

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 7 February 2018

PRESENT: Cllr. G. Herbert – Chair
Cllr. R. Ball – Vice-Chair
Cllr. L. Major
Cllr. G. Randall
Cllr. P. England
Cllr. E. England

L. Fisher, Clerk
County Cllr. M. Whiting
Borough Cllr. M. Baldock
Borough Cllr. J. Hunt
5 Members of the Public

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone. Apologies received from Parish Cllrs. Dewar-Whalley and Clare, Borough Cllr. Hampshire and the Community Warden. No apologies received from Parish Cllr. Bartlett.

2. Visitors/Public Time

1. **Residents** – A resident queried the burger van utilising the Axminster Car Park and placing signs on the verge, does this need permission? Clerk to raise this query with Swale Borough Council.
2. **County and Borough Councillors** – County Cllr. Whiting written summary was circulated to all Councillors and noted. He advised that the 30 mph zone in Bobbing Hill is now in situ and work is progressing to extend the 30 mph from Key Street to top of Keycol Hill, to the west of Rook Lane. Borough Cllr. Baldock advised that Swale Borough Council is looking at their visitor economy strategy, trying to encourage business to Swale, but there is no reference to rural areas. He advised that the LDF Panel is meeting to look at future housing, what is going before them is effectively a new Local Plan.

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

3. Minutes of the Previous Meeting

Proposed by Cllr. P. England and seconded by Cllr. Randall the Minutes of the monthly meeting held on 3 January 2018 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. **Speeding and Parking on Grove Park Estate** – Amended letter and agreed to send out to relevant properties. Cllr. Claire is producing a map to accompany the letter. **Action: Cllr. Clare/Clerk**

6. Councillors' Report

Cllr. Ball advised residents in Rooks View are complaining about the amount of mud on the road from developers' vehicles. He informed that Bobbing Hill is used as an alternative route when drivers cannot get on to Key Street Roundabout coming from Newington. However, drivers coming up Bobbing Hill, because of the cars parked on the left-hand side towards the bottom, have to back up as they face traffic coming towards them. Residents have asked for double yellow lines at the bottom of Bobbing Hill at 20 metres at a time with passing points, to keep the highway clear and stop the road coming to a complete standstill. Clerk to arrange a meeting with Highways, hopefully at 8.15 a.m., to assess the situation.

Cllr. Randall mentioned energy efficiency for the village hall and Hedgehogs.

Cllr. P. England reported further problems with the dustbin shed opposite Spinel Close; Moat has been informed. The area outside the One Stop is deteriorating; bollards have been damaged need replacing.

Cllr. Major raised concerns that Dustmen are not placing wheelie bins back onto residents' drives (where there is no footpath) in Keycol Hill with bins are ending up on the A2. Borough Cllr. Hunt to investigate.

Cllr. E. England – no comments.

7. Correspondence

1. **Battle's Over - A Nation's Tribute 11th November 2018 & Early Update & New Guide to Taking Part** – Agreed to look at collaborating with the Church, perhaps a community event looking at 11 November 2018. Sue Samson to advise the Clerk when arrangements become clearer.
2. **Request To Promote Member Council Responses To DCLG Park Homes Consultation** – Agreed to respond that there is a need to define controls as regards land purchases. **Action: Clerk**
3. **DfT consultation - Proposals for the Creation of a Major Road Network** – Noted.
4. **Speed watch KALC** – Agreed to explore further; Cllr. Randall place an article in the next edition of the Bobbing Reporter seeking volunteers. **Action: Cllr. Randall**
5. **Great British Spring Clean 2018** – The Meads and Grove Park are already partaking in this.
6. **DS Smith Paper Ltd., Kemsley Paper Mill, Sittingbourne, ME10 2TD – Proposed application for a Development Consent Order: The Kemsley Paper Mill (K4) CHP Plant – Consultation under Section 42 of The Planning Act 2008 (as amended)** – Noted.

8. Planning Applications

1. **17/506010/FULL:** Erection of an 80 suite Care Home (use class C2) with associated car parking, refuse and external landscaping: Southlands Rook Lane Bobbing Sittingbourne Kent – Agreed to respond that the Parish Council objects to the planning application. It considers the development is inappropriate for the following reasons:
 - The site is not allocated for housing in the adopted Local Plan
 - The site is outside of the built up area boundary.
 - The actual proposed building is not on previously developed land (i.e. Southlands footprint).
 - The size, scale and mass are not in character with the surrounding developments.
 - The Parish Council understands from residents that at certain times of the year numerous bats are present on the site, the survey does not really support this.
 - The Parish Council understands that the orchard part of the site may contain historic and rare fruit trees. It would like to see a professional survey and report covering this aspect. Are there plans to save any rare trees?
 - This area (Orchard) may also be the home of a rare beetle (the noble chafer beetle) which is extremely rare. These have been found in a neighbouring parish and this needs to be investigated.
 - Access to public transport is poor. The Medway to Sittingbourne bus service is limited, a considerable walking distance away and with poor access to bus stops. There are no pavements for pedestrians.
 - General Traffic issues - This is not just a care home it is a 24-hour 365-day business. Notwithstanding the 80 room residents' accommodation, there will be a large staff team (care staff, medical staff, admin staff, kitchen and cleaning staff etc.). This size of operation will generate not just car traffic belonging to staff and visitors but also delivery Lorries, taxis, and medical vehicles (24 hour coming and going). All of which would enter or leave the area from the A2 - Rooks Lane

junction or the Bobbing Hill - Key Street roundabout junction, two of the most notorious junctions in the local area for accidents. What traffic impacts and safety issues have been considered?

