

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 12th November, 2014

Present:

Cllr. J. Hunt – Chair
Cllr. M. Gale – Vice Chair
Cllr. S. Plumb
Cllr. L. Mitchell
Cllr. R. Rook
Cllr. D. Wastall

Lynda Fisher, Clerk
County Cllr. R. Truelove
County Cllr. L. Burgess
Borough Cllr. B. Stokes
Nick Mayatt, Community Warden
PCSO Matthew Link
1 Resident

Prior to the meeting a representative from 4Evergreen Technologies Ltd addressed those present and advised that the company is proposing to build the “Garden of England Energy Project” at Kemsley Park (formerly Ridham Dock). The site is just off Barge Way to the south of Morrison’s distribution centre. It will be the first of the company’s “Bio-Parks” and will deliver locally sustainable community energy. It is a small scale energy generating facility which converts high organic content waste materials – essentially things like scraps of paper, card and plastic that cannot be economically recycled – into energy named ‘Syngas’; the whole process is ‘sealed’ with low emissions. The facility is self-sufficient and will generate 10.4 Megawatts (MW) of electricity; 2.2 MW will be used to run the operations on site and 8.2 MW will be exported to the National Grid. There will be approximately ten HGV deliveries of fuel per day – 20 HGV movements per day. The company is looking to submit a planning application by the end of the month, hoping that it will be determined during the first part of next year.

A member of the Kemsley Field’s Residents Association was present and as they had concerns asked if a presentation could be given to inform householders, which was agreed. The Chair of the Parish Council referred to the meeting at Knauf this morning, and at which the representative was present, where a clear indication was given of traffic problems on the A249.

1. Welcome and Apologies

The Chair welcomed everyone to the meeting; apologies were received from Cllrs. White, Preston and Hyde

2. Declarations of Interest and Dispensations - None

3. Minutes of the Previous Meeting

Proposed by Cllr. Gale and seconded by Cllr. Wastall, the Minutes of the Monthly Parish Council meeting held on the 8th October, 2014, were agreed and signed as a true transcript.

Proposed by Cllr. Wastall and seconded by Cllr. Rook, the Minutes of the Planning Committee meeting held on the 27th October, 2014, were agreed and signed as a true transcript.

4. Visitors/Public Time

1. **Visitors** – No comments.

2. **County and Borough Councillors** – County Cllr. Truelove referred to the School Planning application, which goes before KCC’s Planning Committee next Wednesday; he has put down to speak and will put forward the Parish Council’s comments. He believes that if the intake is from the village people should walk to school; he also believes the school should make the travel plan work. He commented that KCC has become a fully commissioned authority and that every single service is provided by a third party. The yellow lines planned for Sheerstone have been organised by him and he has also arranged for a litter bin to be installed in Sheerstone.

County Cllr. Burgess also mentioned KCC outsourcing services. He raised his concerns about the changes to the Community Warden Scheme and that Iwade could lose Nick Mayatt.

Borough Cllr. Stokes has received complaints from residents that they are not happy because the pavements and roads are not finished, also there are problems with the drains; as a result of this he had a meeting with Persimmon but was not very happy with this. He also received a complaint regarding bushes in the road which he has dealt with and has spoken to a resident regarding road signs on the new Wards estate. He noted that the Barn was still not finished; the Chair thought the work would be completed during December.

3. **Community Warden (Nick Mayatt)/PCSO** - The PCSO mentioned the three burglaries in the Village and the theft of fog lights; 'Operation Castle' is running at the present time in connection with burglaries; he added that in Iwade there is a one in one thousand chance of burglary; in the rest of Swale it is one in one hundred. He referred to Police posts on 'Twitter' and the Chair is happy to post anything from the Police 'Twitter' on to Iwade Does Facebook.

The Community Warden, Nick Mayatt raised the issue of fly tipping in Ferry Road; two sets of evidence have been found. He will also get some fly posters removed.

