

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 3rd December, 2014

<u>Present:</u>	Cllr. G. Herbert - Chair	Lynda Fisher, Clerk
	Cllr. R. Ball – Vice-Chair	County Cllr. M. Baldock
	Cllr. L. Major	PCSO Ian Handerson
	Cllr. K. Johnson	Trainee PCSO Joshua Marshall
	Cllr. T. Wright	17 Residents
	Cllr. P. Paige	

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone. Apologies were received from Cllrs. Dewar-Whalley and Richardson.

2. Minutes of the Previous Meeting

The Minutes of the meeting held on the 5th November, 2014, were agreed and signed as a true transcript.

2. Public Session

PCSO Ian Henderson introduced himself; the main issue in Bobbing is parking outside the School; in particular he has received many complaints regarding parents parking on the pavements. There are also a lot of congestion problems and he understands the Council and Highways are carry out pilots schemes in other Schools to see how this can be solved. He gave his mobile number of 07972 004404, but commented that anything urgent should be reported to 101 or 999. He introduced a new PCSO, Joshua Marshall, who will be training under Ian.

Cllr. Major stated that the parking on Keycol Hill has not got any better and when accidents occur and traffic diverted along the A2 it causes tremendous problems; he asked if the cars can be asked to move to allow free flowing traffic; the PCSO will look at this. Cllr. Ball asked if the number of burglaries had fallen; the PCSO commented that the people who were doing this have been caught and it seems to have dropped.

A resident raised the issue of parking on grassed verges near to the Dancing Dog public house; at times he has been unable to get out of his drive. The PCSO suggested he contact him on his mobile when this occurs; Clerk to write to Swale Borough Council referring to the Bylaw regarding verges. **Action: Clerk**

A resident raised the issue of parking on the pavement and speeding in Bobbing Hill; PCSO will do some speed checks and update at the next meeting.

Numerous residents attended to express concern relating to the planning application listed under Item 8.2 of the Agenda. Numerous issues were raised, including that conditions of approval relating to a previous application had not been adhered to; all neighbouring properties were not advised of the application; querying whether it is still being used for equestrian purposes; will have an impact on an important gap between settlements; the 12 proposed caravans will be almost as many houses in the centre of Bobbing; will impact on the Crematorium, there are empty pitches elsewhere in the Borough, to cite but a few.

4. Declarations of Interest – Cllr Herbert declared an interest in 9.4.

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

- 1. Amey Traffic Survey Sheppey Way** – Cllr. Johnson commented that we seem to be going around and around with this matter. Agreed to ask the School to write to David Brazier and Roger Gough and to take this item off the Agenda. **Action: Clerk**

2. **Land at the Bottom of Keycol Hill/Bobbing Hill** - Clerk has written to Mark Cheverton, KCC, but as yet has not received a response regarding services under the area. **Action: Clerk**
3. **KALC Community Awards Scheme 2015** – Agreed not to follow up this year.
4. **Updates: Parking Signs Keycol Hill; Pedestrian Bridge, Simpsons Crossing; Layby Sheppey Way:** Response from Inspector Henley circulated to Members; Clerk to contact him again re the A2 being a strategic route network; no response from network Rail; hoping to Joint Transportation Board to agree two waiting restrictions on the layby. **Action: Clerk**

1. **Councillors' Report**

Cllr. Major - nothing further to report.

Cllr. Ball attended the meeting in the Church with the Archdeacon and Sue Samson regarding the new graveyard regulations.

Cllr. Johnson reported that a Speedwatch Team has been set up covering Bobbing, Iwade, Kemsley and Borden; training undertaken, the group has a co-ordinator and Kent Police will be undertaking risk assessments on roads. The Meads Community Centre planning application has been submitted.

Cllr. Paige reported that he is no longer the Chair of the Swale Area Committee; he has resigned due to work commitments. Ken Ingleton is chairing until the end of the current year.

Cllr. Wright nothing to report.

7. **Correspondence**

1. **SBC Statement of Intent and KALC Swale Area Committee meeting 1 December 2014** – Cllr. Paige stated it was disappointing that none of the points put forward by Parish Councils had been taken into consideration; agreed to take this off the Agenda.
2. **New DCLG programme - Delivering Differently in Neighbourhoods** – Noted.
3. **Local Validation Checklist Webpage and Consultation** – Information noted.
4. **Kent County Council Minerals and Waste Local Plan 2013-30 Submission** – Noted.
5. **Early Notice of Consultation Period Swale Local Plan** – Place on the January Agenda. **Action: Clerk**

8. **Planning**

1. **14/505135/ENVSCR** - Land at Church Farm Sheppey Way Bobbing Kent ME9 8PL - EIA Screening opinion of Proposed residential development – noted; Parish Council are not permitted to comment on this as it for a Screening Opinion.
2. **14/500144/FULL/6772** - Change of use of land to use as an extension to existing caravan site to form a total of 6 no. caravan pitches, each containing two caravans of which no more than one will be a static caravan/mobile home, including the laying of hard standing and erection of two amenity buildings – Edentop, Sheppey Way, Bobbing, ME9 8QP – The Parish Council objected on the following grounds:

This site was the subject of a Planning Inspectorate Appeal Decision, dated 1st February 2011, under reference APP/V2255/A/10/2129278. Members agreed to cite in full the relevant sections which are important to this objection as contained in the Appeal Decision.

