

## **BOBBING PARISH COUNCIL**

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

**Held on Wednesday 3 February 2021**

#### **MEETING HELD VIA 'ZOOM' DUE TO COVID 19 RESTRICTIONS**

**Present:**

Cllr. G. Herbert – Chair  
Cllr. R. Ball – Vice-Chair  
Cllr. R. Morgan-Brown  
Cllr. N. Clare

Cllr. P. England  
Cllr. E. England  
Cllr. G. Randall  
Lynda Fisher, Clerk

**1. Welcome and Apologies for Absence**

The Chair formally welcomed everyone to the Zoom video conferencing meeting. Apologies received and accepted from Parish Cllrs. Major and May, County Cllr. Whiting, Borough Cllrs. Woodford and Clark and the PCSOs (who could not attend due to Kent Police not supporting the use of Zoom because of security).

**2. 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. **Residents** – None attended, and nothing raised.

2. **County and Borough Councillors** – County Cllr. Whiting – written report – The Covid-19 vaccination programme in our area is now well underway. NHS advised that the programme is “patchy” across Kent and Medway, including here in Sittingbourne. However, they are confident they will meet the national target of ensuring everyone in the top four groups will have their jab by the middle of February and are organising home visits for those who cannot get out to get their jab. NHS managers are asking GPs to have reserve lists of people who can come in at short notice to ensure no doses of the vaccine go to waste. While this may mean some in lower priority groups get their vaccine ahead of those in higher risk groups, it is better than throwing doses away. Their priority is to ensure every available dose available is used. Full details at <https://www.kentandmedwayccg.nhs.uk/your-health/coronavirus/covid19vaccine>. A reminder that anyone eligible for free school meals who needs extra financial support to help feed their children can visit [www.kent.gov.uk/freeschoolmeals](http://www.kent.gov.uk/freeschoolmeals). The KentTogether helpline remains open for any other Kent resident who needs support with food, collection of medication, prescriptions, other urgent needs during the pandemic, 24 hours a day. You can get help by visiting [www.kent.gov.uk/kenttogether](http://www.kent.gov.uk/kenttogether) or calling 03000 41 92 92.

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

PCSO's - Bobbing - Crimes of note: Some cabling was stolen from a powerplant in Cold Harbour Lane, this is currently being investigated. Anti-social behaviour and other incidents of note: Report of people possibly illegally puppy dealing, when two people were seen swapping puppies from one vehicle to another. This has been referred to the RSPCA for a follow-up. A few reports of Covid breaches which resulted in warnings and words of advice given, as necessary. Loud bangs heard from a field at the back of Sheppey Way. Believed to be bird scarers.

**3. Minutes of the Previous Meeting**

Proposed by Cllr. E. England and seconded by Cllr. Morgan-Brown, the Minutes of the meeting held on the 6 January 2021 were agreed and the Chair will sign as a true transcript.

4. **Declarations of Interest** – Cllr. Herbert declared an interest in Item 9.3 (Planning – Ref: 20/505458/OUT)

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

1. A249 Key Street and Grovehurst Road Junction Improvement - Public Consultation – the following response was lodged with KCC:

We note the Sheppey Way exit is now one lane, which is good, and that the layby will be removed, also good. However, what will happen to the post box, grit bin (Bobbing Hill) and the litter bin? Will they be replaced/repositioned? A single parking bay for emergency vehicles (perhaps signed as such), e.g., the Police/ambulance, or for persons to stop and use the repositioned post box would be ideal at the bottom of Bobbing Hill. Bobbing Hill at rush hour times is used as a rat run to avoid the queue on the A2 approaching Keycol roundabout from Rainham. Drivers have found that it is easier to push their way onto the roundabout during rush times when the roundabout is crowded than to wait on the hill. This becomes a problem because houses at the bottom of Bobbing Hill do not have parking by their properties and because of parking the Hill becomes literally one way. This is ok except when traffic wants to enter Bobbing hill. We have had times when large lorries are stuck attempting to enter Bobbing Hill but unable to because of traffic queuing on Bobbing Hill to get on the roundabout and neither can reverse producing stalemate. The idea of making a car park at the bottom of Bobbing Hill should not come as a surprise to the Council as it had been considered a number of times and we were informed it would be looked at when the arrangements for the roundabout were being considered. Yellow lines could then be put on Bobbing Hill which would avoid any confrontation on the roundabout at rush hours and also allow wide emergency vehicles access to Bobbing Hill at all time. If the layby is removed from the Sheppey way then a small (one vehicle layby) at the bottom of the Hill might be useful to site grit bin, waste bin and post box.

