

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 4th June, 2014

<u>Present:</u>	Cllr. G. Herbert	Lynda Fisher, Clerk
	Cllr. R. Ball – Vice-Chair	Ian Henderson, PCSO
	Cllr. L. Major	Borough Cllr. Ben Stokes
	Cllr. T. Wright	9 Parishioners
	Cllr. R. Richardson	
	Cllr. K. Johnson	

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone. Apologies were received from Cllr. Dewar-Whalley.

2. Minutes of the Previous Meeting

Proposed by Cllr. Richardson and seconded by Cllr. Wright, the Minutes of the meeting held on the 7th May, 2014, were agreed and signed as a true transcript.

3. Public Session

The PCSO advised that notices have been placed on cars parking irresponsibly on Keycol Hill and have been knocking on doors asking owners to move their vehicles to a responsible place. When workload allows Officers will be viewing the area and issuing tickets. The Dispersal Zone is working well and there has been no antisocial behaviour since it has been in place. Cllr. Richardson raised the issue of beggars/con artists operating in Sonora Fields; the PCSO advised that residents should not give money to such like; they should telephone 101 and report incidents.

Sue Samson, Curate at Holy Trinity Church, is worried about parking problems caused by the Auction which takes place on the first Sunday of each month; disabled Parishioners are facing access problems. The PCSO volunteered to monitor the area, but then realised the services took place outside his working times, but he did think perhaps two disabled bays would be a good idea, which the Church is going to pursue.

The report submitted by Nick Mayatt, the Community Warden, was circulated and noted by Members.

4. Declarations of Interest – None.

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

- 1. Parish Councillor Vacancy** – Agreed to move this to the end of the meeting for discussion in closed session.
- 2. Parking Keycol Hill** – See PCSO's comments under Public Session.
- 3. Parking on Railway Bridge and obstruction of Fire Hydrant** – Clerk to contact KCC to try and get bollards installed to stop parking and advise Kent Fire Services of the problem. **Action: Clerk**
- 4. S.106 Agreements** – A meeting takes place at Swale Borough Council tomorrow evening when an attempt will be made to obtain some S.106 money from The Watermark development (which is within Bobbing's Parish boundary) to go towards much needed work on Bobbing Village Hall; originally all of this funding was to go to the Meads Development. Clerk to place on July Agenda. **Action: Clerk**
- 5. Bobbing in Bloom** – Cllr. Wright has a meeting to look at this at the end of June. **Action: Cllr. Wright**

6. **WW1 Commemorative Collaboration with Church** – Cllr. Wright to get together with the Church to organise an event for the 9th November, 2014. ***Action: Cllr. Wright***

7. **Pedestrian Bridge across Railway Line** – Clerk to respond to Network Rail's query as to whether the Parish Council would agree to a stepped footbridge as follows:

- Councillors would like Network Rail to close the crossing; with residents then using the 'cattle grid' crossing further down the line;
- As an interim measure would suggest installing a lighting system to warn pedestrians of impending trains and when it's safe to cross, pending the footbridge (there does not appear to be any timescale);
- Members would consider the stepped only footbridge but would question this against the legislation 'Access for All'.

5. **Councillors' Report**

Cllr. Ball and Cllr. Major attended a KALC meeting recently and rail crossings were discussed. Academies were raised; they are no longer restricted to their catchment area which increases traffic and in turn this puts pressure on amenities. The Police cannot assist as they have to concentrate on crime, not the school run, although PCSOs can help with inconsiderate parents. The Highway Authority has a role to play and it was suggested that KALC, on behalf of Parish Councils, could bring some pressure on Kent Police, Schools and Enforcement to look at this situation. The Oak Tree planted to commemorate the Queen's Jubilee has died; Clerk to place this on the July Agenda. The bottom of Bobbing Hill is in a mess, following grass cutting by the contractors. Clerk to complain to Swale Council. ***Action: Clerk***

Cllr. Richardson – asked if the traffic survey has been received; it's due any day now replied the Clerk.