- Bobbing Parish Council considers that this application should not be considered in isolation to the site in question. Within a short distance of this planning application approval has recently been given to five more detached houses, on the old waterworks site adjacent to the Rook View development. The Parish Council has recently had a presentation of a proposed planning application for a development of twenty houses, plus a large car park and worker accommodation to the east side of Rook view. This whole area is in danger of being transformed from one with a rural character to one, which is being over developed without the infrastructure to cope with this, particularly access to the A2. In short, the local area is being allowed to be developed ad hoc, plot by plot, without a grand plan. Had the proposal been for a 100 plus residential housing development it would almost certainly have been considered for refusal.
 - Finally, concerns were raised over future use, which could be changed under 'Permitted Development' rights; the Parish Council to request that if approved these are removed so that this cannot be changed from a Care Home unless planning permission is first obtained.
2. **18/500054/FULL: 57 Balas Drive Sittingbourne Kent ME10 5AS: Proposed first floor front extension 17 Bobbing Hill** – no comments.
3. **18/500257/EIFUL/ROMC:** Proposed development of 155 dwellings (9 x 2 bed flats, 13 x 2 bed houses, 66 x 3 bed houses, and 67 x 4 bed houses). Associated new access road, car parking, linear park with acoustic barrier to the A249, dedicated LEAP, allotments, areas of surface water drainage attenuation and ecological enhancement, and new planting, including an area planted in the style of an orchard: Land adj. to Quinton Farm House Quinton Road Sittingbourne Kent – Agreed to object on the following grounds:
- **Plots 1-8:** Consideration needs to be given to the houses on these plots due to the impact on the Grade II Quinton Cottage. The current proposal shows houses on these plots of standard design. The planting of the orchard and allotments around Quinton Farmhouse shows consideration of the listing of that building but Quinton Cottage has been ignored.
 - **Parking:** A number of plots appear to have tandem parking, which is usually be under-utilised. This could encourage on street parking and may cause problems, especially on the main access roads.
 - **Countryside Gap:** Concern that the Countryside Gap has been encroached; this could present a precedence and open this important area between Bobbing and Iwade up to further development.
 - **Link to existing highway:** Concerns over safety where the development links to Quinton Road. The proposed access comes out on to Quinton Road close to the brow of a hill from where the road spans over the A249. Where the speed limit changes from the national speed limit to 30mph a number of vehicles do not slow down and speeding on this road is a problem. Bringing more vehicles on to Quinton Road at this point could potentially increase the rate of accidents, especially with it being close to the access of Sonora Way.
 - **Impact on existing highway:** Because of the sheer volume of traffic on the A249, Quinton Road and Sheppey Way are experiencing higher numbers of road users. Of more concern is that these users are utilising Sonora Way as a means of bypassing to bypass busy areas, which has significantly increased traffic on this road. Of concern is that this development will further add to the already pressurised Sonora Way and will make it the main route from this development.
 - **Safety:** Consideration to the impact on Sheppey Way and the safety outside of Bobbing School, and to the pedestrians and other road users who use Quinton Road as the route to get to school. Whilst there is a primary school proposed elsewhere on the allocation site children from this development could potentially use Bobbing School which will further add to the safety consideration mentioned above.

9. Finance

1. **Noticeboard – Gadby Road** – Proposed by Cllr. England and seconded by Cllr. Ball, agreed to accept the Greenbarnes quotation of £1303. Clerk to ask the Handyman to install. **Action: Clerk**
2. **Litter Bin Replacement – Bobbing Hill** – Proposed by Cllr. Dewar-Whalley, seconded by Cllr. Randall, agreed the sum of £200 to replace the stolen bin with a plastic bin and to ask Steve Wakeling to secure it. **Action: Clerk**
3. **GDPR** – Clerk attended the GDPR Workshop (the cost of £36 to be split between Bobbing and Iwade Parish Councils). She advised she has already upgraded the Internet protection, to include Password protection and secure VPN, the cost for this was £55.98p and will be split between Iwade and Bobbing. There is a lot of information coming forward to assist Parish Councils and it looks as though we will need to enlist the services of a Data Protection Officer, as there is a conflict of interests if the Clerk takes on this role. Companies are now springing up offering this service and assistance with the GDPR, as a guide one firm has quoted £150 per annum.
4. **Interpretive Panel, The Meads Woodland** – Members agreed that they are still happy to support the production and purchase of the panel, as previously agreed at the Parish Council meeting January 2017, Item 9.6 refers.
5. **Accounts and Cheques Raised** – Proposed by Cllr. E. England and seconded by Cllr. E. England, agreed accounts to the 31 January 2018 and the following cheques agreed and signed:

Date	Cheque	Details		Amount
07.02.18	0599	L. Fisher	Expenses – Telephone, Use of Office, Refreshments Dec and Jan; AVG 1 year subscription Internet Protection (50% of cost)	£49.43p
07.02.18	0600	H.M. Revenue & Custom	Tax due February 2018	£60.00p
07.02.18	0601	Kent County Council	7 No. Bollards and installation costs, Hilton Drive	£1337.00p
Four Cheques in total				

Paid Out:

Wages - salary February

£239.55p

Paid by Standing Order

10. Any Other Matters Arising - None

11. Next Meeting(s)

Wednesday 7 March 2018, commencing at 7.30 p.m. in the small meeting room at Bobbing Village Hall.

The meeting closed at 09.40 p.m.

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

Signed: _____

Date: _____