

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 22 June 2021

<u>Present:</u>	Cllr. R. Ball – Chair	Lynda Fisher, Clerk
	Cllr. R. Morgan-Brown – Vice-Chair	County Cllr. M. Baldock
	Cllr. G. Herbert	Borough Cllr. J. Hunt
	Cllr. L. May	Borough Cllr. C. Woodford
	Cllr. N. Clare	2 Residents
	Cllr. L. Major	
	Cllr. G. Randall	

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone to the meeting. Apologies received and accepted from Borough Cllr. Clark, the new Community Warden and the PCSOs. The Chair advised that he was sad to see that Parish Cllrs. Peter and Elizabeth England had resigned; he thanked them for their commitment to the Community during their time as Councillors and wished them both well for the future. He asked the Clerk to advertise the two vacancies.

2. Visitors/Public Time

1. **Residents** – A resident attended regarding an issue in Bobbing. Another resident raised the issue of lorries making a noise at 6.00 to 6.30 p.m. when going to the Quinton Road development. They also mentioned there is lots going on in the woodland opposite the Jenny Wren but no sign of the PCSOs.
2. **County and Borough Councillors** – County Cllr. Baldock advised that KCC Members' grants had dropped to £10,000 per annum. He will be looking at starting up the Parish Group.

Cllr. Hunt advised that Redrow are not adhering to planning conditions; Swale Council is taking a firm stance on this. There are also issues with Southern Water. The lorry situation has eased; however, this is now causing an issue for Milton Regis. Simpsons Crossing – nothing heard from Network Rail, he is pushing for something to be done.

3. **Community Warden/PCSO** – Community Warden – No report. PCSO's - Bobbing - Crimes of note: Driver and passengers of a vehicle 'decamped' and ran off after failing to stop for police on Coldharbour Lane. All persons were eventually found, and an investigation is in progress. A van parked on Keycol Hill was broken into and some items stolen from inside. Anti-social behaviour and other incidents of note: A vehicle appeared abandoned with two flat tyres on Keycol Hill, causing an obstruction. When patrols attended the vehicle had been moved. Report of a group of youths heading towards Iwade on Sheppey Way causing a disturbance by throwing bits of foliage into the road. Complaint about speeding through the village in the 40mph zone. Have conducted speed checks on Sheppey Way and will continue to do so. A resident advised that a male was trying to sell photos of people's property taken from a drone. The caller was advised that this is not an offence, but Trading Standards could be contacted for further information.

3. Minutes of the Previous Meeting

Proposed by Cllr Herbert and seconded by Cllr. Morgan-Brown, the Minutes of the Parish meeting held on the 5 May 2021 were agreed and signed as a true transcript.

Proposed by Cllr Herbert and seconded by Cllr. Clare, the Minutes of the Annual Parish Council meeting held on the 5 May 2021 were agreed and signed as a true transcript.

Proposed by Cllr Herbert and seconded by Cllr. Morgan-Brown, the Minutes of the May meeting held on the 5 May 2021 were agreed and signed as a true transcript.

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

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

1. **Grove Park – Yellow Lines near the School and surrounding Areas** – No movement, take off the agenda until notified further. **Action: Clerk**
2. **Water Leak – Grove Park** – Clerk waiting for responses from Southern Water, SGN and Network Rail. Leave on the agenda. **Action: Cllr. Clare/Clerk**
3. **Bobbing Apple Junction** – no updates, leave on the agenda. **Action: Clerk**
4. **New Post Box, The Meads** – Request refused by the Post Office, although they have agreed to increase collections from the existing post box.
5. **Western Area Committee Representative** – Cllr. Randall agreed to take up this post.

6. **Parish Councillors' Reports**

Cllr. Randall, asked for volunteers to distribute a Hedgehog conservation leaflet.

Cllr. Herbert asked if KCC can cut the grassed areas on Keycol Hill.

Action: Clerk

Cllr. Morgan-Brown advised he attended the recent Swale Area Committee Meeting.

Cllr. Major was concerned at the spate of bicycle thefts in the area and knew of people who had reported the thefts to the Police, had not even been given a crime reference and he wondered if the thefts were being taken seriously?

Cllr. Clare asked if the Clerk could invite someone from Kent Police to explain the role and duties of a PCSO?

Action: Clerk

Cllr. May – nothing to report.

7. **Correspondence**

1. **Draft Planning Enforcement Strategy and Charter out to consultation** – Agreed Councillors to respond individually. **Action: All Councillors**
2. **Sustainable Transport Survey Letter** – Agreed Councillors to respond individually. **Action: All Councillors**
3. **Local Heritage Listing Criteria Consultation** – agreed to direct Swale's Officer to <https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx> as this list numerous sites within Bobbing Parish (some unknown), together with details, history and map references (locations), which Members feel will be ideal to be included in the Heritage Listing for the area.

