

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 9 December 2020

MEETING HELD VIA 'ZOOM' DUE TO COVID 19 RESTRICTIONS

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|------------------------|---------------------------------|---------------------------|
| <u>Present:</u> | Cllr. S. Cheeseman – Chair | Cllr. B. Smith |
| | Cllr. A. Dollimore – Vice-Chair | Cllr. R. Clark |
| | Cllr. S. Lancashire | Lynda Fisher, Clerk |
| | Cllr. R. Langham | County Cllr. M. Whiting |
| | Cllr. B. Whiting | Borough Cllr. C. Woodford |
| | Cllr. P. Hyde | Sarah-Jayne Ellcock, KCC |
| | | 2 Residents |

1. Welcome and Apologies

The Chair formally welcomed everyone to the Zoom video conferencing meeting. Apologies received and accepted from the PCSO (who could not attend due to Kent Police not supporting the use of Zoom because of security) and Community Warden.

2. Declarations of Interest and Dispensations - None

3. Minutes of the Previous Meeting

Proposed by Cllr. Dollimore and seconded by Cllr. Whiting, the Minutes of the Parish Council meeting held on the 11 November 2020 were agreed and will be signed by the Chair as a true transcript.

4. Visitors/Public Time

Residents, County and Borough Councillors, PCSOs and Community Wardens were advised that they could attend as normal but public speaking time might be limited; they were also invited to forward reports/questions to the Clerk beforehand.

1. **Visitors** – Two residents attended to put forward their views on a planning application which will have an impact on their property.
2. **County and Borough Councillors** – County Cllr. Whiting – written report – referred to the fight against Coronavirus. It is vital the public continues to obey the rules around social distancing, wearing a mask and hand washing.

Dealt with many reports of blocked drains, overgrown pavements, potholes etc, which have been passed onto KCC highways on behalf of residents. Residents can use the County Council's "Report a fault" web page, which provides a reference number and allows for the tracking of reported faults. It can be found at <https://www.kent.gov.uk/roads-and-travel/report-a-problem>.

Continue to engage with the relevant authorities in respect of unauthorised activity at Raspberry Hill Farm and am grateful to residents for passing on any information they have. There has been much progress and I am grateful to all parties for the role they have played and continue to play in reducing activity on the site. If residents can continue to send me or the various Agencies involved information, that will greatly assist.

3. **Community Warden/PCSO** – Community Warden – no report.

The PCSO written report – Crimes of note: A Christmas wreath was stolen from the front door of a house in Peach Blossom Drive. A crime report has been taken. Anti-social behaviour and other incidents of note: There were two calls for anti-social behaviour over the past month, one concerning noise issues around the bus shelter, the other involving youths on scooters. Report of vehicles drifting around the roundabout near the bridge. This is linked to further issues around Ridham Dock, Kemsley. Patrols attended and moved vehicles on. An application for a CCTV camera covering the bus shelters has been submitted by myself to Swale Borough Council. I am waiting to see if it has been successful. I would like to take this opportunity to wish all the councillors and the clerk a very merry Christmas and a happy New Year.

5. **Matters Arising from the Minutes**

1. **Highway Improvement Plans (HIPs)** – KCC Officer, Sarah-Jayne Ellcock attended and spoke regarding HIPs – Highway Improvement Plans. The Parish Council could formulate such a Plan to identify highway issues within the village. The Office agreed to forward an information pack and template to the Clerk. She advised that if the Council has not got the budget available for work, she will try and assist, alongside Member Grants.
2. **Parking in The Street and other areas within the Village** – Cllr. Dollimore and the Clerk met with a KCC Officer to look at installing bollards adjacent to School Lane Playing Field, to provide better sight lines for children crossing the road when there are a lot of parked cars due to those attending football matches. The Officer agreed to installing bollards. Walked down to look at the issue in The Street, due to cars parking on the pavement, several residents have sent photographs to the Council because of being prevented from using the footpath. The Officer suggested placing planters between the existing bollards; this would deter cars from mounting the pavement and make the area safer for pedestrians. He added it would also improve the street scene. Members agreed that something needed to be done in these two areas on the grounds of pedestrian safety.

