

Iwade Parish Council

Monthly Parish Council Meeting

Held on Tuesday 31st March 2009 at 7.30pm

Present:

Chairman Phil Fearn
Vice Chairman Brian Groves
Cllr Derek White
Cllr Peter Wilks
Cllr Janet Gregory
Cllr Amanda Hurrell
Cllr John White
PCSO Lyndsay Woods
County Councillor Roger Truelove

Apologies

Borough Cllr Ben Stokes
Cllr David Manning
Cllr Phil Hyde

2. Confirmation of Minutes

The minutes of the monthly Parish Council meeting held on 10th March 2009 were proposed by Cllr Fearn as a true and accurate report. All members present were in agreement.

3. Matters arising from the minutes

3.1 Additional Letter Boxes in the Village

No collection sticker is currently on the new letterbox. This will be done when an official plate is put on. Cllr Derek White mentioned some graffiti is already on this new letterbox.

3.2 New Burial Ground

Cllr Janet Gregory suggested additional car parking be made available and that Cllr Ben Stokes would look into this and report back. SBC have taken over negotiations for the proposed development

4. Visitors Time

County Cllr Roger Truelove

Follow up from the parking meeting held in March Roger confirmed that it would be ok to move the zigzag lines outside the school. We just need to make sure that the school are prepared for this.

There is no further update regarding the designs for Ferry Road junction. Roger will keep pushing for it. There are many pot holes in Iwade and any patching up work will not last. Kent Highways received 1800 calls across Kent as a whole and a patching up job is all that is available at present.

Roger also spoke about secondary school places. If parents receive placing for Sheppey Academy or another school not their first choice, they will need to make an appeal process to try to obtain their choice of school. One grammar school places are taken during the Spring/Summer months, other places will filter through the system to make space at other schools.

The Broadband meeting will be held on Tuesday 14th April 2009 at 7pm in the village hall. Residents are urged to attend to get the service they need in Iwade. A notice will also be placed inside the Parish notice boards and in the local papers.

Report from PCSO Lindsay Woods

Graffiti bust was out on Monday. Regarding parking issues this is priority for this week including Sandling Way and Cormorant Road.

Dog powers – looking at making designated areas for walking dogs. To date the dog warden has not been very cooperative but he will be present at the next PACT meeting.

Alleyways have been cleaned up. Dunlin Walk, how much does Barratt Homes own? I have shown the Barratt Homes representative around Iwade looking at the area with possibility of using for car parking. They said no.

Correspondences

Iwade Parish Council received a letter from Sylvia Oshea Sec PCC. The letter was read out by Chairman Cllr Phil Fearn. She would like to know the current situation with the burial ground. SBC have now taken over this. She has been advised to talk to SBC with regards to the negotiations.

Cllr Peter Wilkes said there had not been any consultation over this with SBC and that permission for the 27 house had been granted and that we had only received a letter today confirming this. Rev. David Webb wanted an update on the subject. Cllr Amanda Hurrell read out the minutes from the meeting held on 10th March 2009.

Village Green

A letter has been received from KCC regarding a seminar being held concerning village green/common land. It will be a day seminar taking place on May 14th at County Hall Maidstone between 10am and 6pm. It covers the Commons Act 2006 and Defra will be taking part. Anyone wishing to attend are to advise the Chairman Cllr Phil Fearn.

Iwade Community Warden Update

SBC have been successful in finding a Warden for Iwade, Julia Warner. She will be starting on May 12th 2009 and her contact number is 07872 378220.

Village Lighting Update

Iwade set the Precept at 5% but SBC have added 2.5% making it a 7.5% rise. IPC should question this further with SBC. IPC did not set the Precept at 7.5% and SBC have added a further 2.5% without consulting IPC. Need to discuss this with Cllr Ben Stokes.

