

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 4th December, 2013

<u>Present:</u>	Cllr. G. Herbert – Chair	Lynda Fisher, Clerk
	Cllr. R. Ball – Vice-Chair	County Cllr. Mike Baldock
	Cllr. K. Johnson	6 Parishioners
	Cllr. T. Wright	
	Cllr. K. Stammers	

1. Welcome and Apologies

The Chairman formally welcomed everyone. Apologies were received from Parish Cllrs. Major and Dewar-Whalley and Borough Cllr. Randall.

2. Minutes of the Previous Meeting

The Minutes of the meeting held on the 7th November, 2013 were agreed and signed as a true transcript.

3. Public Session

David Harvey from DHA and Glen Wells from Redrow attended the meeting to answer questions on the Watermark application relating to reserved matters. The gentlemen stated that outline planning permission for the site was granted in October for 300 residential units on the land and details of reserved matters were submitted shortly thereafter. The scheme at present is for 224 units comprising of 1 to 5 bedroom flats and houses, with 67 affordable units. They met with Swale Borough Council Planning Officers last week and the Officers have concerns over some areas of the plans which need to be looked at – some need clarification, some changes.

The floor was then opened up for discussion on the development. Cllr. Ball queried why density had decreased; the developers felt that the original scheme was not right for the area. County Cllr. Baldock asked if any of the scheme came under Management Groups; the response was that with flats this is usual, also if land is not adopted by the Local Authority this is usually taken over by a Group. County Cllr. Baldock and Cllr. Wright both advised that they had concerns over problems with Management Groups.

Cllr. Johnson queried the location of the marketing board; it would appear to be outside their boundary; did they have permission? They will check on this. Cllr. Johnson referred to the July meeting with the developers when he raised the question of parking in relation to the business units, the units are not full at the moment but the car park is and cars overspill into the access road; what is being done to resolve this problem? The developers responded that they believed the people parking in this area are commuters; the road will eventually be adopted and then parking restrictions will be installed by Swale Borough Council.

A resident asked if the public footpath that runs parallel with the railway line is remaining open during the construction phase. On Sonora Fields two to three hundred people use this daily to gain

access to Grove Park and Westlands Schools. The developers advised that a temporary diversion may be necessary on health and safety grounds, but the footpath will remain open.

Cllr. Baldock queried whether sufficient space has been left for the bridge over the footpath near the A249; to be checked by the developers.

Residents asked if wheel washing facilities will be on site as there are usually problems with mud spilling onto roads near developments; Redrow agreed this will be on site and road sweeping will be undertaken – whatever is required.

A resident queried whether an air quality assessment had been undertaken, because of fumes from the A249; the developers assumed that this had been dealt with at the outline stage. Another queried whether all the properties had their own drives or will they be shared? The developers stated that 372 is the requirement as regards parking standards, there will be 420 on the site, with flats having shared spaces. They added that there will be two parking spaces per property, excluding garages.

Cllr. Ball queried the timetable and was informed that it depends on how long it takes to get through the planning permission.

Cllr. Baldock asked if investigations had taken place to look into subsidence, as the site is very close to Key Street (used to be a Quay). The developers responded that they have already identified certain areas that need ground piles and there will be thorough soil testing before foundations are laid.

The Chairman referred to the cattle arch area pedestrian through-put; people will be dropping of children, who are on their way to school, close to the new properties and residents could find their road becoming a car park. The developers responded that this corner is being looked at again. The Chairman also asked if the existing gates will be removed; yes, these will go particularly once the road is adopted.

A resident queried the S.106 Agreements; £150,000 is referred to but it looks as though Bobbing is not getting anything; the developer stated that the S.106 Agreement was signed in October. Clerk requested to obtain a copy of the Agreement and that for Rooks View. **Action: Clerk**

A resident questioned reducing the speed limit on the Staplehurst Road. The response was that this was turned down and will not change in light of the Watermark development.

The gas transfer unit will remain and the developers will make sure they locate the pipe.

The Chairman thanked David and Glen for their input and opened the main meeting.

5. Chairman's Report and Matters Arising

1. The Chairman raised the issue of parking in Keycol Hill. Cllr. Baldock commented that it seems the Police are unable to take any action and it would appear that the vehicles are damaging the utilities. County Cllr. Baldock commented that he has been looking into alternative areas for residents of the cottages to park their cars, but there does not seem to be anything suitable. A survey was carried out when yellow lines were being considered; this matter actually went to the Joint Transport Board Committee, but the lines did not materialise.

Clerk instructed to forward the response she has received from Inspector Evan Jones to David Hill at Kent County Council. **Action: Clerk**

2. The cost for having a traffic survey carried out in Bobbing Hill and outside the School is just under £1,000. Clerk instructed to ask for a sample of the type of output so that Members can make a decision as to whether to go ahead with this and to bring this item back to the January meeting. Clerk also to contact Guy Rollinson at Kent Police to discuss Speed Watch training for volunteers within the Parish. **Action: Clerk**
3. The Council's request for a change to the Parish boundary under the Community Governance Review has gone forward to the second stage and it would appear that most of the suggestions have been agreed. The only thing that Members are not happy with is where the boundary cuts through properties in the Meads and it was agreed to push for this to be amended.