8. **Planning Applications**

1. **21/501740/FULL:** Land at Hill Farm Rock Lane Keycol Hill Bobbing Kent: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping – agreed to respond that Bobbing Parish Council strongly objects to the 50% increase in housing and wishes to draw the Planning Committee's attention to the following:

To fully consider and appreciate this application you have to be aware that this site already has planning permission (18/500258) which was granted, by a small majority, for 20 residential dwellings and a 3-bed. Nurses' accommodation. This new application seeks a 50% increase to 30 homes.

Local Plan:

In planning terms SBC granted the original application because of the "special needs" and requirements

of Demelza Hospice. SBC at the time went against planning guidance regarding:

- Not an allocated residential site
- Outside the built-up areas of urban Sittingbourne and Newington village
- The site is on green field land, not previously developed land
- Is in the countryside with excellent views over Sittingbourne.
- Is on grade 1 agricultural land.
- Traffic would enter and exit from the A2 (Keycol Hill) which currently is in excess of Air Quality requirements.

Difference:

Why is the new application (21/501740) different from the earlier application (18/500258) when the original application was granted by SBC as a “special exemption” because of Demelza. The site in question is 3.28 ha, possibly larger than the Demelza House site on the opposite side of the road.

More Homes:

The new application seeks a 50% increase in dwellings on the same footprint. This is an intensification of homes in a rural area and is out of character with the surrounding homes in Rooks View and Keycol Hill.

Pollution:

Keycol Hill is a pollution hotspot not only in Swale but in Kent County. The new application bases its air quality reading on Newington High Street and Rainham High Street. It also states that HGV's are 3% of traffic volume.

Why Rainham High Street, when HGVs go to Newington Industrial Estate, Spade Lane cold store and Otterham Quay Lane? They then return to Key Street Roundabout, which was not mentioned, neither was the Air quality report for the Manor Farm development behind Key Street.

New Junction:

The new application seeks to change the Rooks Lane/A2 junction by replacing it with an ‘S’ shaped road linking to Rooks Lane by the Rooks View junction. There appears to be no consideration regarding:

- The bus stop and bus layby which is being sacrificed for this new junction.
- Heavy and large farm machinery (sprayers, combine harvesters, muck spreaders and large lorries collecting crops at harvest time).
- Low loaders carrying bulldozers and diggers to service the railway engineering team.
- The new junction will make it easier for traffic to access the “rat run” via Bobbing Hill.
- There are concerns among local residents that this new junction will “open the door” to developers looking to build on all the land between the A2 and the railway line.

Traffic and Congestion:

Keycol Hill (A2) is a pollution hotspot (see 5 above) and it does not need more houses feeding even more cars, vans and internet deliveries using it. Newington has expanded by 200 homes in recent months, with another 80-unit care home being built at Southlands site; all using Keycol Hill. At the bottom of Keycol Hill is Key Street roundabout, often gridlocked for much of the day. This road, built by the Romans, now carries about 15,000 vehicles a day, with a high percentage of HGVs. It is also the relief road for the M2 or A249 when these are closed. The area does not have the capacity for extra traffic.

The so called Demelza “event days” could cause traffic issues of their own without the complication already highlighted.

Sustainable:

Is it sustainable to build 30 homes for 3 nurses' homes? Architecturally the nurses home looks more like a consulting clinic with meeting rooms and not a 3-bed house that would blend in with the existing and proposed units. Demelza has buildings at the rear of its current site that could be converted to nurses' homes.

Consultee Comments:

Surface water drains onto Keycol Hill then Key Street Roundabout.

a) Urban design Comments from Officer

More creativity should be applied.

Car parking adjacent to open space not desirable.

Proposals are a poor design.

From an urban design perspective, the scheme cannot be supported.

b) PROW Officer

References 6 SBC policy issues.

Consider improvements to footpath.

c) Environment Agency

Would like 4 conditions relating to unacceptable levels of water pollution.

d) Southern Water

The development will lie over an existing public foul sewer and water main which is not acceptable.

e) KCC Flood and Water Management

More information required before application is approved.

f) Highways England

All “events” to be monitored and evaluated to ensure that the A249 continues without congestion.

g) Kent Police

Recommend a number of changes.

h) NHS Kent and Medway

Will require a Section 106 contribution of £33,700.

i) KCC Economic Development

Implications of this proposal for Community Services based on CIL regulation 122 (Schools, Waste, Youth/Adult services) contribution required.

Conclusion and Summary:

In consideration of these comments, the Parish Council has also read the 24 neighbour comments on the SBC website and attempted to consolidate the issues.

Consider:

- Is a 50% increase acceptable?
- Is moving the junction acceptable?
- Is a possible increase in pollution/air quality acceptable?
- Is it acceptable that 30 homes are required to provide a 3-unit nurses home which looks like a clinic?
- Should this application provide a Section 106 contribution to slow traffic on the A2 e.g. Speed camera in 30mph area?
- Will it open the way to a bigger development?