The addition of Pelican/Toucan crossings for pedestrians is most welcome. All crossing points appear to be covered. There has been one fatal accident over the years on Keycol roundabout however there have been numerous minor scrapes which have not necessitated involving the police. These have been mainly caused by cars exiting Keycol Hill at too fast a speed onto the roundabout. Suggestions such as rumble strips, halt sign and an orange grid no entry box unless clear, have been suggested which would enable the traffic to exit Bobbing Hill a little safer have been put forward but none implemented.

Coming from Sittingbourne, the Key Street/Chestnut Street slip merge should have a smoother curve to allow for seamless flow towards Chestnut Street, albeit giving way to roundabout traffic. HGV's have a large sweeping radius when turning. The recent road markings have been a slight improvement, however the combining of two lanes on the roundabout narrowing to one on the exit to Keycol hill has already resulted in minor accidents scrapings and confrontations.

The new connection slip from Chestnut Street to A249 (near The Tudor Rose) should be direct (e.g., Option 2). This would make for a continuous flow from the roundabout on to the A249 (South bound). Having to stop and then turn right on to the new slip road does not make sense. Chestnut Street would be a junction as detailed in Option 2. The options for traffic entering the slip road southbound on the A249 could be problematical. Option 1 could end up at rush times having traffic from Sittingbourne area queuing to turn right onto slip road. Option 2 would avoid that as there would be less traffic on the Chestnut Street road heading north. Should the Wisers Lane development be approved then a combination of Option 2 and 3 could be considered.

A new layby at the bottom of Bobbing Hill would not be welcome, but see Item 1 above regarding emergency vehicles, otherwise it would only attract commuter car parking and be a hazard for refuse collection vehicles, fire engines, other emergency vehicles and delivery vehicles servicing the businesses along Bobbing Hill and Coldharbour Lane. It seems unlikely that any of these options would really solve congestion on Keycol roundabout when things return to normal. Developments already having planning approval will increase the amount of traffic to almost certainly obviate this. Already the amount of measured pollution in this area is above acceptable averages.

Referring to (5) above, it would be better to consider a small car park on the waste ground between Keycol Hill and Bobbing Hill. This area currently comprises shrubs, weeds and litter. This may also be a possible site for replacing the litter bin and grit bin (see 1 above).

The traffic plan for Key Street Roundabout should be considered along with the problems on the Sheppey way at the junction to MacDonald's, the small supermarket, garage, public house and hotel (Bobbing Services). This area had seen more accidents than either Keycol or Grovehurst combined. Over the years there have been 5 fatal accidents at this junction and hardly a week goes by without some incident. This has been brought to the attention of Highways many times. Meetings have been held on site to discuss this problem and promises have been made to try and alleviate this - all to no avail. It seems that loss of life is not considered significant to create some action to solve this continued problem. The Parish council have made various suggestions but sadly these have been ignored or felt not to have any value. In spending all the money required to improve the Key Street and Grovehurst Road Junction Schemes it is a sad reflection on the highways department that a scheme could not be considered to assist this at the same time.

From the roundabout at the bottom of Keycol Hill, the recently completed works appear questionable from a safety point of view. (i.e., one lane up Keycol Hill, one lane around the roundabout. The traffic lights and Pelican/Toucan crossing are effective. However, if two lanes are painted for Keycol Hill, which then reduced to one lane in just a few yards, accidents and collisions will happen. Improve the current arrangement by adjusting the white arrows on the road surface to indicate one lane for the A2 up towards Rainham and the other to continue around the roundabout heading for Bobbing Hill and Sheppey Way. Kerbs and sight lines need improving.

Although we welcome the improvements to Key Street Roundabout, they might help in the short term when it comes to air quality and flow of traffic, but it might be questionable that in 10 to 15 years' time, i.e., the length of the Local Plan with all the additional housing both Sittingbourne and on Sheppey, this roundabout might find itself over loaded and we have queues again, i.e., the changes are not future proofed.

