

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 11th June 2014

Present: Cllr. M. Gale Nick Mayatt, Community Warden
Cllr. S. Plumb Andrew Shankster, MD, Persimmon
Cllr. P. Hyde Lynda Fisher, Clerk
Cllr. L. Mitchell 14 Parishioners
Cllr. D. Wastall

1. Welcome and Apologies

The Chair welcomed Parishioners to the meeting. Apologies were received from County Cllr. Truelove; Borough Cllr. Stokes and Parish Cllrs. Hunt, Rook and Jennings.

2. Declarations of Interest and Dispensations – None.

3. Minutes of the Previous Meeting

The Minutes of the Annual Parish, Annual Parish Council and Monthly Parish Council meetings held on the 14th May, 2014, were agreed and signed as true transcripts. Cllr. Plumb mentioned that he had commented at the May meeting that a litter bin was needed between Monins Road and the Village Centre, which had not been minuted. Clerk to contact Swale Borough Council requesting a bin. **Action: Clerk**

4. Visitors/Public Time

1. **Visitors** – The Chair advised that the Parish Council has been working with Persimmon; he believed Andrew Shankster, the Managing Director of Persimmon, is attending tonight's meeting and residents will be given the opportunity to raise questions under 5.3.

2. **County and Borough Councillors** – None present.

3. **Community Warden (Nick Mayatt)/PCSO** – Nick's report has been circulated to Members and contents noted. He has informed Swale Borough Council that the new burial ground is being used as a football ground. He has also spoken to Southern Water about the water in Grovehurst Road, near to the gateway entrance. The PCSO did not attend.

5. Matters Arising from the Minutes

1. **Twinning** – Cllr. Hyde suggested this is something the Parish Council can look at instigating in the next five years. Clerk to look at guidelines and report back; Graeme Horner kindly agreed to look into links with WW1. **Action: Clerk**

2. **Street Lighting** – KCC have looked at all the columns and lighting on calmed areas is now staying on. KCC will not now make any further changes.

3. **Persimmon Development** – The Chairman welcomed Andrew Shankster, Persimmon's Managing Director, to the meeting and asked him if he wanted to give an update.

Mr. Shankster has now had a meeting with Swale's Enforcement Officer to discuss progression. There are still issues with deliveries up and down School Lane and Persimmon are taking this up with individuals and reminding them of their obligations. He referred to the temporary bridge which failed to meet Environment Agency (EA) standards. With the help of Swale Borough Council (SBC) they have come up with a way forward that has since been given EA approval; they can now use a temporary bridge pending the permanent solution; this bridge will be sufficient to take heavy plant. They are still looking to have the permanent bridge in by the end of August. The main road into the site in Sheppey Way is progressing and this will be used as a haul road, via the temporary bridge,

which will stop commercial traffic using School Lane; it should be ready in June/first week of July. From the beginning of July vehicles will not be using School Lane and signage will be erected advising this. Signage is being discussed with SBC and waiting approval. Persimmon will place one of their operatives at the end of School Lane so that they can re-direct site traffic.

He referred to the drawings received at the last Parish Council meeting relating to Planning Conditions. They have met a number of the conditions and are in discussion with the Council regarding those outstanding; but SBC has been slow coming back to the company. He has asked Swale to discharge the conditions and reminded them that they have a period of time to either reject or confirm the details put before them. SBC have assured that they will but Mr. Shankster will keep on to them. He commented that SBC is aware of how the Parish Council feels about the issue and Persimmon want to get this resolved.

He mentioned the application as regards the sports facilities and SBC have asked them not to do this as they want to run through it before submission. The meeting with the Planning Officer has now taken place; he has resolved the plans for the pitches and the application is to be submitted. Mr. Shankster stated that he will work with the Parish Council to try and deliver what is needed as regards the football pitches. He confirmed that he will not object to the Village Hall being placed on the amenity area next to the Medical Centre, but added that Persimmon cannot provide this.

A resident referred to the playing field and asked when the facilities were going to be made available for the youths? Mr. Shankster stated that 30/35 houses are now occupied. He also referred to the complex drainage system beneath the field, which has had to be done because of flooding issues. By trying to keep traffic movements to a minimum this has reduced the amount of earth being removed from the site; once the new road is in this will speed up things. Once completed, the new field will need about six weeks to settle before the local community can use it. He will try and put something together for the newsletter and will attempt to include some timescales.

He referred to the fencing problems in Springvale and headlights shining in peoples' gardens; he will set up a site meeting with the Parish Council to discuss this.