2. **21/502151/SUB:** Land at Hill Farm Bobbing Hill Bobbing Kent ME9 8NY: Submission of details pursuant to condition 3 (construction method statement) in relation to planning permission 18/500258/FULL – no comments.
3. **21/502273/SUB:** Land at Hill Farm Bobbing Hill Bobbing Kent ME9 8NY: Submission of details pursuant to condition 6 (contamination) in relation to planning permission 18/500258/FULL - no comments.
4. **21/502274/SUB:** Land at Hill Farm Bobbing Hill Bobbing Kent ME9 8NY: Submission of details pursuant to condition 13 (surface water drainage) in relation to planning permission 18/500258/FULL -

agreed to respond:

- Please note that house numbers 60 to 48 Keycoll Hill's gardens have in the past been washed out due to heavy rain, garden sheds were washed away as was soil and other garden materials.
 - As these properties will lay below the proposed development and hence water will flow down from any hard surfaces, Bobbing Parish Council would ask that measures are put in place to protect these properties from exacerbated flooding due to the new development.
 - We would also add that a water main and sewage pipes run underneath the proposed site and these feed/are utilised by properties in a very wide area in Sittingbourne.
5. **21/502166/FULL:** Conversion of existing garage into habitable space, utility and shower room and front extension to existing garage: 8 Ladyfields Close Bobbing Kent ME9 8TA – no comments.
6. **21/502287/EIFUL:** Section 73 - Application for Minor Material Amendment to approved plans condition 2 (amendments include changes to layout and position of plots; amendments to house types; amendments to boundary treatments; and amendments to materials) 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 Farm House Quinton Road Sittingbourne Kent – agreed to respond:

Parish Council Members are concerned that the alleyways shown within the development create a security issue and dark spaces, something that Kent Police might also comment on?

7. **21/502045/LBC:** Listed Building Consent for replacement of four rotten timber frames casement windows to the rear of the property using dark grey aluminium frames: 14 Keycol Hill Bobbing Kent ME9 8ND – no comments.
8. **21/502725/FULL:** Erection of a single storey rear extension and changes to fenestration: 25 Key Street Sittingbourne Kent ME10 1YX – no comments.

9. **Finance**

1. **Approval of the Annual Return, 2019/20:**

a) Section 1. Annual Governance Statement - Proposed by Cllr. Morgan-Brown and seconded by Cllr. Herbert, each section agreed by the Parish Council; form then signed by the Chair and the Clerk.

b) Section 2. Accounting Statements 2019/20 - Proposed by Cllr. Morgan-Brown and seconded by Cllr. Herbert, figures agreed by Parish Council, Section 2 signed by the Chair, having been already signed by the Responsible Financial Officer when completing the form.

2. **Defibrillator – Gadby Road site** – Cllr. Clare to speak to the owner of the building. Keep on the agenda.
Action: Cllr. Clare

3. **Defibrillator, The Meads** – to investigate further, keep on the agenda. **Action: Clerk**

4. **KALC Course - delivering neighbourhood planning** – Proposed by Cllr. Clare and seconded by Cllr. Herbert, agreed Cllr. Morgan-Brown to attend at a cost of £50 plus VAT.
Action: Cllr. Morgan-Brown/Clerk

5. **Accounts and Cheques Raised** – Proposed by Cllr. Clare and seconded by Cllr. Herbert, Members noted the budget figures, agreed the accounts to the 31 May 2021 and the following payments were agreed. Cllrs. Clare and Morgan-Brown to log into Unity Bank to authorize the payments.

EXPENDITURE				
Pay Date	Pay Method	Payable to	Reason	Amount
22.06.21	BACs	L. Fisher	Expenses April: telephone, use of home, Sanitizing Cloths	£25.00p
22.06.21	BACs	H.M. Revenue & Custom	Tax due for May	£93.80p
22.06.21	BACs	GDPR-Info	Data Protection Officer Service 2021/22	£420.00p
22.06.21	BACs	Steve Wakeling	Grounds Maintenance March	£145.00p
22.06.21	BACs	Steve Wakeling	Grounds Maintenance April May and June (£145 per month)	£435.00p
04.04.21	SO	Staff Salary	May	£375.05p
04.04.21	SO	Invicta IT Solutions	12 Microsoft 365 Mailboxes	£52.32p
01.04.21	DD	HugoFox	Website monthly fee	£29.99p
INCOME				

10. **Any Other Matters Arising** – None.

11. **Next Meeting(s)**

No meeting in July – agreed next meeting Wednesday 4 August 2021, 7.30 p.m. in Bobbing Parish Hall's small Committee Room.

The meeting closed at 21.21 p.m.

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

Signed: _____ **Date:** _____