

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Friday 12th September, 2014

Present:

Cllr. G. Herbert - Chair	Cllr. R. Richardson
Cllr. R. Ball – Vice-Chair	Cllr. K. Johnson
Cllr. L. Major	Lynda Fisher, Clerk
Cllr. P. Paige	1 Resident

1. **Welcome and Apologies for Absence**

The Chair formally welcomed everyone. Apologies were received from Cllrs. Dewar-Whalley and Wright.

2. **Minutes of the Previous Meeting**

The Minutes of the meeting held on the 6th August, 2014, were agreed and signed as a true transcript.

2. **Public Session**

A representative from the Church advised that Bobbing School had objected to their request for two disabled bays for their Parishioners. Nick Mayatt, the Community Warden's report was circulated and noted.

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

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

1. **Bobbing in Bloom and WW1 Commemorative Collaboration with the Church**– Cllr. Ball has spoken to Cllr. Wright, who due to surgery has been unable to continue organising Bobbing in Bloom and the WW1 Collaboration. Members agreed to cancel this year's Bobbing in Bloom and Cllr. Ball volunteered to undertake the joint organisation of the WW1 Commemorative Event with the Church. Clerk to approach County Cllr. Baldock and Borough Cllrs. Dewar-Whalley and Randall regarding their offer of a grant to assist with the costs. **Action: Cllr. Ball/Clerk**

2. **Pedestrian Bridge across Railway Line** – Clerk has contacted Network Rail and there is no further progress. Cllr. Paige has made contact with Glenn Wells, the Senior Land Manager for Woodrow and has a meeting with him to discuss the bridge. Gordon Henderson, M.P. is continuing to press for the crossing to be made safer. **Action: Cllr. Paige**

3. **Amey Traffic Survey – Update following Site Meeting** – Clerk still awaiting a response from KCC's Steve Darling and she will chase again. A letter has been received from Gordon Henderson, M.P., accompanied by correspondence from David Brazier, KCC, which again reverts back to their being no significant accidents on this stretch of highway. Clerk was also requested to circulate to all Members detail of the new 'Responsible Parking' website. **Action: Clerk**

4. **Land at the Bottom of Keycol Hill/Bobbing Hill – Update following Site Meeting** – No response as yet received from KCC, Clerk to chase. **Action: Clerk**

5. **Supporting Swale's Town and Parish Councils** – Proposed by Cllr. Johnson and seconded by Cllr. Richardson; agreed that Bobbing Parish Council does not recognise the Statement of Intent and would prefer to push for a Service Level Agreement. A letter to be sent to KALC Area Committee suggesting the Service Level Agreement instead of the Statement of Intent. Members agreed Cllr. Paige's draft response to Swale Borough Council as follows and also agreed that he will represent the Parish Council at the October meeting at Swale House:

“Bobbing Parish Council welcome any positive increase of communication between itself and Swale Borough Council, but feel, in this case, SBC's Statement of Intent falls significantly short of our expectations. During our September council meeting, a motion was moved and agreed to not recognise this particular document.

However, it is our intention to continue supporting further conversations surrounding this issue and my Members are fully committed in striving to reach a satisfactory accord with Swale Borough Council, toward generating an alternative, robust, working document; one that is suitable to all parties.

Bobbing Parish Council also pledge to work closely with the KALC Swale Area Committee and its member councils in order for this to be attained.”

Action: Cllr. Paige/Clerk

6. **Proposed Diversion of Public Footpath ZR105 (part), Bobbing** – KCC’s response that public enjoyment is not a criterion when opposing a diversion noted.

1. **Councillors’ Report**

Cllr. Richardson expressed concern at the various crime issues on The Meads.

Cllr. Johnson mentioned that the developers of The Watermark had put up temporary Heras fencing, which blocked the Public Right of Way used by school children. He spoke to someone at the company and they have moved the fencing and cut the grass to improve the footpath. The attenuation ponds on Sonora have now been cleared by Swale Borough Council; the blockage was caused by building materials.

Cllr. Ball stated that the ‘bund’ at the bottom of Keycol/Bobbing Hills has not been cut again; Clerk to chase Kent Highway Services.

Action: Clerk

7. **Correspondence**

1. **Open and Accountable Local Government** – Bring back to October meeting. **Action: Clerk**
2. **Government response - Draft transparency code for parish councils with a turnover not exceeding £25,000** – Noted.
3. **Community Trigger Briefing** – Noted and for future reference.
4. **DCLG Technical Consultation on planning** – Cllr. Johnson to respond. **Action: Cllr. Johnson**
5. **Leader Programme in Kent** – Noted.
6. **Community Asset Transfer policy review - consultation exercise** – Agreed to respond that the Parish Council is happy to see that the process is being made simpler. **Action: Clerk**
7. **The Accessible Britain Challenge - Letter from the Minister of State for Disabled People** – Noted; Cllr. Paige to pass on details to Swale Independent Living Services and CPS. **Action: Cllr. Paige**
8. **Invitation to Planning Training Sessions** – Cllr. Herbert to attend all three sessions. **Action: Clerk**

8. **Planning**

Current applications:

14/501647/OUT/MAEV - Outline - redevelopment of the site for 12 detached dwellings with appearance, landscaping and scale reserved for future determination; Keycol Hospital, Rook Lane Bobbing, Kent, ME9 8NL – Members objected on the following grounds:

Section 2: Parking provision for the houses which have 4 to 5 bedrooms each is two car-parking spaces plus single garage, which is wholly inadequate for houses which can accommodate several individuals. Without suitable parking provision the residents will be forced to park on the footpath, in Rook Lane or in neighbouring Rooks View. Rook Lane is a narrow rural road not designed for parked traffic. The neighbouring Rooks View already suffers from inadequate parking and dangerously parked vehicles.