He mentioned the archaeological works, which should be complete in the next six to seven weeks; if residents see anyone with metal detectors early in the morning or late in the day; can they advise Persimmon.

The Clerk referred to an e-mail received from a resident regarding work taking place outside of agreed hours; she will forward this to Mr. Shankster. Mr. Shankster advised that a special 'green netting' can be used to 'muffle' noise but this is not being erected because it can create noise in windy conditions, so instead of this he will have a permanent fence erected. A resident commented that the noise is 'unbelievable'. Mr. Shankster commented that he cannot change what has happened in the past but can try and change things now he is here. He agreed to have a look at properties affected in Springvale.

Cllr. Gale mentioned some Lorries are still using School Lane at School dropping off/picking up times; Mr. Shankster will look into this because it should not be happening.

A gentleman mentioned the football pitches and their close proximity to houses; what size fencing will be put around them? Mr. Shankster replied that they layout of the field will be exactly the same as before and the planning consent will stipulate the size of the fences – this decision will be taken by SBC. He added that the public can gain access to the Planning Application and make an observation on it.

Cllr. Wastall asked what happens if the haul road is not ready at the end of June? Mr. Shankster replied that he will expect it to happen. In terms of traffic using the new road he will do everything to make sure this happens; via signage, letters and a person monitoring the situation; if firms go against this he will apply sanctions.

It was agreed the Clerk will send Mr. Shankster copies of the Parish Council Agendas for the foreseeable future. **Action: Clerk**

The Chair thanked him for his input and Mr. Shankster left the meeting.

6. **Planning**

New Applications:

1. **SW/14/0608 – SW/14/0608** – Change of use of land to use as a residential caravan site for 2 gypsy families, including laying of hard standing and erection of 2 no amenity buildings – Land adjacent to Tiptree Bungalow, School Lane, Iwade, ME9 8QE - Members raised the following objections:
 - There have been a number of granted applications in the School Lane area over the past couple of years and the Parish Council feels that Iwade has more than contributed to Swale’s need for sites; there now being 26 pitches within the Parish.
 - The adjoining site, Basser Hill Farm, started out the same as this application (see SW/04/1324, SW/05/0164, SW/07/0217, SW/08/0877, SW/08/0976 and SW/11/1552) and now has a bungalow and farm shop on the site, on an area which was once open agricultural farm land; Councillors are concerned that the same will happen here and believe these families are connected.
 - More agricultural land will be lost.
 - If approved this will result in 11 pitches along this stretch of School Lane.
 - Councillors are pleased to see that on this occasion this is not a retrospective application.
2. **SW/14/0588** – Single storey side extension and first storey addition – Tip Tree Bungalow, School Lane, Iwade, ME9 8QE – Members raised the following objections:
 - The proposed development, by reason of its size, design and siting, would not amount to a modest extension to the original dwelling and would represent an unacceptable and visually obtrusive encroachment of built mass into an otherwise wholly open area in the countryside, to the detriment of the character and appearance of this rural area. The proposal is considered contrary to policies E1, E6 and RC4 of the adopted Swale Borough Local Plan 2008.
 - Similar proposals in this area have been refused by the Borough Council; the most recent being SW/14/0244.

Determined Applications:

1. **SW/14/0006** – Erection of an office and facilities building (retrospective) in association with the existing commercial buildings at this site (Use Class B1) – Culnells Farm, School Lane, Iwade, ME9 8QJ – Granted Permission.
2. SW/14/0244 – First floor extension to existing bungalow – Plantation Lodge, School Lane, Iwade, ME9 8QH – Refused to Permit.

7. **Twining** – See 5.1 above.

8. **Countrystyle**

Cllr. Mitchell and Borough Cllr. Stokes visited Countrystyle two weeks ago. Along the perimeter fence are perfume sprays which are supposed to be on 24 hours, 7 days a week, but this morning they were not on! Cllr. Mitchell will make periodic checks on this. They have fluid waste bunkers which do cause quite a lot of odour, but have now installed aerating machines in the bottom to stop the material becoming stagnant. 20% of the material is recycled as fertiliser, which will smell. The company is putting things in to improve and stop odours escaping from the site. Cllr. Mitchell asked if a strong smell comes from the

site can they make a visit to see where it is coming from and the company agreed. The company will also inform the Parish Council when muck is being spread.

