

## **BOBBING PARISH COUNCIL**

### **MINUTES OF THE MONTHLY PARISH COUNCIL MEETING**

**Held on Wednesday 5 July 2017**

**Present:**

Cllr. G. Herbert – Chair	Lynda Fisher, Clerk
Cllr. R. Ball – Vice-Chair	County Cllr. M. Whiting
Cllr. L. Major	Ian Henderson, PCSO
Cllr. G. Randall	Alan Marolia, Contracts and Procurement Support
Cllr. P. England	Manager, Swale Borough Council
Cllr. E. England	11 Members of the Public

#### 1. **Welcome and Apologies for Absence**

The Chair formally welcomed everyone. Apologies received from Parish Cllrs. Dewar-Whalley, Clare and Bartlett, Borough Cllrs. Hampshire, Hunt and Stokes and Nick Mayatt Community Warden.

#### 2. **Visitors/Public Time**

1. **Residents** – Alan Marolia, Contracts and Procurement Support Manager for Swale Borough Council, attended to discuss the implications/benefits of taking on the grass-cutting contract from KCC; at present KCC have reduced the amounts of cuts to 6 grass (2.3 acres) and 1 shrub bed (3.1 acres) per year. There is funding available from KCC for Parish Councils to take this on (which could reduce) and the benefit to the Parish is an enhanced grass cutting service if Blenwoods (via Swale B.C.) undertake the work. Agreed to look at this when discussing next year's budget and to consider possibly taking it on from April 2018. Clerk to bring back to the October meeting. **Action: Clerk**

Residents attended to put forward their views on planning application 17/502577/Full; there were numerous concerns amongst which was a query as to whether the applicant resided on the land and why the Crematorium had not been consulted again.

2. **County and Borough Councillors** – County Cllr. Whiting looked at the bollards and other issues in Quartz Way and the management company will be undertaking some work. Archers Park will be getting Superfast Broadband. The Highway Engineers are going to be looking at a number of issues in the Parish, including Bobbing Hill and the Rook Lane junction.
3. **Community Warden/PCSO** – The PCSO has been dealing with issues in Keycol Hill, addressing complaints about parking and speeding vehicles. He has been out with a speed camera and it would appear that one in ten vehicles is speeding. He believes the reasons are that there is no 30 mph sign at the bottom of the road, but the other entrances/exits onto/off of Key Street roundabout do have speed limit signs. He agreed to distribute 'no parking on pavement' leaflets in Bobbing Hill.

Community Warden - Not a great deal this month to report, dealt with fly tipping in Stickfast Lane and been in communication with KCC concerning the motor home parking at various sites in the parish. Has spoken to the PCSO regarding inconsiderate parking in Keycol Hill.

#### 3. **Minutes of the Previous Meeting**

Proposed by Cllr. Ball and seconded by Cllr. Randall; the Minutes of the Extraordinary Meeting held on 17<sup>th</sup> May 2017 were agreed and signed as a true transcript.

Proposed by Cllr. Ball and seconded by Cllr. England the Minutes of the monthly meeting held on 7<sup>th</sup> June 2017 were agreed and signed as a true transcript.

#### 4. **Declarations of Interest** – None.

## 5. Matters Arising from the Minutes and Last Month's Meeting

1. **Bobbing Hill Reduction in Speed Limit** – Clerk to obtain a quote for a 30 mph sign from Royal British Legion Industries. **Action: Clerk**
2. **Speeding and Parking on Grove Park Estate** – Clerk to ask Cllr. Clare to mark on a map exactly where residents feel the yellow lines are needed in Sandford Road. **Action: Cllr. Clare/Clerk**
3. **KFRS/KALC Fire Hydrant Initiative** – noted and Councillors will report any issues with Hydrants.

## 6. Councillors' Report

Cllr. Major advised that Traffic Wardens have been checking cars parked on Keycol Hill.

Cllr. Randall suggested some maintained grass areas be allowed to grow 'wild' to encourage wild life.

Cllr. P. England has been in touch with Moat advising that residents in Spinel Close have taken over visitor parking bays for their own use. He has asked Cllr. Randall to share his representative roll on the J.T.B. – agreed.

Cllr. Ball advised that residents are unhappy that Enforcement are not taking action regarding an issue in Bobbing Hill.

Cllr. Clare advised by e-mail that she sought residents' views on parking/speeding in Sandford Road; most agreed that there is an issue and would like double yellow lines; she suggested a meeting with Highways to discuss possibilities. She is still chasing the Co-op for a decision on the siting of a noticeboard. She has also spoken to Swale Borough Council about obtaining some bins for the top pitch; they might argue that they are difficult to empty, although they do empty those on the Meads Community Woodland.

Cllr. E. England – nothing to report.

## 7. Correspondence

1. **PCSO** - Ian Henderson, has advised that he will be leaving at the beginning of September and Sam Rhodes will be taking over; contact details still awaited.
2. **TU Pay Claim** – noted.

