

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 12 June 2018

Present: Cllr. G. Herbert - Chair
Cllr. R. Ball – Vice-Chair
Cllr. P. England
Cllr. G. Randall
Cllr. E. England
Cllr. N. Clare
Cllr. A. Cavanagh
Lynda Fisher, Clerk
3 Parishioners

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone to the meeting. Apologies received from Parish Cllrs. Major and Dewar-Whalley, County Cllr. Whiting, Borough Cllr. Hunt, the PCSO and Community Warden.

2. Visitors/Public Time

1. **Residents** – No comments.
2. **County and Borough Councillors** – County Cllr. Whiting advised by letter of the new Highways England design for the Stockbury roundabout and reported on recent flooding. The Clerk is still awaiting a firm date for Cllr. Whiting to meet with residents to discuss parking issues in Bobbing Hill.
3. **Community Warden/PCSO** – No reports. Clerk advised the new PCSO is Kirsty Linge.

3. Minutes of the Previous Meeting

Proposed by Cllr. P. England and seconded by Cllr. Ball the Minutes of the Parish meeting held on the 2 May 2018 were agreed and signed as a true transcript.

Proposed by Cllr. P. England and seconded by Cllr. Ball the Minutes of the Annual Parish Council meeting held on the 2 May 2018 were agreed and signed as a true transcript.

Proposed by Cllr. P. England and seconded by Cllr. Ball the Minutes of the Monthly meeting held on the 2 May 2018 were agreed and signed as a true transcript.

4. Declarations of Interest – none.

5. Parish Councillor Vacancy

The Chair welcomed the new Parish Councillor, Ann Cavanagh, to the meeting. She duly signed the Declaration of Acceptance of Office and took up her post.

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

1. **GDPR** – Clerk advised that GDPR-info carried out an audit and will be forwarding their report in due course. Members agreed to join with Iwade Parish Council to undertake training for Councillors provided by this firm as part of the contract. **Action: All Councillors/Clerk**
2. **Model Standing Orders** – Clerk to bring back for Members' approval/input once the necessary adjustments have been made. **Action: Clerk**

7. Councillors' Report

Cllr. Ball advised that the area of land to the bottom of Keycol/Bobbing Hill has not been cut and the grass is three foot high, Clerk to complain to KCC. **Action: Clerk**

Cllr. Clare advised of a caravan dumped to the rear of the Co-op; because this is on private land it has caused an issue as regards removal.

Cllr. P. England commented on a vehicle that had parked on a green area, having driven over a footpath. There are still problems with litter in the Meads and bins are still not being emptied.

Cllrs. E. England, Cavanagh and Randall, nothing to report.

8. **Correspondence**

1. **Looking Ahead – an early opportunity to influence the next Local Plan for Swale** – Noted.
2. **Template Learning & Development/Training Policy and Plan and Training Budget** – Noted.

9. **Planning Applications**

1. **18/502190/EIHYB: Land North Quinton Road Sittingbourne Kent ME10 2SX: Full Planning Application - Phase 1 North - Erection of 91 dwellings accessed from Grovehurst Road** – agreed to respond as follows:

Whilst this is not within the Parish boundary, Members have grave concerns about the access in Quinton Road and the impact it will have on Bobbing Parish. The infrastructure is not sufficient to cope with the amount of traffic that will be generated by this development.

Councillors object on the grounds that access comes out near to the traffic lights/bridge over the railway line, where this road then goes down to a single track. Councillors are concerned that instead of using this route cars will go through Sonora Way, The Meads (which is already suffering a huge increase in traffic) to gain access to the A249, or up to the Sheppey Way and then down to the Bobbing Apple junction, which at present is being looked at by KCC because of traffic issues with this junction and the retail units opposite.

2. **18/502358/FULL: Change of use of land to allow the parking, storage and sale of used cars and light commercial vehicles in connection with MOT service facility: Car Park Storage Rear of Unit 2-4 Stickfast Farm Sheppey Way Bobbing Kent** – agreed to respond as follows:

The Parish Council objects on the grounds that this has now changed from the original application and expanded the business (see concerns raised about use of the field to the rear in our objection to the original application - 17/503458/FULL).

The Parish Council further objects to the loss of yet more agricultural land in this important gap between settlements.

The Parish Council's original objections to 17/503458/FULL were:

- Having visited the site the Parish Council understands the company has been using the unit to repair cars and want to add an MOT Testing Station.
- The Parish Council objects on the following grounds:
- Concerns over an increase in traffic.
- Operating times – hours of opening are not shown; on the application form it states, "Not known"
- Concern that vehicles using the shared access, which is also used by 40 tonne trailers, would affect the tarpaulin repair company that uses the turning space for visiting large vehicles.
- Councillors understand the applicant is renting and using the field to the rear, which raises concerns about environmental implications if this green field is used for storage.
- Where will cars be parked?
- Will it be open to members of the public?

Nearby residents have not been advised of this application, which could have an impact on them.

3. **17/506010/FULL | Erection of a 74 suite Care Home (use class C2) with associated car parking, refuse and external landscaping. | Southlands Rook Lane Bobbing Sittingbourne Kent ME9 8DZ –** Having looked at the submitted amended details, Bobbing Parish Council can see no reason to change its objections made on the 8 February 2018, which were as follows:

- 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 requests that if approved these are removed so that this cannot be changed from a Care Home unless planning permission is first obtained.

Additional comments 13 June 2018 - the Parish Council is concerned to hear that nearby residents were not informed of the amendments to the original details.

Relating to the consideration of Bats in the area, these are most prevalent during the summer months and that is the time when a survey should be carried out.

10. Finance

1. Approval of the Annual Return, 2017/18

- a) **Section 1. Annual Governance Statement 2017/18** - Each section agreed by the Parish Council; Section 1 was then signed by the Chair and the Clerk
- b) **Section 2. Accounting Statements, 2017 /18** - Figures agreed by Parish Council, Section 2 then signed by the Chair, having been already signed by the Responsible Financial Officer when completing the form.

2. Pay Award 2018/19 – Noted the 2% national pay award, backdated to the 1st April 2018.

3. Request for Donation, Citizens Advice Bureau – Proposed Cllr. Randall and seconded by Cllr. P. England, agreed the donation of £100, under Section 137.

4. Request for Donation, Kent Air Ambulance – Proposed by Cllr. P. England and seconded by Cllr. Clare, agreed the donation of £100, under Section 137.

5. Accounts and Cheques Raised – Proposed by Cllr. P. England and seconded by Cllr. Clare, agreed accounts to the 31 May 2018 and the following Cheques were agreed and signed:

Date	Cheque	Details		Amount
12.06.18	0617	Cancelled	Cancelled	-
12.06.18	0618	L. Fisher	Expenses – Telephone, Use of Office, May	£16.66p
12.06.18	0619	H.M. Revenue & Custom	Tax due May 2018	£59.80p
12.06.18	0620	Steve Wakeling	Grass Cutting – two months – cuts 3 and 4	£220.00p
12.06.18	0621	Swale Borough Council	Printing Bobbing Newsletter	£88.00p
12.06.18	0622	GDPR-Info Ltd	GDPR Audit & DPO Services for 1 year, plus mileage	£579.00p
Six Cheques in total				

Paid Out:

Wages - salary May £239.55p Paid by Standing Order

11. Any Other Matters Arising - None

12. Next Meeting(s)

Wednesday 4 July 2018, 7.30 p.m. in the Bobbing Parish Hall's small Committee Room

The meeting closed at 9.15 p.m.

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

Signed: _____ Date: _____