

Iwade Parish Council

Monthly Parish Council Meeting

Held on Tuesday 9th January at 7.30pm

Present: Chairman Peter Wilks Borough Councillor Ben Stokes
Cllr Brian Groves Mrs Sarah George, Parish Clerk
Cllr Derek White 2 Parishioners
Cllr Malcolm Hutchings
Cllr Phil Hyde

Apologies:

Cllr Lisa Older (work)
Cllr Sue Dowling (work)
Vice Chairman Phil Fearn (Personal)
Cllr John White (work)
County Councillor Roger Truelove (work)
County Council Brenda Simpson (work)
Cllr Gerry Cox, Community Warden (work)

2. Confirmation of Minutes

The minutes of the Monthly Parish Council meeting of 14th November 2006 were signed as a true and accurate report. This was seconded by Cllr Brian Groves

3. Matters Arising from the minutes

3.1 Recycling Scheme

Residents have been informed that the Recycling scheme will continue until the Swale Borough Council scheme starts in May.

Residents of Iwade have noted that since the notice stating the continuation no Recycling pick up has taken place and two collections have now been missed.

Parish Clerk to contact Anne Ryman to see what is happening

Parish Clerk to action

3.2 Road Traffic Survey

Clerk received correspondence from Michael Sammut, Senior Transportation Engineer of Kent Highway Services who advised the Parish Council before and after traffic surveys on the A249, A2 Rainham, B2005 Grovehurst Road South of the A249, B2006 Staplehurst Road and the Old Sheppey way at its northern limits as well as the B2231 Lower Road, B2008 Minster Road, A250 Half Way Road on the Island. This data has been useful in establishing the impact of the new trunk road works including the bridge crossing on traffic patterns.

In conjunction with this study, Iwade is being looked at in more detail and monitoring of the road network serving Iwade will start soon and analysis of this data. The personal injury crash record and recorded observation will be carried out in early spring to establish what the current situation is and to establish what issues there are and how those issues can be addressed.

Following this work it will be necessary to engage with the Parish Council on the outcomes and then the community of Iwade. Funding has been allocated to complete all study and design and consultation exercises in 2007/08 with further funding committed for the implementation programme in 2008/09

Mr Sammut will keep the Parish Council up to date on the whole process and envisaged need to meet up with the Parish Council in March/ April 2007 to discuss matters and concerns in more detail

4. Business of the Council

4.1 Handyman

Parish Lawn mower had been purchased.

4.2 Sewage Leak at the bottom of School Lane junction.

Clerk has been advised to chase Environment Agency about the main sewage leak on the 13th December 2006. The village center was washed with raw sewage which drained into the stream which connects with the SSSI and Ramsar site. With a copy to Harvey Bradshaw, Area Manager of the Environment Agency who is based in Addington, Maidstone and suggest that the Environment Agency take legal action towards Southern Water for this pollution accruing in the village

Parish Clerk to action.

4.3 Update by Ward Homes

Mr. Mick Drury of Ward Homes approached the Parish Council and advised the reason for the Land North of the Church application not being registered was due to more detail being required for the refurbishment of the listed building (Barn).

The Parish Council advised Mr. Drury that it was suggesting that the Village Hall Committee should take over the day to day running of the listed Barn as a meeting room once it was rebuilt as the Parish Council are unable to obtain grants/funding whereas the Village Hall Charity can obtain external funding to maintain the property, and the two properties could run alongside each other and not in competition.

Mr Drury advised the Parish Council that Ward Homes would leave it up to the Parish Council to decide who would be responsible for the Barn.

The Parish Council raised concerns that the Parish Graveyard should have an access independent of the Church, for funerals and grass cutting machinery.

Mr Drury advised that the village centre units were now 90% lease to clients. Lloyds the Chemist was on board, along with the Co-op as the mini market which had no opening date. Estate Agent would be using another unit and there were two interested parties for the takeaway premises, but this was still in negotiations.

Tarmac on the footpath around the village centre was imminent.

Ground work to the village park had been passed to a Landscaping company and was timetabled to be commence.

5. Correspondence / Notices

5.1 Clerks Progress Report

- Received response from Kent Highways regarding Road Traffic Survey for village
- Have written to Kent Highways, Local Borough Councillors regarding signage at the top of the A249 slip road. No response to date.
- Letter written to Environment Agency about Sewage problem – no response to date
- Advised Swale Borough Council Planning Enforcement Team about Cullnells Farm Signage and Chicken Farm on Bassers Hill. Have taken it up and will be investigating.
- Have written to Swale Borough Council about grass area in front of Sheerstone being dug up again by Transco and to make sure that the area is put back to a high standard and the Parish Council did not want the same situation happening as last year

6. Planning

No planning applications have been received for the month of December.

Planning application for Ward Homes Phase 7, proposal for 27 dwellings north of the Church deposited with Swale BC.

The Planning Officer of Swale Borough Council was consulted the Planning Officer on 03/01/07 and the application has not yet been registered so that the Parish Council has not yet received the full application. It was agreed that it will be necessary to call a meeting of the Planning Committee when the Parish Council receive full details of the application.