He also asked about companies based in Ridham improving the old road; it would appear that firms believe the Parish Council is against this, to which Cllr. Mitchell replied no. Countrystyle are happy to move this forward and Cllr. Mitchell and Borough Cllr. Stokes will organise a meeting to discuss this further.
Action: Cllr. Mitchell/Borough Cllr. Stokes

9. **Ward Homes**

The Barn - A meeting took place with Ward Homes recently and they are very keen to hand the Barn over as soon as possible. There is an issue with the cladding but a compromise has been agreed and there will be a meeting this week to see what is happening.

New Development and Nature Conservation Land – SBC have agreed to adopt it and the residents won't have to pay for the upkeep any more. Any trees that have died and any landscaping will be finished. Roads on the new estate will be finished soon.

Members of the Parish Council attended a meeting with Wards last week and were advised that they are going to put in a planning application for a further 350 houses to the rear of Woodpecker Drive. They are under a legal obligation to do so under an agreement with Oliver Doubleday. Mr. Doubleday is aware that residents don't want any more housing; he is also aware of what residents want for the village. It was also better for the Parish Council to speak to Wards before any planning application. This is at the very early stage; it will be taken to SBC and if it has to go ahead then residents will be asked what they would like.

10. **White Van Complaints**

Several reports have been received of a couple going through the village in a white van and stopping and going through people's rubbish. If this happens members of the public should report it to the PCSO.

11. **Correspondence**

1. **Swale in Bloom – Centenary Poppy Campaign** – agreed to spend £5 on poppy seeds from B&Q.
2. **Staying Put – Promotional talk on our Handy Persons Service** – noted.
3. **Swale Parish and Town Councils - SBC Draft Statement of Intent** – Cllrs. Rook and Plumb to attend.
Action: Cllrs. Rook/Plumb
4. **Grass Cutting** – Clerk to place on July Agenda. **Action: Clerk**
5. **Proposed Solar PV project at Orchard Farm, Iwade** – Public meeting tomorrow; Clerk to place on the July Agenda. **Action: Clerk**
6. **Government Consultation on Underground Drilling Access** – Clerk to place on July Agenda.
Action: Clerk

12. **Finance**

1. **Adoption of Accounts for the Year Ending 31st March 2013 and Completion of Annual Governance Statement** – Proposed by Cllr. Mitchell and seconded by Cllr. Plumb, all agreed; Members formally adopted the Accounts and completed the Annual Governance Statement for 2013/14; the Annual Return was then duly signed by the Chair and Clerk as R.F.O.
2. **New Street Lights** – County Cllr. Truelove is putting £4000 towards a 20 mph survey and will not be able to put any funds towards a new column; Clerk to check with County Cllr. Burgess to see if he will contribute in this new financial year. At the present time it was agreed that the Parish Council fund one column.
Action: Clerk
3. **Donation Air Ambulance** - Proposed by Cllr. Wastall, seconded by Cllr. Gale, agreed to donate £75.

4. **Cheques raised and Accounts** – Members signed the following cheques and agreed the accounts to the 31st May, 2014:

Date	Chq.	Details		Amount
14.05.14	1701	Broker Network	Insurance Premium 2014/15 – Omitted from May Minutes.	£1046.73p
11.06.14	1702	Cancelled	Cancelled	-
11.06.14	1703	Clerk's Expenses	April - Telephone; use of Home as office, quarter share 10 colour ink cartridges; cakes for Parish Meeting; 12 x 1 st and 12 x 2 nd Class Stamps.	£35.10p
11.06.14	1704	H.M. Revenue & Customs	Tax due April 2014	£79.60p
11.06.14	1705	Steve Wakeling	Handyman duties March to May and materials	£192.50p
Three cheques in total plus cheque 1701 omitted from May list and one cancelled.				

Standing order for Clerk's Wages May 2014 - £547.10; Direct Debits for: Eon, Energy Supply, Street Lighting May, 2014 - £52.32 and Countrystyle, Hire of 110 Ltr. Envirobin, Apr 2014 - £59.70

13. **Iwade Localism Project (Swale Borough Council)** –Nothing further to report.

14. **Any Other Matters Arising**

1. Cllr. Gale commented that he had spoken to the Chairman and thought the best approach would be to formally interview prospective Parish Councillors half an hour before the monthly meeting commences. **Action: All Councillors**
2. Clerk to ask Cllr. Hunt to place an item on 'Iwade Does Facebook' to see if there is sufficient interest to resurrect the Garden Competition. **Action: Clerk**

15. **Next Meeting(s)**

The next Monthly meeting will take place on Wednesday 9th July, 2014, commencing at 7.30 pm in Iwade Village Hall.

The meeting closed at 10.15 p.m.