5. **Matters Arising from the Minutes**

1. **Twinning** – Cllr. Rook to ask the organiser to come to the next meeting and give a talk on the orphanage and village in Malawi. **Action: Cllrs. Hyde and Rook**
2. **Persimmon Development** – Still awaiting feedback from Swale Borough Council; Clerk to chase again. **Action: Clerk**
3. **Countrystyle Update** – Cllr. Mitchell has discovered that there are more things that Countrystyle can do to improve their systems; the company is aware of these but are not being proactive. The Environment Agency is bringing out more stringent regulations next year. Agreed to take this item off the Agenda until further notice.
4. **Christmas tree and Electrics – The Christmas tree will be delivered on the 21st November and the electrics have been sorted.** Persimmon has donated £200 towards the cost of this year's Christmas tree; Clerk to write a letter of thanks. 'Happy Days' arrangements are underway; there will be no grotto, but something of a surprise for the children. They will also be providing hot dogs. The Chair is looking into fencing, but until the tree is erected he won't know how much is needed to go round it. **Action: Cllrs. Hunt/Clerk**
5. **Emergency Plan** – Cllr. Rook advised that sadly no volunteers have come forward; therefore the plan has to be dropped.
6. **Electric Shocks, Sheppey Way** – Clerk chasing National Grid. Clerk to forward Health and Safety booklet supplied by U.K. Power Networks to Cllr. Wastall. **Action: Clerk**
7. **Obtaining Listed Building Status for Kingsferry Bridge** - Chair advised that a submission has been made but nothing heard as yet.
8. **Standing Orders and Financial Regulations** – Proposed by Cllr. Mitchell and seconded by Cllr. Gale; all agreed to adopt the 2014 Standing orders.

Proposed by Cllr. Mitchell and seconded by Cllr. Gale; all agreed to adopt the 2014 Financial Regulations.

9. **Ward Homes – Surplus Land** – the meeting has been postponed; it will now take place on the 24th November.

6. Planning

1. **14/504461/FULL** – Dormer roof extension at first floor level over existing garage – 24 Kingfisher Close, Iwade, ME9 8LY – Members raised no objection to this application.
2. **14/504785/FULL** - Proposed replacement dwelling and garage - 2 Swaysdown Game Farm School Lane Iwade ME9 8QH – Members raised the following objections to this application:

This is the fourth application for the replacement of the existing mobile home with a detached dwelling and detached garage, as follows: SW/10/1122; SW/12/0963 and SW/13/0403 - all have been refused and the 2013 application was refused on similar grounds that "The proposed house by reason of its size, design and siting represents an unacceptable encroachment of built mass into an otherwise wholly open area in the countryside, to the detriment of the character and appearance of this rural area. It will also result in a substantial increase in build mass compared to that of the mobile home it is intended to replace while resulting in the loss of a small dwelling. The proposal is therefore considered contrary to the provisions of Policies E6 and RC4 of the adopted Swale Borough Local Plan 2008." The current application 14/504785/FULL shows the proposed house as having a greater footprint than the existing mobile home. Parish Councillors are also concerned that the garage is sufficiently large and of a design to be easily converted into another dwelling.

3. **14/504557/REM** - Reserved Matters permission including details of access, appearance, landscaping, layout and scale for the erection of 43 dwellings pursuant to outline application SW/08/1127 - Iwade South West Development Site School Lane Iwade – Members raised the following objections to this application:

Members wish to raise an objection to the three storey flats (4 storeys if the roof space is counted) - drawing No. 14.022/305; plots 15-20 design 2BF, which are sited towards the edge of the development; close to Sheppey Way. On page 24 of the 2008 Iwade Development Brief, which covers this area, it states that "proposals should provide a varied scale of development including 1, 2 and 3 storey buildings, with variety achieved through roof forms and dormers in order to create visual interest". The three storey buildings referred to already exist in the village and are actually two floors with the third being in the roof space incorporating dormer windows. The Brief further states on Page 24 that the concentration of taller buildings (3 storeys) should be central to the site. Furthermore on Page 27 it states "Planting should be used to break up the massing of the development and to soften the scheme. Boundary planting can be incorporated on the School Lane and Sheppey Way frontages. Further buffer planting should be included between the site and countryside appropriate to the design and layout of houses..." These 'four storey' flats will give a hard edge to the village; will be very visible from Sheppey Way as you approach Iwade from Bobbing (which would be different if they were a landmark) and will be taller than the proposed two storey 60 Bed Care Home which will sit directly opposite; they are not in keeping with other designs in the village which is a material consideration and flats of the same design elsewhere on the development are in the centre of the village so are more acceptable. Iwade Parish Council requests that these flats are either reposition to the centre of the development, or the design is changed so that they are two-storey with the third being in the roof space, thus softening the visual landscape.