In addition to the comments made by the Planning Inspector relating to the original application, the following objections were raised by the Parish Council:

The Parish Council strongly objects on the grounds that the appeal clearly states that the occupation of the site hereby permitted shall be carried on only by Mr Robert Beck and his resident dependants.

The Inspector's report clearly states that the occupation is for only 10% of the site; this new application increases that usage to 33% (the centre area). If 33% of the site is developed then the precedent has been set for the remaining 66% of the land to be developed.

The plan shows this 33% to be covered by hardstanding for caravans, access roads and mobile homes. In allowing the Appeal the Inspector states:

"The remainder (90%) would be left as wholly appropriate grazing land in the countryside. Moreover a suitably located landscaped screen, using native plant species, would not only hide the more urbanising effects of the proposal, it would also soften the harsh visual impact of the rather ugly existing barn. Overall, I conclude on this point that the presence of a static and touring caravan on this land, to supervise the keeping of this particular group of horses in the countryside and providing mobile residential accommodation for the purposes of horse trading, is the best method of keeping a valuable tract of open countryside in the narrow gap between the settlements of Bobbing and Iwade in good economic order and enhancing its character and appearance, in accordance with both adopted Local Plan Policy E7 and Policy EC6.2(g) of PPS4."

Due to the size of the proposal the amount of noise from people, barking dogs and traffic is not compatible with the general area of being opposite a crematorium and adjacent to nearby properties. The Inspector's report states that:

"the case made on behalf of the Garden of England Crematorium essentially relates to the harmful visual impact of the present unauthorised caravan/portaloos upon the countryside gap and especially on the immediate surroundings of the crematorium. I agree that this contrasts adversely with the carefully designed layout of the crematorium, intended to sooth the worries of its visitors at stressful times. If that were the planning proposal before me then I would concur that, if this were to remain in its present form, the rural setting for the crematorium would have been impaired. However, that is not what is proposed."

The present planning proposal will treble the size of the development and have a greater visual impact; there will be three times the land use and six times pitch sites; it not being clear if the original pitch is being removed.

On the application form it states 'Can the site be seen from the road? To which 'no' has been ticked; this is not the case and the site is at present very visible from the road.

The Inspector Comments that development shall begin no later than three years from the date of his decision – this has not occurred? Only in the last month has a caravan moved on to the site. The Parish Council can only assume that the urgency of several years ago faded once permission was granted?

If the Planning Inspector's conditions are not adhered to then it becomes an ever expanding site. Planning regulations do not permit development to be built on residential garden land. Given the site has permission for only one caravan pitch, if this was one house, would the planning authority now agree to building 6 houses on what could be described as garden land to the one pitch caravan site permission?

It is currently a Greenfield site in the countryside. If this was an application for six affordable homes on a Greenfield site without services, would it be passed?

Condition 7 of the Planning Inspector's report states that no vehicle over 3.5 tonnes shall be stationed, parked or stored on this site other than one horse box with a gross laden weight not exceeding 7.5 tonnes. All parking of vehicles, commercial or otherwise, shall take place on the proposed gravel hardstanding shown on the 1:500 site layout plan, unless otherwise agreed in writing with the local planning authority; with the further proposed 6 pitches this could lead to vehicles over the 3.5 tonne limit. The previous application for the site states that there will be one car plus one light goods vehicle/public carrier vehicle; the current application states that there will be six car plus six light goods vehicle/public carrier vehicle.

Condition 8 states that no commercial activities shall take place on the land, including the storage of materials, other than the keeping of horses. These further 6 pitches will reduce the amount of land available for the keeping of horses. With 6/12 homes not all of these would be able to make a living from horse trading, raising the prospect of other commercial uses.

This change of use of land, leading to a substantial reduction in grazing land, goes against the Inspector's conditions as follows:

- a) In allowing the Appeal the Inspector states: "The remainder would be left as wholly appropriate grazing land in the countryside.
- b) He concluded that the presence of a static and touring caravan on this land, to supervise the keeping of this particular group of horses in the countryside and providing mobile residential accommodation for the purposes of horse trading, is the best method of keeping a valuable tract of open countryside in the narrow gap between the settlements of Bobbing and Iwade in good economic order and enhancing its character and appearance, in accordance with both adopted Local Plan Policy E7 and Policy EC6.2(g) of PPS4.

If the owner is not residing on the site, then could it be deemed that he is no longer in occupation of the land and as such condition 4 comes into play (it does not state that this applies if Mr. Beck owns the land but does not reside on site; only if he no longer occupies it):

"When the land ceases to be occupied by Mr Robert Beck and his resident dependants, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use, including the amenity block hereby approved, shall be removed. Within six months of that time, the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority."