Cllr. Wright – asked if some of the S.106 money could be used to remove the lamp column at the junction of the A2/Rooks View and to cut back the vegetation as both obscure the sight lines. She also asked when the road is being adopted; Clerk to write to KCC regarding these issues. ***Action: Clerk***

Cllr. Johnson – referred to the Sensible Street Lighting Policy, Police have confirmed this has had no adverse effect on the Dispersal Order. The Policy will be reviewed again in September.

6. **Correspondence**

1. **Swale Parish and Town Councils – SBC Draft Statement of Intent** – Noted; regretfully Members cannot attend as this clashes with the July Parish Council meeting.
2. **Public Exhibition re. Orchard Farm, Iwade, Solar PV Project, 12th June, 2014** – Noted.

8. **Planning**

Current applications:

1. **SW/14/0525** – Construction of a Solar Farm to include the installation of solar panels to generate electricity with transformer housings, DNO substation, security fencing and cameras, temporary access track, landscaping and other associated works – Land off Cold Harbour Lane, Bobbing, ME9 8NN – Proposed by Cllr. Wright and seconded by Cllr. Major, all agreed, to object on the following grounds:

Material harm on the following grounds:

1. Visual Amenity – the proposed development is next to an area of High Landscape Value and Green Corridor between Sittingbourne and surrounding villages and with the surrounding new deer fencing proposed will look like a prison barricaded against outsiders
2. Loss of Agricultural Farmland part grade 1 and mainly 2 which is against KCC Policy.
3. Loss of outlook to the detriment of residential amenity next to site
4. Size of Installation in context of surrounding location this will be similar to building an Industrial Development/ Power Station in the middle of the countryside on a Greenfield site with all the attendant construction and eventual decommissioning problems against KCC Policy, which favours Brownfield or installation on existing industrial buildings.
5. We would ask that KCC Highways looks at the safety of the roads as a whole including Parking and Emergency access during construction and subsequent proposed operation

6. Capacity of existing physical infrastructure to cope with the development of this site and potential environmental effects on surrounding areas of farmland

A copy of a booklet, prepared by the applicants, entitled 'Proposed Solar Farm, Land at Bobbing, Kent – Environmental Enhancement Plan, received from the applicant at 8.30 a.m. yesterday, states that the site will be in place for 35 years and yet at the consultation they stated up to 25 years, which is the correct period?

With the knowledge that there are four Solar Farm proposals within the Iwade/Bobbing area will the National Grid have capacity to take all four plus the feed in by already existing domestic and industrial roof installations?

The National Cycle Route "Sustrans" runs through the site.

A nearby development proposal for a Waste Disposal Land Fill site was refused on the grounds of an Area of High Landscape Value and that will overlook this proposed Industrial Development

There appears to be no regulatory body to overview this power producing facility other than planning regulations and we have concerns over future running and decommissioning policies

Concern that such a facility in an area of farmland is completely out of character with its surroundings

The Parish Council would direct Swale's Planning Committee to:

Clerk to include in the objection – "Solar power roof strategy unveiled" – Statement made by the Energy Minister, Greg Barker's statement on www.planningportal.gov.uk on the 10th April, 2014, which comments on an emerging Government strategy and refer to Swale Borough Council's Core Strategy – Statement 12 – Swale's Most Important Tourism Assets – Existing: "Countryside – downland, valleys, woodlands, orchards, parkland, narrow lanes, picturesque villages and houses and a network of foot and cycle paths (including a National Cycle Route (Sustrans) and bridleways."

2. **SW/14/0535** – Advertisement consent for internally illuminated sign – The Bobbing Apple Brewers Fayre, Sheppey Way, Bobbing, ME9 8RZ – Members agreed to respond to the application as follows:

Light pollution in this area is bad and affects residential properties opposite these facilities. We would particularly ask if the Borough Council can seek to have the lights on the gables and eaves of the buildings in this area switched off when the premises close at the end of the day; this will be appreciated by residents who often complain about this matter.