The response to creating a new Parish in the Meads has not been good, with only 4 voting to become one and 4 voting to remain as at present.

6. **Clerk's Report**

1. NALC Council tax support funding survey – Chairman to complete. **Action: Chairman**
2. Community Governance Review – See details under item 5.3.
3. Invitation to attend 'Saving Visible Community Policing' Conference – Noted.
4. Planning Training - 12 December 2013 – Chairman to attend. **Action: Chairman**
5. Have your say on Kent and Medway Fire and Rescue Authority's Safety Plan 2014 – Noted.
6. Refresh of Police and Crime Plan April 2013 to March 2017 – Details noted.
7. Frontline Kent - (Promote Your Swale Commemorative Event) – Clerk instructed to check to see what the School are doing to commemorate WW1. **Action: Clerk**
8. Speed Survey Bobbing Hill and outside the School – See details under item 5.2 above.
9. Have your say on Police council tax – agreed Members to respond individually. **Action: All Councillors**
10. Future of Local Audit: Draft Regulations Consultation – Agreed to support KALC's response to this.

7. **Councillors' Reports**

Regarding the Community Hall on the Meads, Cllr. Ball advised that he is aware that there will not now be a meeting until the end of January. He understands land has been identified and the tender process has started. Clerk to obtain a copy of the S.106 Agreement relating to funding for the hall.

Cllr. Ball has been asked when the Health Centre on The Meads will be completed; he believes it is hoped to be done by September. Clerk to ascertain when it will be opened. **Action: Clerk**

8. Planning

Current applications:

1. **SW/13/1328** – Reserved matters at Watermark regarding parking, planting and house types – Members raised the following concerns with this application:
 - Relating to Footpath ZR111 that links through to Woolett Road; this footpath is used on a daily basis by pupils and parents going to and from Grove Park and Westlands Schools. During development we would ask that this important public footpath be left open and that safety measures be put in place for users.
 - Relating to Footpath ZR111, this will cut through the proposed properties and as it is frequently used by walkers and motorists park nearby to then walk their children to school, measures will need to be put in place to prevent the area becoming gridlocked and causing a nuisance to the then residents.
 - The corner of the site abutting the link road to the A249 and Grove Park School the other side of the railway line at present has a public footpath with steps. A bridge is planned for this area to allow all, including wheelchair users, access. This bridge will encompass a considerable area of land and the drawings received show proposed housing close to this site. We would ask that it is ensured that sufficient provision is made for the new bridge.
 - At the current time parking presents a problem in the access/main road of this site, with the nearby office car parks being full. If this continues it will create a problem for future residents and emergency services. We would ask that strategies are put in place to stop this practice.
 - Has air quality monitoring been undertaken in this area, due to the close proximity of the A249, and if so can the Parish Council have a copy of the results.
2. **SW/13/1406** – Erection of detached two bed chalet bungalow – Land to the rear of 246 London Road, Sittingbourne, ME10 1QA - Members raised concerns about access to the site and parking as there are already issues in this area.
3. **SW/13/1386** – Two storey side extension and two storey rear extension – 7 Keycol Hill, Bobbing, ME9 8LZ – Members raised concerns about access to the site for deliveries of construction materials in light of the busy adjacent A2 highway
4. **TP/13/0128** – Crown lift to canopy of Sweet Chestnut and reduction in crown spread of Pine subject of TPO 1 of 2000 – 16 & 17 Rooks View, Bobbing, ME9 8GB – Members raised no objection to this application.

Determined applications:

1. **SW/13/0921** – Oakwood Barn, Ruins Barn Road, Tunstall, ME9 8AA – Conversion of existing building from parking to single residential unit – approved by Swale Borough Council

9. Finance

1. **Budget** – The Chairman referred to the 2014/15 Budget and is happy to draw up a draft for discussion at the January meeting. He asked Members to forward project suggestions to him between now and the next meeting (grass cutting and support for the hall needs to be included), so that he can ensure there is adequate funding. A letter has been received from Swale Borough

Council advising that there will be no support grant for 2014/15, which means a reduction in funding to the Parish Council
Action: Chairman/Councillors

2. Cheques raised at this meeting:

The following cheques were agreed and signed:

Date	Cheque	Details		Amount
04.12.13	0376	L. Fisher	Wages – November 2013	£176.27p
04.12.13	0377	H.M. Revenue & Custom	Tax due November 2013	£40.00p
04.12.13	0378	Mrs. S. Crawford	Petty Cash Expenses - refreshments, stamps, ink	£78.99p
Three Cheques in total				

10. Any Other Matters Arising

Cllrs. Ball and Johnson agreed to jointly look at planning applications when received and report back to the Parish Council at the appropriate monthly meeting.

It was agreed to extend an invite to the Trustees of the new Meads Community Hall to attend the January meeting of the Parish Council.
Action: Clerk

Cllr. Kairen Stammers advised that she has written resigning her post on the Council. Members thanked Kairen for her services to the Council and wished her well in any future venture. There are now currently two vacancies and the Clerk will advertise these after the Christmas holiday and place this matter on the February Agenda.
Action: Clerk

11. Next Meeting(s)

Due to the New Years Day Public Holiday, the next Meeting will take place on Monday 13th January, 2014, commencing at 7.30 p.m. in Bobbing Village Hall.

The meeting closed at 09.45 p.m.