



St Nicholas-at-Wade with Sarre Parish Council



Minutes of the Parish Council Meeting held on Tuesday 9th September 2025 at 7.00pm in The Bell Meadow Pavilion, St Nicholas at Wade

Present: Councillors - D. Divers, S. Smyth, D. Tweeddale, A. Andrews, E. Dore, M. Lawrance, G. Pugh, L. Ageros
Also, Present: District Cllrs Abi Smith & Peter Evans, KCC Community Warden Gary Groombridge, KCC Community Warden Supervisor Aaron Kliubenshadl, Sara Archer – Parish Clerk plus 22 members of public.

53/25-26 APOLOGIES FOR ABSENCE

Apologies were noted from Cllr Mo Fentiman – Holiday, PC Andy Howe, KCC Cllr Luke Evans and Pete Morris - SNAWFC.

54/25-26 DECLARATIONS OF INTEREST

Cllrs Smyth, Tweeddale and Ageros declared a significant interest under item 65/25-26 (a).

55/25-26 PUBLIC QUESTION TIME

- The hazardous state of the footpaths at Sarre was noted, including the overgrowth obstructing the pathway. This would be reported to KCC and TDC accordingly.
- It was requested that KCC Highways were contacted to paint 30mph and SLOW markings onto the approach roads. This would be included on the Highways Improvement Plan and submitted for consideration.
- Complaints were received regarding the harvest vehicles travelling between the Villages. The speed of the tractors was of huge concern and the uncovered trailers leaving debris on the roads was also noted as an issue. Residents were advised to make a note of the offending vehicles registrations when possible. This information would then be passed to the Farm Manager. Residents were also encouraged to contact St Nicholas Court Farm direct with their concerns. Cllr Divers would contact the Farm Manager again to discuss the concerns raised.
- The handyperson team were requested to attend Sarre to clear footpaths of leaves.

56/25-26 PREVIOUS MINUTES

RESOLVED: To approve minutes of the last Parish Council meeting held on 5th August 2025.

These were proposed by Cllr Dore, seconded by Cllr Lawrance, all were in agreement and therefore signed by the Chairman as a correct record.

57/25-26 CHAIRMAN'S REPORT

Cllr Divers advised he had been liaising regarding the gas leak at Parish Close.

58/25-26 CLERK'S REPORT/CORRESPONDENCE

The Clerk reported the estimated start date for the installation of the yellow lines was 14th October 2025.

Concern had been raised with regard to vehicles driving across the grass verge from A28 directly into Cherry Grove. This was discussed and agreed to include on the Highways Improvement Plan for a resolution to prevent access from the A28.

59/25-26 COUNCILLORS REPORTS

Cllr Pugh provided an update regarding Parish Close and introduced the Chair of the Action Group, who outlined some of the current issues that were being faced by residents of the development.

Cllr Tweeddale advised he had been litter picking from The Length towards the A28 road signs and had collected a significant amount of rubbish.

Cllr Tweeddale had attended the presentation regarding the proposed Hydrogen Plant at Manston which had been very informative.

Cllr Tweeddale raised concern regarding the 'unofficial' bus stop at Manor Road/A28 junction. It was confirmed this had been designated as a rural request stop for a number of years and therefore was permitted by the bus company.

Cllr Lawrance reported he had been approached and offered 6/8 silver birch trees. Discussion took place with regard to planting the trees in appropriate places in the Parish, and any potential land ownership concerns.

Cllr Lawrance had attended a Friends of the Church meeting. A craft fair had been arranged for 8th November, and a Past & Present Sale arranged for 28th February 2026.

Cllr Smyth advised that following a recent collision at the St Nicholas roundabout, a tree and signage had been damaged.

Cllr Dore had been approached regarding traffic concerns and the hazardous school parking at Court Road. It was suggested the Enforcement Officer was contacted and asked to attend and patrol the area. The Clerk would also write to the Headteacher and advise them of the free publication material that could be circulated to parents to encourage considerate parking.

Cllr Ageros had been maintaining the Village Planters and Flagpole garden. It was noted that the handyperson team had done an excellent job in clearing the overgrowth from the initial section of TE10. Unfortunately, the KCC team had done an unsatisfactory job with clearing the remaining section of the footpath. Cllr Ageros was advised to take photographs of the work and send to KCC Cllr Evans to investigate.

