

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 2nd March, 2016

Present:	Cllr. G. Herbert - Chair	Lynda Fisher, Clerk
	Cllr. R. Ball – Vice-Chair	Borough Cllr. B. Stokes
	Cllr. L. Major	Borough Cllr. J. Hunt
	Cllr. R. Bartlett	Geoffrey Bew, Press
	Cllr. G. Randall	PCSO Ian Henderson
	Cllr. P. England	8 Members of the Public

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone. Apologies were received from the Cllr. Dewar-Whalley and the Community Warden.

2. Minutes of the Previous Meeting

Proposed by Cllr. Bartlett and seconded by Cllr. Paige; the Minutes of the meeting held on the 3rd February 2016, were agreed and signed as a true transcript.

3. Public Session

The PCSO has been dealing mainly with uninsured vehicles in Bobbing Hill. He had an e-mail regarding youths and has been working on this and other matters in the Bobbing area. The Community Warden had nothing to report but did mention a Trading Standards report regarding rogue traders operating in the Swale area - gangs carrying out tarmacking of drives.

4. Declarations of Interest

All Councillors declared an interest in Item 8.1 and Cllr. Randall in Item 9.2.

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

- 1. Bobbing Hill – Travellers** – Cllr. Ball advised that the remainder of the barriers are still outstanding; the Clerk has chased and hopefully these will be delivered imminently.
- 2. Parish Councillor Vacancy** – No candidates have come forward it was agreed to put this on hold until the Annual Parish Council meeting in May. **Action: Clerk**

6. Councillors' Report

Cllr. Herbert read out a letter received from Gordon Henderson M.P. responding to the Parish Council's letter to him regarding maintenance of un-adopted housing developments; he in turn has written to Swale Borough Council who has responded and it would appear that they have little authority to act except where conditions were attached to the planning permission. Borough Cllr. Hunt advised that there are no management companies dealing with the problem areas. The land is owned by a separate company which the residents have to pay into to maintain the area. There is the possibility that the Borough Council could bid for the maintenance of the area and take on this work. He has spoken to the M.D. of Abbey Homes who does not appear to know about the issues. Abbey will undertake an inspection of Helidor Walk with regards to carrying out remedial work. Borough Cllr. Hunt has requested a site meeting to look at all the issues; he is still waiting for a reply to his e-mail. Marshgate is no longer on site; the new company is not aware that there is a problem as regards adoption. Cllr. Hunt will continue with this and will update the Parish Council.

Cllr. Ball referred to the A249 sinkhole; communication with Highways England was not good and no-one could get hold of them. Iwade was affected and people in Bobbing Hill could not get out of the road owing to the gridlocked traffic. Ironically the Parish Council contacted KCC, Carillion, Southern Water and the Environment Agency regarding a flooded area that was not drying out near the rugby club on the Grove Park back in June; all advised that there was nothing there. Now Southern Water is saying that the pipe could have been leaking for a year. Past comments have mentioned that should the Paper Mill close the water table in this area will raise; some people also recall that The Meads used to be a water meadow. It would appear that various areas are having problems and now new residents in The Watermark (this is from three sources) are having issues with dampness. Carillion only checked one side of the A249 – Northbound; they did not check Southbound for damage caused by water underground. Swale Borough Council's Scrutiny Committee might look at this and it is understood that Southern Water is going to be present at the Sheppey Local Engagement Forum meeting. It was agreed that Clerk writes to Southern Water Agency and Carillion regarding the above and British Rail regarding the safety of the railway track. **Action: Clerk**

Cllr. Bartlett advised that she has been watching the new Solar Park and on a couple of days Lorries have been using Bobbing Hill instead of the agreed access route. There is now quite a lot of damage outside Arbour Farm and she has reported this. Cllr. Ball visited the site to discuss the issue and there is now a sign advising Lorries not to use this route.

Cllr. England advised that parking on the pavements has been referred back to the J.T.B., who is saying that the logistics and costs are too hard to enforce. He also commented that the Police are coming out with a new scheme to fine Lorries that park in laybys and on pavements. In all of this he was sad to see that no one mentions pedestrians. He will be sending something in to be read out at the next JTB meeting. The PCSO advised that he has discovered that no footpath in Kent has been strengthened to take the weight of cars.

Cllr. Randall attended County Cllr. Baldock's residents' meeting on Grove Park and was invited to sit up the front as a Bobbing Parish Council representative; there were no Bobbing issues.

Cllrs. Major - nothing further to report; Cllr. Paige - nothing to report and nothing from Grove Park.

Cllr. Dewar-Whalley, in his absence asked the Chairman to thank the Clerk for her hard work on the area issues and asked for this to be minuted.