## 8. Planning Applications

1. **17/502942/FULL**: Proposed first floor side extension with roof lights – 1 Gibbons Road, Sittingbourne, ME10 1PS – no comments.
2. **17/502939/FULL**: Proposed demolition of conservatory and erection of single storey side extension forming an Annex – Pheasants Farm House, Sheppey Way, Bobbing – no comments.
3. **17/502940/LBC**: Pheasants Farm House Sheppey Way Bobbing Sittingbourne Kent: Listed Building Consent for demolition of conservatory and erection of single storey side extension forming Annex – no comments.
4. **17/502577/FULL**: Change of use of land for the siting of 1no. Caravan for a gypsy family and extension to an existing amenity block with parking, landscaping scheme and hardstanding: Eden Top Sheppey Way Bobbing Kent – agreed to object on the following grounds:
  - The applicant sought permission in 2009 for a home at Eden Top for himself and his family; the application was refused but allowed on appeal in 2010, with the condition that his family alone live there, The Parish Council would query whether he has indeed resided on site since permission was granted as according to Medway Council's current Electoral Roll, Robert John Beck, Robert J. Beck, Mary Beck and Jessie Beck all reside at 'Woodlands', Hempstead Road, Gillingham, Kent,

ME7 3QL. In the brief search it was confirmed by the Officer that they have certainly been at this address since 2015.

- The Planning Inspector, in his letter of the 2nd February 2011, page 2, item 4, states:
- “When the land ceases to be occupied by Mr. Robert Beck and his resident dependants, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto the land in connection with the use, including the amenity block hereby approved, shall be removed. Within six months of that time, the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.”
- If the family have been residing at the address shown in the above paragraph ('Woodlands'), then it would appear that this clause should have come into effect and the Parish Council would ask who has actually be residing at the site? Should the Borough Council grant permission the Parish Council request that this wording is included in the conditions as it appertains to the site and is an important clause.
- As the Borough Council is aware, a second application was lodged in 2014 to extend the site by adding a further six pitches. This was rejected on the grounds that the proposal would harm the setting of a grade two listed building, it would also harm the character and appearance of the countryside, the visual amenities of the area and would lead to the erosion and piecemeal development of the local important countryside gap. It is also adjacent to the Crematorium, which is directly on the opposite side of the road.
- If the Borough Council is minded to permit this application the Parish Council is concerned that in future the site will grow further. An important aspect to bear in mind is the Planning Inspector’s comments when considering the Appeal Ref: APP/V2255/W/16/3153537 - Land at Church Farm, Sheppey Way, Bobbing, Kent, ME9 8RJ – the Inspector refused the appeal and their comments included the following important point:
- 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.
- If approved more Grade 1 agricultural land will be taken for habitation.
- The Parish Council is disappointed to note that yet again The Garden of England Crematorium (which sits directly opposite this site) has not been consulted; bearing in mind that the land in question is clearly visible to those attending cremations it is important that this organisation is approached for its views.

## 9. **Finance**

1. **Noticeboard – Gadby Road** – Clerk is still awaiting a response from the Co-op. Agreed to ask Steve Wakeling for a quote to install the new Noticeboard on The Meads if the Management Group are happy for him to do so; Clerk advised that they preferred the 6xA4 size. **Action: Clerk**
2. **Community Projects** – Cllr. Clare put forward residents’ suggestions to install a wooden play area in the clearing at Rose Hill Woods; picnic tables and also litter bins, Members were not sure who owned the piece of land and thought the area in question had the archaeological remains beneath it. They were also concerned about safety, the play equipment being in an isolated patch and vandalism; Clerk to investigate. A bench seat in the Church grounds to commemorate WW1 Centenary was suggested. Bring back to next meeting. **Action: Clerk**
3. **Grass Cutting** – see 2.1 above; put on October Agenda. **Action: Clerk**

4. **Village Clean Up** – Agreed not to pursue; take off the Agenda.
5. **Request for Donation – Citizens Advice Bureau** – Proposed by Cllr. England and seconded by Cllr. Major, agreed to donate £50. **Action: Clerk**
6. **Request for Donation – Kent Air Ambulance** – Proposed by Cllr. England and seconded by Cllr. Major, agreed to donate £100. **Action: Clerk**
7. **Accounts and Cheques Raised** – Proposed by Cllr. Ball and seconded by Cllr. P. England; the accounts to the 30<sup>th</sup> June 2017 were agreed and the following cheques were agreed and signed:

Date	Cheque	Details		Amount
05.07.17	0569	L. Fisher	Expenses – Telephone, Use of Office, Refreshments - June	£15.56p
05.07.17	0570	H.M. Revenue & Custom	Tax due June 2017	£60.00p
05.07.17	0571	Steve Wakeling	Grounds Maintenance – 4 <sup>th</sup> Cut	£110.00p
05.07.17	0572	William Giles	Quarterly Payroll Preparation	£57.60p
Four Cheques in total				

**Paid Out:**

Wages - salary June 2017

£239.55p

Paid by Standing Order

**10. Any Other Matters Arising** - None

**11. Next Meeting(s)**

Wednesday 2<sup>nd</sup> August 2017, commencing at 7.30 p.m. in the small meeting room at Bobbing Village Hall.

**The meeting closed at 9.35 p.m.**

These minutes are certified to be a true and just record.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_