2. Litter – Sheppey Way, Parsonage Lane – Clerk advised Parsonage lane has been cleared of litter, but no action has been taken in Sheppey Way; she will chase Swale Borough Council. **Action: Clerk**
3. Staplehurst Road/A2 Junction – after several month of pushing for information, County Cllr. Whiting has finally advised that this junction has passed a safety audit, which is a very disappointing response. Numerous Grove Park residents have complained how dangerous the junction's new layout is, Cllr. Clare advised there are sight line issues, loose bricks on the 'pavement', the kerb stones are loose and move when cars go over them and where cars have been running over the section it is starting to dip; the whole thing is not fit for purpose and cannot cope with HGVs.

## 6. **Parish Councillors' Reports**

Cllr. Morgan-Brown attended the KALC Planning Workshop and found it very informative.

Cllr. Randall is amazed at the amount of litter on the A2 and with his 'resident' hat on has been out litter picking at times, on a single occasion, filling three refuse sacks.

Cllr. Clare referred to the parking issue outside Grove Park School and has been speaking to Maidstone's Parking Services who have a contract with Apcoa. She believes the yellow lines in Wellington Road, Hilton Drive (not those on the left-hand side of Hilton Drive) and Clive Road need to be looked at and suggested a site meeting with KCC Highways. Clerk to write requesting this. Cllr Clare also advised there is another possible water leak on the footpath going from the Rugby Club up towards Grove Park School; Clerk to contact Southern Water. **Action: Clerk**

Cllr. P. England was dismayed to see the article in the newspaper regarding the elderly queuing 2.5 hours in the rain for their vaccination, what is wrong with their booking system? Cllr. Ball advised it was in the

morning, he attended in the afternoon and it was well organised. Cllr. Clare added that there was a problem in the morning, it looked as though the same appointment was given to numerous people.

Cllrs. E. England and Ball – nothing to report.

## 7. **Reports from Representatives**

1. KALC – Nothing to report.
2. Western Area Committee
  - a. No project at the present time that can be put forward for funding. Councillors were very disappointed that no information had been forthcoming on how to apply for funding when required. Members were dismayed that Agendas are issued with insufficient time to discuss matters thereon and that the Representative does not have time to feed back to the Parish Council Meeting. Clerk to seek views of other Clerk's whose Councils are on the Committee, **Action: Clerk**

## 8. **Correspondence**

1. **Vision Zero: The Road Safety Strategy for Kent 2020 – 2026** – bring back to the March meeting. **Action: Clerk**

## 9. **Planning Applications**

1. **20/505723/FULL:** Single storey extension to the existing garage: Balmoral Sheppey Way Bobbing Kent ME9 8QN – No comments.
2. **20/506065/EIFUL:** Section 73 - Application for Minor Material Amendment to approved plans condition 2 (amendments affecting plots 1-7 and 143-149) and variation of approved plan referenced in conditions 8 (tree retention), 9 (tree protection) and 28 (garages and parking spaces) pursuant to 18/500257/EIFUL for Proposed development of 155 dwellings together with 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 Farmhouse Quinton Road Sittingbourne Kent – No comments.
3. **20/505458/OUT:** Outline application for the erection of a new detached 4-bedroom dwelling with garage (All matters reserved for future consideration): Land Rear Of 45 Keycol Hill Bobbing Kent ME9 8LZ – Cllr. Herbert withdrew from the meeting at this point. Councillors agreed to object on the following grounds:

Restricted Byway ZR116 passes along the proposed access track to the new development. The existence of the right of way is a material consideration and any granting of permission will impact upon the public use, enjoyment and amenity of the Public Right of Way.

The Ancillary Wing (garage with bin and bike store and attic home office) as shown in Section 6 of the Architects Design, Planning and Access Statement, will significantly dominate and overshadow the adjacent property (No. 47) blocking light to the property, which is a single storey bungalow.

Loss of privacy for No. 47 – the external staircase to the east gable end (enabling access to the proposed attic office on the second floor), would allow the applicant to have full view into their garden, kitchen/diner and bedroom resulting in a loss of privacy.

The home office also appears to show a customer consultation area, will a business be run from here and will clients or customers be using the byway and afore mentioned staircase to visit the site and office?

Restricted Byway (ZR116) - In Section 9 of the Planning and Access Statement it refers to vehicle access Road (A) pink, currently providing vehicle access to ten properties, the rear of No. 45 and Keycol Farm, this is not classified as a 'road' this is a restricted byway with an unmade surface, as confirmed by Michael Ellis, KCC, Public Rights of Way and Access Service.

Section 9 of the Planning and Access Statement refers to the vehicle access Road (A) pink as the only means of access for 10 (actually 11) properties, this is incorrect, 8 of these properties only traverse approximately the first 3m of the entrance to the byway, before going up along a separate paved track which runs parallel to the A2 in front of their properties, thus negating the need to travel along the main section of the byway in question.