If this is agreed and the light pollution from the site reduced, then the Parish Council will not need to object to this additional illuminated sign.

3. **SW/14/0608** – Change of use of land to use as a residential caravan site for 2 gypsy families, including laying of hard standing and erection of 2 no. amenity buildings – Land adjacent to Tiptree Bungalow, School Lane, Iwade, ME9 8QE – Members agreed to object on the following grounds:

There have been a number of granted applications in the School Lane area over the past couple of years which have more than contributed to Swale's need for sites; there now being 26 pitches within the surrounding area; if approved this will result in 11 pitches along this stretch of School Lane.

The adjoining site, Basser Hill Farm, started out the same as this application SW/04/1324, SW/05/0164, SW/07/0217, SW/08/0877, SW/08/0976 and SW/11/1552) and has ended up now with a bungalow and farm shop on the site, on an area which was once open agricultural farm land; Members are concerned that the same will happen here and believe these families are connected.

More agricultural land will be lost.

Determined applications:

1. SW/14/0215 – First floor extension over existing garage – Throwley, Keycol Hill, Bobbing, ME9 8NA – granted.

9. Finance

1. **Adoption of Accounts for the year ending 31st March, 2014 and Completion of the Annual Governance Statement** – Proposed by Cllr. Wright and seconded by Cllr. Ball; Members formally adopted the Accounts and completed the Annual Governance Statement for 2013/14; the Annual Return was then duly signed by the Chair and Clerk as R.F.O.
2. **Request for Donation – Bobbing W.I.** – Proposed by Cllr. Wright and seconded by Cllr. Major, agreed the donation of £150.
3. **Request for Donation 10th Sittingbourne Scout Group** – Proposed by Cllr. Wright and seconded by Cllr. Johnson, agreed the donation of £150.
4. **Quotation for clearing land at the bottom of Keycol Hill/Bobbing Hill** – Proposed by Cllr. Ball and seconded by Cllr. Wright – agreed to accept the revised quote of £100 to clear this land.
5. **Quotation for assembly and installation of new noticeboard** – Proposed by Cllr. Richardson and seconded by Cllr. Johnson, agreed to accept the quote of £120.
6. **Cheques raised at this meeting** - The accounts to the 31st May, 2014, were agreed and the following cheques were agreed and signed -

Date	Cheque	Details		Amount
04.06.14	0403	L. Fisher	Expenses: Tele, Use of Office, Meeting Refreshments (May), 6 x 1 st Class & 12 x 2 nd Class Stamps; 8 Black Canon Ink Cartridges (quarter share) May 2014	£28.04p
04.06.14	0404	H.M. R.C.	Tax due May 2014	£44.00p
04.06.14	0405	K.C.C	Traffic Survey (via Amey)	£570.00p
04.06.14	0406	Greenbarnes Ltd	Noticeboard	£1210.57p
04.06.14	0407	Steve Wakeling	Grass Cutting (May and June)	£150.00p
Five Cheques in total				

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

10. Any Other Matters Arising

1. Clerk to ascertain ownership of land at the bottom of Keycol Hill, which could be used to solve parking problems in this area. **Action: Clerk**
2. Cllrs. Johnson and Richardson asked if they could have identity badges for use when carrying out site visits; Clerk to contact Cllr. Dewar-Whalley who in the past arranged this through Swale Borough. **Action: Clerk**

11. Next Meeting(s)

The next monthly Meeting will take place on Wednesday 4th June, 2014, commencing at 7.30 p.m. in Bobbing Village Hall.

The meeting closed at 10.00 p.m.

Parish Councillor Vacancy (Item 5.1, deferred to end of meeting) - Peter Paige has submitted an application and following a brief discussion it was agreed to invite him to become a Member of Bobbing Parish Council. Clerk to write advising him of this and inviting him to attend the July meeting. **Action: Clerk**

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

Signed: _____ Date: _____