6. Planning

- SBC have granted permission to develop the land north of All Saints Church with 27 houses (The Street, Iwade ME9 8SJ).
- The barn adjacent to All Saints Church has been granted planning permission.
- SW/09/0019 King Fisher Close, planning refused by virtue of position with the application site, arrangement of amenity space and parking area.
- Indian Take-away, planning application granted at 1 School Mews with 10pm closing.
- SW/09/0199ME Chimney Flu. Some members objected to this application as it is out of character with surrounding properties. A majority vote agreed granting permission provide that the chimney is camouflaged in some way so that it blends with its surroundings .
- SW/09/0202 Plantation Lodge. One mobile home under gypsy status with toilet and wash facilities. Occupant would like to live in the mobile home. IPC voted and 5 Cllrs objected and 1 abstained .
- Nichols Appeal APP-V2255. See *attachment from Cllr Peter Wilks*. Cllr Janet Gregory asked for the outcome and Cllr Peter Wilkes commented that this would take some time before and outcome was announced.
- Sittingbourne Regeneration. IPC discussed the closure of St. Michael's Road and the effect this would have on emergency services attending areas west of Sittingbourne. The proposed road closure will add time onto the journey of emergency vehicles into Iwade especially during peak travel times. Cllr Phil Fearn commented that Iwade already has the longest attendance time requirement for emergency services and that the proposed road closures could only result in further increases in attendance times. Cllr Roger Truelove suggested we have a visit from the Regeneration Manager to address these issues to the Parish Council. IPC to invite Barbara Thompson and give her the option of the April and May meetings.

A resident asked if residents could be made aware of planning applications prior to each meeting. Cllr Janet Gregory stated that this would be put in the minutes and this is shown in the monthly newsletter.

7. Finance

Accounts to be externally audited. Chairman Cllr Phil Fearn asked permission to get quotes for external auditing, recommended by KALC.

Cheques to be signed by two Parish Councillors when given the appropriate invoice. Cheque numbers required for the minutes. Invoices on a quarterly basis requested from Iwade Village Hall.

The following cheques were signed.

- * Cheques raised
- * Subs for KALC £728.93 (1204)
- * Office Technical Solutions £281.28 (1197)
- * GGS £85 (1199)
- * Office Technical Solutions £8.43 (1201)
- * CPRE £226.02 (1202)
- * Iwade Village Hall £2232 (1203)

Meeting Closed 9:23pm

Next Parish Council meeting will be held on Tuesday April 14th 2009 at 8.00pm in the Village Hall

Report to Iwade PC : Nicholls Appeal Against refusal of Certificate for Road and Transport Storage Depot at Pheasants Farm Howt Green

The Appeal was held at Swale house on Tuesday 24th March 2009 Inspector Mr Alan Warner

Representing the Council Duncan Milne Borough Solicitor, Mrs Emma Eisinger Senior Planning Officer.

Representing Nicholls, Marisa Jones of Counsel, Mr Paul Nicholls Director of Nicholls Holdings.

Four residents of Howt Green,

The area of agricultural land alongside Bramblefield Lane has been used since about 1993 by contractors AMEC building the dual carriageway A249 opened in 1996. Then followed by CARILLON building the Sheppey Bridge and Queenborough By Pass from 2003 to end of 2008. More recently Balfour Beatty has used the site while renewing Power Cables. The site is just outside the Iwade Parish Boundary.

Nicholls claim continuous use over 10 years as a Transport Depot and Storage Yard. Swale B.C. refused to issue a Certificate of Continuous Use. The issue of a Certificate would allow the site to continue in use as a Road Transport Depot and Storage Yard.

Mr Paul Nicholls gave evidence that the company applied for a planning permission for a Transport Depot which was refused in 1999. Later they were given permission to use the site as a Livery Yard but did not proceed with that use. In 2002 a company called CD Fencing used the site for a temporary period as a base for repairing the Barriers on the M2

AMEC used the site for stationing caravans, temporary office buildings, storage of tractors, signs and other equipment from the start of building the road in 1993 to 1996 and a further year 1997 for maintenance. Nicholls claim that they never completely vacated the site and were still using it and there paying rent throughout the occupation by CARILLON. Much of the evidence was based on written documents which the IPC have not seen and references to photographs taken from the air.

Planning Officer Mrs Eisinger's evidence was based on a written statement and Air Photographs there were many references on both sides to a written statement from a resident overlooking the site. The Resident opposed the Nicholls application and did not agree with their claim to have used the site continuously for 10 years. The Planning Officer was questioned at length by Counsel, I was very impressed by the way she stood up to Counsels questioning and on balance feel that she won the argument.

The Arguments were purely over the use of the land during the above period and the Parish Council had no direct evidence to offer. The Inspector made it clear that he would not allow any evidence on the proposed future use by Nicholls as a Road Transport Depot and Storage Yard. I was not able to return to the PM session for closing speeches by the lawyers but consider that Swale made a good case and hopeful that the Certificate of Continuous Use will be refused by the Inspector.

Peter Wilks.