4. **14/504512/FULL** - Loft conversion roof extension to existing Chalet bungalow and all associated works - Plantation Lodge School Lane Iwade ME9 8QH – Members raised no objection to this application.

7. Correspondence

1. **KALC Community Awards Scheme 2015** – Agreed to nominate a resident; Cllr. Plumb to prepare a statement and forward to the Clerk. **Action: Cllr. Plumb/Clerk**
2. **DCLG Consultation - Planning and Travellers** – Agreed to support NALC's view.
3. **Consultation on Policing in Kent – have your say** – Noted.
4. **Kent County Council Budget Consultation** – Document noted.

8. Village Hall Representative

Proposed by Cllr. Hunt and seconded by Cllr. Hyde, all agreed, Cllr. Gale appointed as the new representative on the Village Hall Committee; Clerk to advise the Hall's Chairman and ask that Cllr. Gale be sent the Agenda for the next Committee meeting and any supporting paperwork. **Action: Clerk**

12. Finance

1. **Defibrillator** – Clerk has not heard from the Medical Centre; it was agreed therefore to send the request to Dr Thomas Reichhelm, the Managing Director of the Malling Group. **Action: Clerk**
2. **Woodpecker Bus Shelter** – One of the two remaining panels of glass has been smashed by vandals; Members agreed to remove the final pane. **Action: Clerk**
3. **Dog Fouling Signs** – Proposed by Cllr. Hunt and seconded by Cllr. Gale; all agreed to purchase 25 of these signs at a cost of £10 each. **Action: Clerk**
4. **Cheques raised and Accounts** – Members signed the following cheques and agreed the accounts to the 30th September, 2014:

Date	Chq.	Details		Amount
12.11.14	1729	Clerk's Expenses	Telephone; use of Home as office, Stationery – October 2014	£24.68p
12.11.14	1730	HM Revenue & Customs	Tax due October 2014	£79.80p
12.11.14	1731	Kent Association of Local Councils	Quarter share of cost re Finance Conference and Openness and Transparency Workshop	£24.25p
12.11.14	1732	Steve Wakeling	Handyman duties October 2014 and materials	£198.00p
Four cheques in total				

Plus:

Clerk's Wages	October 2014	£547.10	Paid by Standing Order
Eon:	Energy Supply, Street Lighting Oct	£21.79	Paid by Direct Debit (revised)
Eon:	Energy Supply, Street Lighting Nov	£49.05	Paid by Direct Debit
Countrystyle	Hire of 110 Ltr. Envirobin Oct 2014	t.b.a	Paid by Direct Debit

13. Iwade Localism Project (Swale Borough Council)

10 Point Plan and Village Hall – Agreed next meeting to be in January 2015. Members attended a meeting held at Knauf, at which representatives from firms in Ridham Dock, KCC Planning and Highways Officers and Swale Planners were present. The meeting was held to get views across regarding lorries/traffic issues with the Grovehurst and Stockbury Roundabouts.

The Barn – Wards have stated that the contractor will be carrying out work on the cladding in December.

14. Any Other Matters Arising

1. Cllr. Gale advised that the School had met with Swale Officers to look at the possibility of installing an artificial playing surface.

15. Next Meeting(s)

The next Monthly meeting will take place on Wednesday 10th December, 2014, commencing at 7.30 pm in Iwade Village Hall.

The meeting closed at 10.55 p.m.