7. Correspondence

1. **Queen's 90th Birthday** – Bring back to April meeting. **Action: Clerk**
2. **Electoral Review of Kent** – Noted.
3. **Swale West Parish Group meeting 21st March** – Clerk to go back to Tim Read, KCC, to say nothing has been done about the Key Street Roundabout road markings or the signs. If County won't improve the signs it might be that the Parish Council pays for this, with the help of a grant from County Cllr. Baldock. **Action: Clerk**
4. **Swale Playing Pitch Strategy 2015 – 2025** – Noted.
5. **Government Update - Neighbourhood Planning and a new Consultation on planning changes** – Members were concerned that this consultation is taking away localism and giving more control to central Government; they felt that a lot of key powers were being lost. Cllr. Paige to look at this and let the Clerk know if it needs to go on the next Agenda. **Action: Cllr. Paige/Clerk**
6. **Response from Swale Borough Council - 14/505985/FULL Howt Green Appeal** – The Chair read out the following response received from Swale Borough Council regarding the Parish Council's letter of concern to Swale Borough Council:

"Whilst I note that the Parish Council raised the issue regarding the potential impact of the additional temporary residents would have on the Howt Green community, this was not carried forward as a reason for refusal by the Planning Committee. This issue was dealt with in the officer's report to the Committee and discussed at the meeting and I attach a link to the Councils web site providing a copy of

the officer's report and the Planning Committee minutes for reference (note the matter relates to item 2.4).

<http://services.swale.gov.uk/meetings/documents/g1307/Public%20reports%20pack%2019th-Feb-2015%20Planning%20Committee.pdf?T=10>

<http://services.swale.gov.uk/meetings/documents/g1307/Printed%20minutes%2019th-Feb-2015%20Planning%20Committee.pdf?T=1>

With regard the planning appeal, officers were instructed through the original Planning Committee decision to defend an appeal following a refusal for the following reason:

“The proposal, by virtue of the proliferation of static caravans (taken cumulatively with those already approved) would lead to an over-intensive use of the site, resulting in a significant detrimental impact on the visual amenities of this rural area, contrary to policies E1, E9 and E19 of the Swale Borough Local Plan 2008.”

In preparing to submit the hearing statement on behalf of the Council, the appeal case officer carried out a very thorough site visit to consider the appeal proposal in the light of the reason for refusal. He concluded that, on the basis that any approval would require reinforcement of the existing landscaping (the applicant agreed to this at application stage and it forms part of his case at the appeal), together with the provision of a 3m high fence immediately behind the existing well-established hedgerow fronting Sheppey Way, the caravans would not be visible in the context of the existing caravans, and would not be visible in anything other than very limited glimpse views from a minimal number of vantage points, and not at all from other public vantage points.

A site visit was then undertaken with the proposer of the motion to refuse permission for the stated reason. The purpose of the site meeting was to demonstrate to the proposer that the site was not visible from outside the wider site, other than in very limited glimpse views.

Given these circumstances, the case was referred back to the Planning Committee explaining that there was no compelling case to put to the Inspector that the caravans would harm the visual amenities of the area, noting the likelihood and risk of incurring costs if the Council continued to defend the appeal. The Planning Committee agreed that the Council should confirm in writing to the Planning Inspectorate that it does not intend to contest the appeal.

I regret that Bobbing Parish Council feel frustrated with the decision-making process, but I am satisfied that the Council has handled the case appropriately following the original decision to refuse the planning application.

8. Planning Applications

1. **16/501120/FULL:** Erection of a single storey side and rear extension and a single storey rear extension with a disabled access – Bobbing Village Hall Sheppey Way Bobbing Kent ME9 8PL - noted.

9. Finance

2. **Swale Marching Band – Request for Donation** – Members agreed to support the Band by paying for the initial four week's rental of the Village Hall. **Action: Clerk**
3. **Donation to Sittingbourne Christmas Lights Association** – Clerk to forward details to Cllr. Randall and place on next Agenda. **Action: Cllr. Randall/Clerk**
3. **Membership; Action with Communities in Rural Kent 2016/17** – Put on next Agenda. **Action: Clerk**
4. **Clerks and Councils Direct Subscription Renewal 2016/17** – Proposed by Cllr. Bartlett and seconded by Cllr. Ball; agreed to renew but reduce the subscription from 4 to 3. **Action: Clerk**
5. **Renewal of grass cutting quotation** – Proposed by Cllr. England and seconded by Cllr. Paige agreed the new monthly figure of £110.

6. **Request for donation towards Grove Park Children's Easter Egg Trail** – proposed by Cllr. Randall and seconded by Cllr. Major; agreed the donation of £50 towards this event.
7. **Accounts and Cheques Raised** – Proposed by Cllr. Paige and seconded by Cllr. Bartlett, the accounts to the 29th February 2016 were agreed and the following cheques were agreed and signed:

Date	Cheque	Details		Amount
02.03.16	0500	L. Fisher	Expenses February – Telephone, Use of Office,	£16.01p
02.03.16	0501	H.M. Revenue & Custom	Tax due March 2016	£58.60p
02.03.16	0501	Nikki Clare	S.106 Donation for Easter Egg Hunt Event	£50.00p
Three Cheques in total				

Payment:

Wages - £234.91p - salary March 2016

Paid by Standing Order

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

11. **Next Meeting(s)**

The next monthly Meeting will take place on Wednesday 6th April, 2016, commencing at 7.30 p.m. in the small meeting room at Bobbing Village Hall.

The meeting closed at 09.45 p.m.

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

Signed: _____

Date: _____