60/25-26 THANET DISTRICT COUNCIL COUNCILLORS' REPORT

Cllr Abi Smith reported as follows:

I am currently dealing with ten planning-based issues, including two appeals in St Nicholas at Wade and the new proposed development in Sarre.

- The Preston Park caravan park extension in Manston was approved on appeal, but I've also called in a very similar application in Monkton.
- Researching safety concerns related to another BESS plant planned for Minster (which was called in, was refused but then went to appeal). This is relevant here because it affects the River Stour.
- Opposing a retrospective planning application to store timber by the A299 layby. I support renewable energy, but do we want our agricultural landscape to be industrialised to support greenwashing projects?
- I met Andy Nicholl from Hydrogen TE re the proposed 13-acre site in Manston, to be approved or refused by KCC.
- LGR: 14 Kent Council Leaders met to decide the shortlist of geographical models for Unitary Councils in Kent. Each will be subject to preparation of a Business Case, before submission to central government by the deadline of 28 November. The costs will be met from the grant from government. The meeting decided 2 of the models should form the shortlist. They are: (1) Option 3a, which would create 3 Unitary Councils. The East Kent Council would cover the area of the current District Councils of Thanet, Canterbury, Dover, Folkestone & Hythe, and Ashford, and (2) Option 4b, which would create 4 Unitary Councils. The East Kent Council would cover the area of the current District Councils of Thanet, Canterbury and Dover. Once the options have been submitted in November, the final decision rest with the Sec of State.

From TDC:

- Public Spaces Protection Order: TDC will review the evidence and consider amendments, following legal correspondence from the Free Speech Union relating to multiple aspects of the PSPO. The council believes that entering into protracted legal disputes, at extensive cost to the local tax payer, should be avoided if an alternative approach can be taken.
- TDC purchased four homes for affordable rent: three x 3-bedroom homes at Westwood Point for total £943,487, and one at Spitfire Green for £360,000.
- Attended a very interesting 'meet the officers' event at TDC.

61/25-26 KENT COUNTY COUNCILLOR'S REPORT

Councillors not in attendance, Cllr Luke Evans advised a report would be forwarded, not received to date.

Cllr Peter Evans briefly outlined the Hydrogen Plant proposal, KCC revised pothole scheme, and Local Government Review update.

62/25-26 KENT POLICE REPORT

PC Andy Howe was unable to attend the meeting, however, he submitted the following report which was circulated to the Parish Council:

CALLS TO POLICE:

There were 12 calls to Kent Police from the area, with 5 being related to traffic matters. The only calls of note related to metal theft at one of the farms and the theft of some registration plates at the Hedgend Industrial Estate. I will be spending some time over the next two weeks in these areas whilst I am on late duties.

CRIME:

There were 6 crimes recorded in the area over August. These included two instances of theft of number plates from a vehicle in Sarre and the other at Hedgend. Quite often number plates are stolen in order for them to be fixed to other vehicles (termed as "cloned"). This allows the suspects to use the vehicle either in crime or to avoid fines and the general cost of keeping a vehicle on the road lawfully.

Each time a vehicles license plate is stolen, Kent Police alert the ANPR (Automatic Number Plate Reader), so if a vehicle showing that plate passes through one of our many cameras, an alert is created notifying Police to stop the vehicle.

My Activity

As you may be aware, over the summer period I have been regularly called back into the main towns for seasonal operations and to assist with the call demand. This has resulted in a significant reduction in my visibility in the rural area and the villages. These issues can't be avoided, but we have now entered a more stable period, so I hope to be more visible again.

My current focus is upon a couple of locations in both Manston and Acol for proactive Policing, and areas where poaching/hare coursing is likely to occur. I have been spending some time with colleagues at the Charles River site which attracts attention from some animal welfare protesters, in the main the protesters are polite and well behaved, and our main job has just been to keep everyone safe. I continue to attend Potten Street Road to deal with the anti-social behaviour where I have stopped 7 persons over the month of August.

Please let me know if you wish for me to focus on anything within St Nicholas at Wade and Sarre.