Vehicles parking on footpath forces pedestrians, including children and people with prams or wheelchairs, to walk in the road which is a very dangerous situation at times, especially since the cars on the footpath block the view for the pedestrian and on-coming cars.

The same section mentions good accessibility for cycle access to the main road network, the Parish Council disputes this since the access into and out of Rook Lane has very poor visibility and there is no cycle lane; the A2 at the top of Keycol Hill is not wide enough for a cyclist to safely enter the stream of traffic.

Similarly, there is no footpath along Rook Lane to the A2- meaning that people (including children) have to walk on the road, and at night it is completely dark with no safety lighting on the road between the A2 and the entrance to Rooks View; nor further along to the current Southlands unit entrance. This must be addressed before any proposed development is considered.

Section 6: This section states that there will be no new public roads to be provided within the site, whereas the Site Layout plan clearly shows new areas of highway that will in time be adopted and made public.

The road access into and out of Rook Lane and the A2 is poor owing to the narrowness and unclear visibility at this junction; the road safety record at this junction (Keycol Hill/Rooks Lane) is also poor, over the years it has included several accidents and near misses involving vehicles and pedestrians. Traffic coming from Key Street Roundabout up Keycol Hill (A2) towards Newington has to wait while vehicles wanting to turn right in to Rooks Lane find a gap in the oncoming traffic. As a result standing traffic backs up down Keycol Hill with engine noise and pollutants affecting the residents. Additionally, there is an increase in traffic to and from Demelza House which adds to the pressure on Rook Lane and the A2 junction as will the other development consisting of 5 houses which has been agreed for this area.

More housing will mean an increase in traffic and pressure on this junction and it is important that this is addressed before any proposed redevelopment is considered. We have been advised that SBC LPA policy T1 and SP6 may apply in respect of the junction of Rook Lane and the A2. Previous S106 payments made by the developers of Rooks View to improve the junction were never spent by KCC and the junction never improved. The Parish Council believes that junction improvements previously agreed as necessary by the planning and highways authorities should be completed before any further development is considered in Rook Lane.

Section 12: Sustainable drainage system SUDS - proposed for surface water. The balance pond in Rook Lane was designed to cope with surface water from the Rooks View development only and is maintained through maintenance charges levied on residents in Rooks View. The Parish Council would question its capacity to cope with any further development.

Section 14: Suggests there is no risk of contamination in the land. The area was the site of a medical facility that produced medical waste and incinerator waste. Residents on the neighbouring development were required to have a land contamination survey/certificate due to the perceived high risk of contamination relating to the former use of the site. The Southlands site is equally at risk and therefore it must be suspected that at least part of the proposed development site might be contaminated and the requisite checks and tests should be carried out prior to the application being considered. KCC and SBC waste and contamination policies may apply.

Section 15: Suggests there are no significant trees on or adjacent to the application site that might be important to the local landscape character and could influence the development. This is not correct; there are a number of mature trees of varying species that lie within or adjacent to the site and are close to some of the proposed homes, as set out in the site drawing provided with the application.

General: There is a lack of transparency of intention for the whole site. Scale reserved for future development suggests that the proposed 12 dwellings as shown on the drawing may not be the final plan for this site. The Parish Council requests that before outline planning is considered the developer makes clear any intention to develop the site that is different to the current proposal.

Determined applications: None.

9. Finance

1. **Oak Tree Replacement** - Agreed not to replace and ask Handyman to remove. **Action: Clerk**
2. **Clerk's Salary** – Proposed by Cllr. Ball and seconded by Cllr. Major, agreed for the Clerk to progress to the next point on the Salary Scale, Point 26 - £11.665p per hour, backdated to 1st April, 2014.
3. **Cheques raised at this meeting** - The accounts to the 31st August, 2014, were agreed and the following cheques were agreed and signed -

Date	Cheque	Details		Amount
12.09.14	0418	L. Fisher	Expenses August 2014 –Telephone, Use of Office, Meeting Refreshments (August),	£11.22p
12.09.14	0419	H.M. Revenue & Custom	Tax due August 2014	£44.00p
12.09.14	0420	Iwade Parish Council	Reimbursement of Quarter share of Society of Local Council Clerks subscription 2014/15	£41.15
12.09.14	0421	Steve Wakeling	Monthly grass cutting August	£100.00p
Four Cheques in total				

Payment by Standing Order: Wages - £176.27p - salary August, 2014

10. Any Other Matters Arising

1. Cllr. Ball asked if anyone knew any details regarding Badgers Academy; it looks as though it might be located on the new development between Quinton and Grovehurst or Sonora Fields.
2. Cllr. Johnson asked if anything had been heard about the S.106 money being divided between Bobbing Hall and the new Meads Community Centre; nothing at the present time.

11. Next Meeting(s)

The next monthly Meeting will take place on Wednesday 1st October, 2014, commencing at 7.30 p.m. in Bobbing Village Hall.

The meeting closed at 10.10 p.m.

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

Signed: _____ Date: _____