We have been led to believe that Mr. Beck's permanent residence is 'The Woodlands', Hempstead Road, Hempstead, Gillingham, ME7 3QL; this property is rated as Council Tax Band G and a mobile home on the same site as Band A. We further understand that 'Edentop' only appeared on the Council Tax Register held by Swale on the 2nd September 2014 and that this was via Planning.

The current use of the site is predominantly for horses and in connection with horse trading; the main reason why permission was granted by the Planning Inspector; there is no mention of this in the current application details; just that it is a change of use of land to be used as a Caravan site, etc. We would question whether the site is being used for horses as per the granted conditions, as we have been informed that there is some business taking place there that it not to do with horses?

The development is out of character with the neighbourhood – 6 pitches could equate to 12 caravans or mobile homes; this is almost as many as there are houses in the centre of Bobbing Village and certainly far more than the surrounding sparse houses.

Central Government has a Gypsy and Traveller consultation at the moment. One aspect of this is the definitions. It has come to light that 1 in 10 Travellers want to do less travelling with a more established home.

Members understand Swale now has sufficient number of pitches allocated and there is not a need for further sites; we also have also been made aware that there are empty pitches on sites at Faversham, Dunkirk and Upchurch.

3. **14/504670/FULL/HAHE** - Change to use to keeping horses, erection of 14 livery stables with tack room, hay store, six horse walker exercise unit, 40m x 25m exercise Ménage, paddocks and manure storage plus erection of Barn as workshop and design offices for storage and maintenance of international class offshore racing powerboat: Location: Layfield House, Sheppey Way, Bobbing ME9 8QS: The Parish Council to object on the following grounds:

- There is a noise issue with the powerboat and proposed maintenance; powerboat engines are very noisy when being worked on; sound resonating within the proposed store will become a nuisance to the close adjacent neighbours.
 - Concerns regarding traffic from the site on to Sheppey Way and whether there will be sufficient parking.
 - The Parish Council would like clarification on access and number of vehicles parking on site, having received conflicting information.
 - The Parish Council notes that Rural Planning comments that there should be one acre of land to one horse and would question whether there is sufficient land for the proposal.
4. **14/503501/FULL** - Erection of a 6ft fence along the side boundary of the property - 1 Wellington Road Sittingbourne, ME10 1LU – No objections raised.
 5. **14/505315/FULL** – Proposed workshop building with offices and staff room – Pheasants Farm House, Sheppey Way, Bobbing, ME9 8QX – No objections raised.
 6. **14/505544/FULL** – Single storey extension to South West elevation to provide additional office space – Grove Dairy Farm Business Centre, Bobbing Hill, Bobbing, ME9 8NY – Agreed to submit the following issues:
 - Concerns over parking facilities; at times insufficient spaces causes traffic to overspill on to Bobbing Hill.
 - In the interests of nearby properties Councillors would ask that building work only takes place Monday to Friday.
 7. **14/505128/FULLPAGR** – Replace existing unit with PVCu framed conservatory to the rear of the property – 37 Bobbing Hill, Bobbing, ME9 8NY – No objections raised.

9. Finance

1. **Bollards – A249 Viaduct** – Awaiting quoted, place on January Agenda. **Action: Cllr. Johnson/Clerk**
2. **WW1 Church memorial** – Cllr. Ball has received one quotation; had an inflated second quotation and has approached a company for a third, which as yet has not been received. **Action: Cllr. Ball**
3. **Renovation of Memorial Bench** - Clerk ask Steve Wakeling to look at bench and submit a quote for renovation work. **Action: Clerk**
4. **Hall Fencing request for financial assistance** – Proposed by Cllr. Wright and seconded by Cllr. Johnson; agreed to donate the sum of £2528 for the fencing.
5. **Budget and Precept 2015/16** – Bring back to January meeting. **Action: Clerk**
6. **Cheques raised at this meeting** - The accounts to the 30th November, 2014, were agreed and the following cheques were agreed and signed -

Date	Cheque	Details		Amount
03.12.14	0431	L. Fisher	Expenses November 2014 – Telephone, Use of Office, 18 Canon Ink Cartridges, Refreshments	£20.24p
03.12.14	0432	H.M. Revenue & Custom	Tax due November 2014	£44.20p
03.12.14	0433	Steve Wakeling	Grass cutting Oct and Nov 2014	£200.00p
03.12.14	0434	Robert Ball	Expenses re WW1 Commemoration Event	£23.00p
03.12.14	0435	Bobbing Village Hall	Grant for Fencing	£2528.00p
Five Cheques in total				

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

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

11. Next Meeting(s)

The next monthly Meeting will take place on Wednesday 7th January, 2015, commencing at 7.30 p.m. in Bobbing Village Hall.

The meeting closed at 10.15 p.m.

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

Signed: _____ Date: _____