63/25-26 KCC COMMUNITY WARDEN REPORT

Supervisor Aaron Kluibenshadl explained that following a Consultation last year, 70 Community Wardens had been cut to 36 Wardens, who were deployed to the most vulnerable Ward locations, this included Thanet. Subsequently, Gary Groombridge had been appointed for the Thanet Villages.

The remit of the Community Warden has evolved, and the service now worked closely with a number of stakeholders, including Kent Police, Social Services, Community Resilience and Trading Standards to name a few.

The primary focus was on positive wellbeing and supporting individuals to reintegrate into the community, tackling isolation and loneliness.

In addition to the above, Gary Groombridge advised he had been holding information drop-in sessions at Minster Library, and St Nicholas Church, and offered to attend community groups to present talks on scams, wellbeing etc.

A scams talk had been arranged for 25th September 12noon- 1pm at the Church.

Gary explained he had been involved with welfare checks, acting as a liaison with external agencies and encouraging isolated individuals to reconnect with the community.

Gary would also be involved in re-initiating the Speedwatch Scheme if possible.

64/25-26 BELL MEADOW WORKING GROUP REPORT

An update to be received at the next meeting.

65/25-26 PLANNING APPLICATIONS

a) **25/00015/REF - OL/TH/25/0180, Planning Inspectorate Reference: APP/Z2260/W/25/3369494**

Land East Of Field House Down Barton Road St Nicholas

Originally objected to application. Discussed, vote taken 5 object, 3 abstain

F/TH/25/0708 - Land Rear Of Sarre House, Canterbury Road, Sarre

Noted the habitat regulation assessment had not been completed. Discussed in detail, vote taken, 5 object, 4 abstain (Chair exercised his right for additional vote)

FH/TH/25/0894 - Warehorn Cottage , Potten Street Road, St Nicholas

Discussed, vote taken 2 object, 6 support

TCA/TH/25/0931 - The Barn , Canterbury Road, Sarre

Agreed to defer to Tree Officer.

F/TH/25/0776 - Land South Of, Ramsgate Road, Sarre

Chair introduced Anna Roberts – resident of Sarre speaking on behalf of Village. Mrs Roberts read a comprehensive statement outlining the concerns of the development and impact on Sarre residents.

Cllr Abi Smith would call-in the application on behalf of the Parish Council, and request a site meeting with the planning officer.

It was noted that the deadline for comments to the planning department was 19th September.

KCC Luke Evans would be approached to arrange a Speedwatch session with involvement from Kent Police, at Sarre.

A number of issues were raised and noted, and material planning considerations would be included in the letter of objection to TDC. Vote taken 8 object, unanimous.

b) None discussed.

66/25-26 FINANCE

a) The Clerk presented the monthly bank reconciliation between the cash book and bank accounts.

RESOLVED: To approve the monthly bank reconciliation for August. (Proposed: Cllr Dore, seconded Cllr Divers).

b) The Clerk presented the monthly payment schedule which included the following payments:

D. Edwards - Bar Stock Repayment	£50.00
Graham Ives - Pitch Maintenance	£100.00
TDC - Fireworks event fee	£75.00
Lloyds CC - DD	£600.42
EDF - Gas	£167.54
EDF - Electric	£4.91
Employee Salaries & Expenses	£2537.19

Hugofox - Website hosting fee	£11.99
Zurich - Insurance	£1,806.50
Holmans FC - Deposit return	£50.00
S.Scott - BMP Hire Deposit return	£25.00
KCS - Boiler Service	£96.00
Unity Trust - Service Charge	£6.00

Receipts:

BMP Hire - Chapman	£68.50
BMP Hire - Cole	£60.00
BMP Hire - Choir	£78.00
WS Cole - Cemetery fee	£145.00
BMP Hire - Buchanan	£32.50
BMP Hire - Ukelele	£26.00
BMP Hire - Darby	£48.00
BMP Hire - E. Dore Various	£52.00
BMP Hire - Time Effort Support Ltd	£100.00

RESOLVED: To approve payment of invoices included in the monthly payment schedule for September.
(Proposed: Cllr Lawrance, Seconded: Cllr Andrews)

The meeting was concluded by the Chairman at 8:55pm.