

Minutes of the Hoath Parish Council Meeting held on Monday 9th February 2026 at 5.45pm in Hoath Village Hall.

Present: Councillors: Imogen Morizet (Chair), Karen Johncock, Mark Wilkinson, Adele Wright, William Hawkins. Caroline Read (Parish Clerk & RFO) and CCC Cllr Rachel Carnac plus 21 members of the public were also present.

- 1. Apologies.** Apologies received and accepted from.
- 2. Declarations of Interest & Dispensation requests.** Cllr Hawkins declared an interest 8 (renewal of CPRE subscription). There were no declarations of interest to items in the agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.
- 3. Minutes of the Last Meeting.** Councillors RESOLVED to agree the minutes of the meeting held on Monday 8th December 2025, were a true record and were signed by Cllr Morizet (Chair).
- 4. The meeting was adjourned to allow representations from members of the public which included:**
 - Resident raised their concerns and objections to planning application CA/26/00161.
 - Advice was provided to a resident on how to report overgrown hedgerow and potholes to KCC Highways.
 - The Parish Council confirmed to residents that no update had been received relating to the Church Farm development.
- 5. KCC & CCC Report:** KCC Cllr Mulvihill was absent. CCC Cllr Carnac provided an update on the local government reorganisation. She also confirmed that a community governance review will be undertaken by CCC, to include considering the unparished areas of the district; she encouraged residents to take part in the consultation when it is published in the Spring.

Cllr Carnac also encouraged the Parish Council and residents to engage with the Broad Oak Reservoir consultation. Cllr Carnac provided an update on the Local Plan and the planning issues surrounding gypsy and traveller sites. She advised residents if they had concerns about the planning application at Three Acres, then they should submit these to CCC before the deadline on 6 March 2026. Cllr Carnac had no formal update on Church Farm planning application and advised that the latest Local Plan was due to be published in the Spring.

- 6. The meeting was reconvened to complete business items on the agenda.**

Chair Initials:

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7. Planning:

- Councillors CONSIDERED and RESOLVED to object/make comment to the following planning applications (the full objections/comments can be viewed at CCC's planning portal):
 - **Application No:** CA/25/02321 **Proposal:** Single storey outbuilding, following demolition of existing detached garage. **Location:** Forge House , Maypole Road, Hoath, Kent, CT3 4LW.
 Objection: While the Parish Council supported the principle of the development, concerns were raised regarding the character and appearance of the proposed garage door, which was considered to be a false or non-functional door and not appropriate to the rural setting or village character. Councillors therefore requested that Canterbury City Council seek an alternative, more suitable design for façade of the property before granting the application.
 - **Application No:** CA/25/02368 **Proposal:** Details submitted pursuant to condition 13 (Landscape Ecological Management Plan), condition 16 (Archaeological watching brief) and condition 17 (contamination) of planning permission CA/25/00505/FUL **Location:** Sandybank Farm Old Tree Road Hoath Kent CT3 4LE
 Objection: The Parish Council objected to the discharge of Condition 17 (Land Contamination) due to the absence of evidence-led site investigation given the proposed residential use and indications of imported/made ground. In respect of Condition 13 (LEMP), the Council raised concerns regarding the lack of definitive Hazel Dormouse survey evidence, insufficient detail on lighting impacts in a dark skies area, and unclear monitoring and enforcement arrangements.
 For Condition 16 (Archaeological Watching Brief), the Council noted the approach was acceptable in principle but stressed the need for rigorous implementation and clear contingency arrangements.
 The Parish Council requested that CCC seek further information before discharging these conditions.
 - **Application No:** CA/26/00092 **Proposal:** HG1) Cypress - Fell located to front of property. **Location:** The Alders Hoath Road Hoath Kent CT3 4JR
 Objection: While the Parish Council did not oppose removing these trees, they ask CCC that, if the application is approved, any replacement trees should be native species only.
- **Other Planning Matters:** Councillors CONSIDERED the following planning application received post agenda: **Planning Application:** CA/26/00161 **Proposal:** Change of use of land for the stationing of 3 caravans for together with the laying of hard standing and formation of access. **Location:** Three Acres Maypole Road Hoath Kent CT3 4LN and RESOLVED to object.

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Objection: Councillors noted that proposals for Gypsy and Traveller sites must be assessed against national and local planning policy, including considerations of sustainability, highway safety, landscape impact and the suitability of the site for residential occupation. The Council considered that the proposal represented an unsustainable form of development in this rural location and raised concerns regarding its impact on the character of the area and local infrastructure. (The full objection can be viewed at CCC's planning portal).

8. Finance:

- Councillors NOTED the following payments for December 2025:
 - Hoath Village Hall £134.25
 - Ian Sargent £160.00
 - Mr Hawkes £71.00
 - Barham Parish Council £120.00
 - Mr Hawkes £7.99
 - Clerk Expenses £62.99
 - Clerk Expenses £36.62
 - Clerk Salary -
 - Bank Charges £6.00
- Councillors NOTED the following payments for January 2026:
 - SMS CIS Payroll £180.00
 - HMRC £382.47
 - Clerk Salary -
 - Bank Charges £6.00
- Councillors NOTED the following receipts for December 2025:
 - Bank interest £146.39
- Councillors NOTED the following receipts for January 2026:
 - Allotment Rent £200.00
- Councillors also NOTED the £3000.00 internal bank transfer from the reserves account to the current account took place on 30th January 2026.
- Cllr Hawkins completed the Unity Bank Reconciliation to 31st December 2025. The Bank Reconciliation to 31st January 2026 to be presented at the next meeting.
- Councillors NOTED the current cashbook and Unity Trust plc bank balances as of 31st January 2026 to be: Current Acc: £3,969.56 Reserve Acc: £23,709.00 Total: £27,678.56
- Councillors NOTED that the transfer of the Clerks payroll, including Nest pension subscription to Dynamix Consultancy is complete.
- Councillors CONSIDERED and RESOLVED to renew the CPRE annual subscription, annual cost: £60.00
- Councillors CONSIDERED and RESOLVED to approve all invoices submitted for payment by the Clerk prior to the next meeting.

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9. Report of the Clerk and RFO:

- Councillors NOTED the Clerks Report.
- Councillors NOTED that the Chislet and District Playgroup had paid the invoice dated 13th October 2025, on 3rd February 2026 for the rental of The Paddock.

10. Date of the Annual Parish Meeting: Councillors CONSIDERED and AGREED that the date of the next Annual Parish Meeting would be held between 1st March and 1st June 2026, Councillors also CONSIDERED and RESOLVED to invite a guest speaker from Kent Wildlife Trust/Wilder Blean Project to talk about the introduction of bison at Blean Wood.

11. Date of the next meetings: Councillors CONSIDERED and RESOVLED the dates of the next Parish Council meetings would take place at 5.45pm on Monday 9th March 2026.

12. Confidential Session - That in accordance with section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, the public, including the press, be excluded from the meeting because of the confidential nature of the following business to be transacted:

- Councillors CONSIDERED and RESOLVED that the correspondence received from Hoath Allotment Association relating to the ongoing issue of overdue rent and non-compliance of the Agreement for Management would be referred to the National Allotment Society.
- Councillors acknowledged that the Chislet and District Playgroup has now settled the outstanding invoice, and they expressed hope for ongoing positive relations

13. End

Caroline Read
Parish Clerk and Responsible Financial Officer
Hoath Parish Council
clerk@hoathparishcouncil.gov.uk

Signed as a true record (Chair) _____ Date: _____

Chair Initials:

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