a record; many thanks to all the people who gave up their time to help keep the village tidy. Particular thanks should go to Lewis Grey, who was unable to attend on the day, so went out quite independently and collected 7 sacks of rubbish from the area around Watercroft Road and Cadlocks Hill.
- Again, I would like to record the Council's thanks to our County and District Councillors for their assistance throughout the year.

New Legislation Update: Changes to Permitted Development

Recently changes have been made by the government about permitted development rights. The main changes took effect on 30 May, 2013, with further changes on 25 June.

The changes have occurred in the following categories:

1. Offices to Residential;

- ◆ Allows change of use to existing buildings (no size restriction). Does not apply to redevelopment.
- ◆ Last use must be as an office.
- ◆ Subject to prior approval regarding transport and highway impacts; contamination; flood risk.
- ◆ Must commence by 30 May 2016.
- ◆ **Excludes** listed buildings, scheduled monuments, safety hazard zones, military explosives storage areas and Article 1(6A) land, some of which is in Sevenoaks District.

2. Residential Extensions:

This will allow home owners to extend their property to the rear at single storey level by up to 8 metres in the case of a detached dwelling house and 6 metres in the case of any other dwelling houses without the need for planning permission.

This is for single storey rear extensions only.

Currently, they can extend up to 4 metres on a detached dwelling and 3 metres in any other case. *(The new rules therefore permit residential extensions of twice the size of the old rules);*

Before the work commences, the applicant must submit a prior notification to the Council, who then must notify only owners and occupiers of any adjoining premises of the applicant's intentions.

Only if a neighbour objects to the proposed development will the Local Planning Authority be able to assess the impact on the amenity on all the surrounding properties.

The applicant will not have to pay a fee to submit the notification.

The only outcome is one of the following:

- ⇒ Prior Approval is not required
- ⇒ Prior approval is required and approved
- ⇒ Prior approval is refused.

The Local Planning Authority has 42 days in which determine the application. If no response received the development can begin.

The developer only has to provide:

- ◆ A written description of the proposed development including;
 - ⇒ How far the enlarged part of the dwelling house extends beyond the rear wall of the original.
 - ⇒ The maximum height of the enlarged part.
 - ⇒ The height of the eaves.
 - ⇒ A plan indicating the site & showing the proposed development. (this is not required to be to scale)
 - ⇒ The address of adjoining premises.
 - ⇒ Contact address and e mail.

The Prior Approval Process does not apply in the following circumstances:

- ⇒ Flats or buildings in mixed use.
- ⇒ Two storey extensions or side or front extensions
- ⇒ Developments above or below the size limits which are:
 - ⇒ Detached dwelling – 4 – 8 metres out from original dwelling
 - ⇒ Any other – 3 – 6 metres out from original dwelling.
- ⇒ The development has already commenced on site.
- ⇒ Developments on Article 1/5 land, including, an AONB or a Conservation Area, or development in an SSSI

3. Change of use to a state funded school;

Subject to Prior Approval - Class K permits the change of use of a building which is in the following uses to a state-funded school:

- ◆ Offices (B1)
- ◆ Hotels (C1)
- ◆ Residential (C2)
- ◆ Secure residential institutions (C2a)
- ◆ Leisure and assembly buildings (D2)

As part of the order they can convert back to their previous use at a later date.

4. Change of use of agricultural buildings;

This allows the change of use of a building and any land within its curtilage to a flexible use falling with classes A1 – A3 or Class B1 from a use falling within:

- ◆ A1 (Shops), A2 (Financial and professional services), A3 (Restaurants and cafes); A4 (Drinking Establishments), A5 (Hot food takeaways), B1 (Business), D1 (Non-residential institutions) and D2 (Assembly and leisure)

Development is not permitted:

- ⇒ If the floor space affected exceeds 150 sq. metres;
- ⇒ The building has relied on this class before;
- ⇒ It forms part of a military explosives storage area, safety hazard area, is a listed building or scheduled monument.

The change of use is not permitted if:

- ⇒ The building has not been solely in agricultural use since 3rd July 2012 or if the building is first brought into use after 3rd July 2012, for ten years;
- ⇒ The floor area exceeds 500 square metres;
- ⇒ It forms part of a military explosives storage area, a safety hazard area or is a listed building or scheduled ancient monument.

5. Change of use from A and B1 Use Classes to a flexible use;

This allows for the change of use of a building and any land within its curtilage to a flexible use falling with classes A1 – A3 or Class B1 from a use falling within:

- ◆ A1 (shops); A2 (financial and professional services); A3 (restaurants and cafes); A4 (drinking Establishments); A5 (hot food takeaways); B1 (business); D1 (non-residential institutions) and D2 (assembly and leisure)

Development is not permitted:

- ⇒ If the floor space affected exceeds 150 sq. metres;
- ⇒ The building has relied on this class before;
- ⇒ It forms part of a military explosives storage area, safety hazard area, is a listed building or scheduled monument.

6. Telecommunications development;

This allows for the provision of fixed line broadband in article 1 (5) land without the need for prior approval.

7. Extensions to commercial buildings;

Until 30 May 2016 commercial buildings may be extended or altered by no more than 50% or 100 sq. metres – whichever is the greater.

8. Changes to Design and Access Statements

Design and Access Statements will now only be required for:

- ◆ Listed Building Consent Applications
- ◆ Planning Applications (includes Full & Outline) if:
 - ⇒ Major development
 - ⇒ Any part of the development is within a Conservation Area or a World Heritage Site and;
 - ⇒ Provides 1 or more dwellings; or
 - ⇒ Provides building(s) where the floor space which is created is 100 square metres or more.

9. Appeals against non validation

Applicants are now able to appeal against the refusal to validate an application.

Before appealing applicants must submit a statement of why they consider the application is valid and the planning authority must respond.

Appeals are dealt with in the same way as appeals against non determination (i.e. the Inspector will decide whether permission should be granted).

10. Content of decision notices

For applications received after 25 June, the following are no longer required on decision notices:

- ◆ A summary of reasons for the grant of permission.
- ◆ A summary of the policies and proposals in the development plan which are relevant to the decision to grant planning permission.
- ◆ Where permission is granted subject to conditions, a list of all the policies and proposals in the development plan relevant to the decision.

Note: SDC are still required (when using conditions) to state clearly and precisely the full reason for each condition imposed.

If you would like to have your own copy of this information on the new Permitted Development Rights, you can download it from the Parish Council website.