6. **Planning**

1. **20/505194/FULL:** Erection of single storey side extension: 5 Chetney View Iwade Kent ME9 8SQ – no objections.
2. **20/504794/OUT:** Outline application for the erection of up to 51no. residential dwellings, including a minimum 40% affordable housing, open space, drainage, infrastructure and other associated works (Access being sought): Land at Pheasant Farm Bramblefield Lane West Of Iwade Bypass Sittingbourne ME9 8QX - agreed to object on the following grounds:
 - Concern over Lack of infrastructure
 - Traffic and pressure on local roads, which are already over capacity in some areas.
 - Medical Facilities – limited capacity, backed up by the NHS, who would need money through S.106 contributions to shore up facilities and difficulties in obtaining Doctors.
 - Lack of School places, Bobbing and Iwade both operate Sibling Policies; both Schools are full
 - There is an issue with water supplies, as mentioned by Southern Water Authority.
 - Further loss of Agricultural land.
 - No sewage pipe drainage, the land drains on to the A249; Highways England might have concerns regarding this.
 - The applicant points out that a larger adjacent area is also under their ownership and indeed the area is highlighted on the plan. This is of concern to the Parish Council as it seems to indicate that they will be looking to submit a possible future planning application on this land.
 - We would refer you to Appeal Ref: APP/V2255/W/16/3153537 Land at Church Farm, Sheppey Way, Bobbing, Kent, ME9 8RJ – it refers to the Sheppey Way, the area between Bobbing and Iwade settlements - the Inspector's decision states:

Character and appearance:

16. There is no dispute that the site is located in an area that is identified as an 'important local countryside gap' within the LP policy E7 and SLP policy DM25. The aim of the countryside gaps is to prevent settlement coalescence. LP policy E6 also seeks to protect the quality, character and amenity of the countryside. This is consistent with an aim of the Framework which is to the intrinsic character and beauty of the countryside.

17. Within the Swale Landscape Character and Biodiversity Appraisal (LCA) the site is located within the 'Iwade Arable Farmlands'. The LCA describes the area as a gentle undulating rural landscape. It also identifies that housing is clearly evident in views across the surrounding landscape and that several major transport routes cut through the area. One of these routes is the A249 which is adjacent to the appeal site. Nevertheless, it goes on to set out that '...in spite of the intrusive effects of these heavily trafficked routes, many parts of this character area retain a sense of isolation and tranquillity...'

18. The LCA identifies that the landscape is generally in 'poor' condition and that this is in part to residential ribbon development that has taken place in a number of styles thus creating an incoherent character. However, this does not alter the importance of the site as a gap. In addition the LCA is clear that the areas strength and character should be restored.

3. **20/505333/FULL:** 14 Woodpecker Drive Iwade Kent ME9 8ST: Proposed conversion of existing garage to habitable room, two storey side extension, single storey rear extension and widening existing drive to provide parking for 2 cars – agreed to object on the following grounds:

- The proposed extensions greatly increase the footprint of the existing building, making it quite imposing.
- Will cut out a massive amount of light to the adjacent building (no 12); there will be loss of light to the lounge window and the bedroom window. The other neighbouring property will also suffer loss of light to the kitchen.
- Parish Councillors would ask for a site meeting to properly see the impact of this proposal on the adjacent buildings.
- Iwade Parish Council would ask Members of Swale's Planning Committee to take into account neighbours' comments when considering this application.

4. **18/502190/EIHYB:** Phase 1 North - Erection of 91 dwellings accessed from Grovehurst Road, public open & amenity space (inc. children's play area), landscaping, ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways, parking, drainage (inc. infiltration basins, tanked permeable paving), utilities & service infrastructure works. Full Planning Application: Phase 1 South: Erection of 257 dwellings (inc. 35 affordable dwellings) accessed from Quinton Road, public open & amenity space, assoc. landscaping & ecological enhancement works, internal access roads, footpaths, cycleways & parking, drainage (inc. infiltration swales, ring soakaways, permeable paving), utilities & service infrastructure works. Outline Planning Application - for up to 852 new dwellings (inc. 10% affordable housing), a site of approximately 10 ha for a secondary & primary school, a mixed use local centre, inc. land for provision of a convenience store, public open & amenity space (inc. children's play areas), together with associated landscaping & ecological enhancement works, acoustic barrier to the A249, internal access roads, footpaths, cycleways & parking, drainage (inc. a foul water pumping station and sustainable drainage systems), utilities & service infrastructure. All matters reserved: Land North Quinton Road Sittingbourne Kent ME10 2S – agreed to respond:

- Infrastructure: this should come first not last as always.
- Schools: there is a distinct lack of school places in the area, the promised Secondary and Primary Schools should be built first so that those moving into the new homes can do so knowing that their children have a place in a School.
- NHS has expressed concern regarding the lack of Doctors in the area and the difficulty it has in obtaining them.
- Concern that the access/exit from the Grovehurst Road end of the development will impact on this main road and cause queues on the approach to the A249 roundabout.

- Concern that this will add to the already congested A249 and M2, Junction 5.

5. **20/505566/FULL**: Erection of a single storey side/rear extension, single storey front extension and insertion of front and rear dormers: 25 Sheerstone Iwade Kent ME9 8RN – no objections.
6. **KCC/SW/0258/2020**: Section 73 application to vary condition 3 of planning permission SW/20/500833 to increase the annual throughput from 181,800 tpa to 195,000 tpa: MVV Environment Ridham, Lord Nelson Road, Ridham Dock, Iwade, , Kent ME9 8FQ – no comments.