Members have received a copy of the 'Design and Access Statement' (DAS) supplied to the Parish Council by Ward Homes and attention was drawn to several statements in the DAS which members needed to consider at this meeting:

1. Paragraph 2.4: *Additional land is available adjacent to the village centre.....Part of this land is currently being promoted via the ongoing Local Plan review for a small-scale B1 employment uses (including B1 office uses). This will further reinforce the sustainable mix of uses at the heart of*

- the village.* Members will recall that the IPC has objected to this addition submission to the Inspector at the Local Plan Inquiry.
2. Page 2 is a copy of the Proposals Map of the Adopted Local Plan (July 2000) and shows the Village Park coloured yellow, Policies R26 and SS6. The Park is divided into two sections by the Iwade Stream. Two sites marked C11 are the sites proposed for a church car park and grave yard.
 3. Para 3.1, 7th bullet: *'the change of use of land to form an extension to the existing burial ground of All Saints Church along with the provision of a pedestrian link to the proposed car park:*
 4. Para 3.3.*The car park will also serve the proposed community/church building and will provide approximately 18 car parking spaces. It is proposed that the car park will be transferred to and managed by Iwade Parish Council and used for community purposes as well as for the Church.*
 5. Para 3.4: *To the east of the Church land will be transferred to the Parish Council for the expansion of the burial ground. A pathway to be provided between the church burial ground extension to allow direct access.*
 6. Para 3.5: *The refurbishment of the listed barn.....The detailed internal specification and fitting out of the building will be a matter for the Parish Council once the building is transferred to them. (See discussion below)*
 7. Para 5.56: *New parking standards [from Kent & Medway Structure Plan 2006] 1bed house 1space, 2/3 bed house 2 spaces, 4 or more bed house, 3 spaces per dwelling.*

In April 2003, the previous Clerk Mrs Linda Fisher was seeking advice from Clive Powell the Parish Council Adviser, Kent Association Parish Councils, with regard to the relationship between the Parish Council and Village Hall Charitable Trust. In particular she was seeking advice on how to handle the large sums of money granted to the Village Hall by the section 106 agreements between Swale BC and the Developers. [Approximate total £257,000]

Clive Powell pointed out a major difference between a Parish Hall owned by the PC and a Village Hall being managed by a Village Hall Committee:- [extract from 3 page letter]

In the meantime I would reiterate my previous verbal advice that your Council should be very wary of establishing too close a relationship with the Village Hall Committee/Trust for a variety of reasons. In the first instance there may be, (albeit unusual reasons) why a Parish Council should be closely involved in the running of the Village Hall. The obvious example is where the Village Hall is owned directly by the Parish Council. However, in most cases Parish Councils are well advised to limit their association with the Village Hall Committee/Trust. To a certain extent this has resulted from an historic division which has allowed the Parish Council to concentrate on other issues beyond just local amenities, despite their obvious importance in the community's life. However, one of the major practical reasons for Village Halls remaining charitable trusts is that there are a number of foundations which will make grants or loans to such bodies, but which cannot make them to Local Authorities such as yourself. An example of this is lottery funding and the right to claim a discretionary waiver of the rates as a charitable body.

As a result , the relationship between Parish Council's and Village Hall Committee/Trusts are best seen as a balanced relationship with the Parish Council, often receiving regular reports through its custodial trustees and perhaps providing financial support through Section 19 of the Local Government & Miscellaneous Act. This allows Parish Councils to both support and influence the development of the Village Hall without incurring liability. Only recently, I noted an article highlighting the fact that many Village Halls assume that the Parish Council's insurance will provide adequate cover should the worst happen. In fact, this is often not the case and all Village Halls should make adequate provision for their own insurance.

It was agreed that the Chairman and Clerk would approach the Church Parochial Council to discuss requirements and intentions.

7. Finance

The following cheques were raised

Sarah George	Clerk fee, November	Clerks Wages £660.06.
Graham Chambers	Handyman fees for November	£120.00
Wicksteed Leisure	Wetpour at Recreation Ground. This has been paid by Subsidiarity grant which has come into the Parish Account	£8,168.91
British Telecom	Parish Calls/Internet/ fax since August	142.44
Sarah George	Clerk fee, December	Clerks Wages £639.76
Office Technical Solutions	Printing	£51.68
Graham Chambers	Handyman fees for December	£90.00
Internal Audit Fee	Half yearly audit of Parish Accounts	£160.00
Peter Wilks	Chairman's Allowance for November and December	40.00
Kent County Council	Second half of landscape Services	£639.27

The cheques were seconded by Cllr Brian Groves. All Councilors present were in agreement.

Clerk distributed Previous Year End Comparison and financial statement to date of the Parish Council Finances so that the Parish Council may consider and prepare

for the Precept discussion which will take place at the January 2007 Parish Council meeting

Parish Precept

The tax base for 2006/07 was £885.97, and the Band D Council Tax £26.00 for the Precept of £23, 035.

The tax base for 2007/08 is £999.46, the Parish Council agreed that Band D council tax should stay the same as last year, £26.00 (no increase) for the Parish Council to receive a Precept of £25,986. an increase of 12.81%.

Meeting closed 8.50pm

The next Parish Council meeting will be held on Tuesday 12th February 2007 at 7.30pm in the Village Hall