There is a single and very old drain serving 11 properties with gas and electricity supplies that pass under the byway. The Parish Council would point out that the Byway was never designed to cope with heavy construction vehicles or high volumes of traffic going over it.

We have also been informed that at the end No. 47's parking area, to the edge of the byway, there is a brick- built World War II air raid shelter of unknown condition. We believe the entrance to this is in the garden of No.49. The entrance to the air raid shelter was blocked up many years ago and the Parish Council is concerned that it could collapse if subjected to heavy traffic.

This is development on a greenfield site, not within the current Local Plan. The proposed site is outside the built-up area boundary (ST3) and not within an allocated residential site.

Keycol Hill has been designated as a high-risk area (Area 7) in respect of Air Quality Management after nitrogen dioxide levels (NO<sub>2</sub>) reached 55.5mgm<sup>3</sup> above the national target of 40mgm<sup>3</sup>. The pollution is primarily caused by heavy traffic on an uphill gradient.

The Parish Council would ask that Planning Committee undertake a site visit to fully understand the issues with this planning application.

## 10. **Finance**

1. **Replacement Bench, Churchyard** – Clerk confirmed the cost of the new bench will be £594.90, which includes VAT – reclaimable. Clerk to advise Bobbing Church that Councillors will be installing it.  
**Action: Clerk**
2. **On-Line Banking** – proposed by Cllr. Clare and seconded by Cllr. Morgan-Brown, agreed to close the Current Account with Barclays Bank and open up a Current Account with Unity Trust Bank. Councillors Herbert, Ball, Clare, Morgan-Brown and Randall to be signatories, Clerk to act as administrator but with no signature rights. Also agreed to keep the Deposit Account at Barclays Bank.  
**Action: Clerk**
3. **Delivering the Green Agenda for Local Councils – Cllrs. Clare & Morgan-Brown** – proposed by Cllr. Ball and seconded by Cllr. P. England, agreed Cllrs. Clare and Morgan Brown to attend the workshop at a cost of £120.  
**Action: Cllrs. Clare/Morgan-Brown/Clerk**
4. **Clerks and Councils Direct Subscription Renewal** – Proposed by Cllr P. England and seconded by Cllr. E. England, agreed to renew at a cost of £12 per annum.  
**Action: Clerk**
5. **Accounts and Cheques Raised** – Proposed by Cllr. P. England and seconded by Cllr. Clare, Members noted the budget figures, agreed the accounts to the 31 January 2021 and the following cheques were agreed and signed:

Date	Cheque	Details		Amount
03.02.21	0749	L. Fisher	Expenses January: telephone, use of home,	£21.00p
03.02.21	0750	H.M. Revenue & Custom	Tax due for January	£93.80p
03.02.21	0751	K.A.L.C.	Delivering the Green Agenda for Local Councils: Cllrs Clare and Morgan-Brown	£120.00p
03.02.21	0752	PKF Littlejohn LLP	External Audit 2019/20	£240.00p
03.02.21	0753	Rumwoods Ltd	24 x 16/8 girth Alnus Trees, stakes, ties, compost, to be donated to Grove Park and Aspire Schools	£4492.08p
03.02.21	0754	Memorial Benches UK	4 Seat Sandhurst Bench, Engraving and fixings	£594.90p
03.02.21	0755	Communicorp	Clerks and Councils Direct subscription 2021/22	£12.00p

03.02.21	0756	N. Clare	Telephone Expenses relating to Council work	£10.00p
03.02.21	0757	G. Herbert	Mileage – assisting Clerk during Covid-19	£13.95p
03.02.21	0758	Waller Associates Limited	Building Materials to be donated to Bobbing Village Hall	£20936.50p
Ten cheques in total				

**Paid by Standing Order:**

Staff Salary – January 2021:	£341.98p	Paid by Standing Order
Invicta IT Solutions – Mailboxes & 365 January	£52.32p	Paid by Standing Order
GoCardless – HugoFox Monthly Fee January	£29.99p	Paid by Direct Debit
ICO – Data Protection Renewal Fee 2021/22	£35.00p	Paid by Direct Debit

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

12. **Next Meeting(s)**

Wednesday 3 March 2021, 7.30 p.m. venue depending on Covid-19 situation.

**The meeting closed at 9.43 p.m.**

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

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

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