7. Correspondence

1. **Kent County Council Safeguarding SPD and Statement of Community Involvement** – Cllr. Langham to look at and bring back comments to the January meeting. **Action: Cllr. Langham**
2. **Affordable Housing - 19/503974/HYBRID (Land east of Iwade) and 18/502372/EIOUT (Great Grovehurst Farm)** – Agreed the affordable housing split suggested by Swale Planners.
3. **KALC Community Awards Scheme 2021** – Agreed three village retailers to receive the Award.

8. Finance

1. **Parking at the Top of School Lane – Provision of Bollards** – KCC agreed to install bollards adjacent to School Lane Playing Field to improve sight lines for pedestrians (particularly children) trying to cross the road when numerous cars are parked in this area due to a football match. Parish Council agreed to pay for these bollards (sum to be advised) on the grounds of safety.
2. **Planters – The Street** – Over the last few years the Parish Council has sent two letters to householders in the lower part of The Street. A leaflet was put through letterboxes by Kent Police regarding parking on the pavement. The Parish Council has also received photographs of parked cars and complaints, therefore, on the grounds of health and safety for pedestrians it was proposed by Cllr. Dollimore, seconded by Cllr. Whiting: agreed the sum of £4,000 (includes VAT which is reclaimable) to purchase thirteen planters and topsoil. These planters were suggested by KCC. **Action: Clerk**
3. **Precept and Projects 2021/22** – draft budget circulated. Suggestions for projects for 2021/22 were enlarge the cone Christmas Tree, possible festive lights up School Lane, a Snow Machine. The Finance Committee will meet tonight to look at the budget and submit its comments to the January Council meeting. **Action: All Councillors/Clerk**
4. **Accounts and Cheques raised at this meeting** – Proposed by Cllr. Langham and seconded by Cllr. Whiting, Members noted the budget figures, agreed the accounts to the 30 November 2020 and the following payments were agreed. Cllrs. Cllrs Lancashire and Whiting to log in and authorize.

Action: Cllrs. Lancashire and Whiting

| Date | Chq. | Details | | Amount |
|----------|------------|--------------------------|---|------------|
| Pay Date | Pay Method | Payable to | Reason | Amount |
| 09.12.20 | BACs | L. Fisher | Expenses: November – Telephone, office use | £23.00p |
| 09.12.20 | BACs | H.M. Revenue and Customs | Tax November | £352.14p |
| 09.12.20 | BACs | Steve Wakeling | Handyman Fee October (includes 2/3 man bulb planting) | £530.00p |
| 09.12.20 | BACs | B&K Masters | 1 Planter and topsoil | £535.00p |
| 09.12.20 | BACs | Gala Lights Limited | New Festive Lights, installation, removal and storage | £20070.00p |
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| 01.12.20 | SO | Staff Salary | November | £1324.52p |
| 01.12.20 | SO | Invicta IT Solutions | 12 Microsoft 365 Mailboxes | £54.72p |
| | | | | |
| 02.12.20 | DD | HugoFox | Website monthly fee | £29.99p |

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|------------------------------|----|--------------|-----------------------------|----------|
| 23.12.20 | DD | Eon | Electricity Supply, monthly | ££72.37p |
| 31.12.20 | DD | Countrystyle | Supply of Waste Wheelie Bin | £34.27p |
| Ten payments in total | | | | |

9. Projects – Updates on Current and New

1. 2021/22 Projects – see Item 8.3 above.

10. Village Hall

As Custodian Trustees of the Village Hall land (Hall site and garden), Members agreed the swop of this land for another piece of equal or greater size if the proposed new Village Hall goes ahead. The Parish Council agreed to work together with the Village Hall Committee (in conjunction with instructions from the Charity Commission) on the new village hall.

11. Reports from Representatives

1. Hall – Cllr. Langham advised the decision as to when to reopen postponed until January, only the Nursery is using the hall at the moment.
2. KALC – Cllr. Clark advised he attended the KALC AGM on the 28 November; it was a virtual meeting, many attended and it went very smoothly.
3. Swale Western Area Committee - Cllr. Cheeseman attended his first meeting. Amongst things discussed were brown tourism signs and conservation areas, nothing was decided.

12. Any Other Matters Arising

Members were minded to approve a quote for £395 to repair a hole in the Village Hall Car Park, on behalf of the Hall Committee.

Action: Clerk

13. Next Meeting(s)

Wednesday 13 January 2021, commencing at 7.30 pm, due to Covid-19 restrictions venue to be advised.

The meeting closed at 9.21 p.m.