

## IWADE PARISH COUNCIL

### MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 14<sup>th</sup> May 2014

**Present:** Cllr. J. Hunt  
Cllr. S. Plumb  
Cllr. M. Gale  
Cllr. R. Rook  
Cllr. D. Wastall  
Cllr. A. Jennings

Cllr. L. Mitchell  
Cllr. J. White  
Lynda Fisher, Clerk  
Andrew Shankster, MD, Persimmon  
12 Parishioners

#### **1. Welcome and Apologies**

The Chair welcomed Parishioners to the meeting. Apologies were received from County Cllrs. Burgess and Truelove and Parish Cllr. Hyde.

#### **2. Declarations of Interest and Dispensations – None.**

#### **3. Minutes of the Previous Meeting**

The Minutes of the Monthly Parish Council meeting held on the 9<sup>th</sup> April, 2014, were proposed by Cllr. Wastall and seconded by Cllr. Gale; agreed and signed as a true transcript.

#### **4. Visitors/Public Time**

- 1. Visitors** – The Chair advised that the Parish Council has been working with Persimmon. Andrew Shankster, the Managing Director of Persimmon attended the Localism and April meetings and informed that Swale Borough Council were looking into certain things, including the haul road and putting options forward to the company. Persimmon were going to come back this evening and advise as to what is happening, but as yet the M.D. has not arrived.

Whilst awaiting the arrival of Mr. Shankster residents raised various issues regarding the Persimmon site. The Herons were hoping to get a programme of the works relating to the field and Pavilion from Persimmon, but details have not been released so far.

The Chair welcomed Andrew Shankster, M.D. of Persimmon and updated him on comments/issues raised so far, which he promised to follow up. He also agreed to look into joining the Considerate Construction Scheme, the site is not registered but Persimmon is a member and other sites are.

Residents advised him that Lorries speeding in the village is still bad; these cause buildings to shake and some have driven residents off the road. The Chair referred to the condition that once 30 houses had been built the haul road should be in place. Mr. Shankster could not inform the Parish Council as to why the haul road had not been built but he did mention that there had been serious problems on site. Cllr. Rook raised a question regarding the installation of the haul road; Mr. Shankster responded that this is dependent on a bridge which will be in place giving a permanent connection to the two sites at the end of August. The bridge is on its way from Ireland, where it was manufactured. Putting a temporary bridge in would cause problems and a permanent solution is better. He did add that the haul road is not in because of the drainage strategy on the site; it needs Environment Agency approval prior to it being put in.

The Chair advised that the Parish Council has received an application from Planning Officers relating to conditions; these conditions, such as drainage, layout, landscaping, etc., should have been passed before any building took place but this has not been the case. The condition also states that no houses should be occupied until details are passed.

Flooding issues in Springvale and Mansfield Drive were also raised. The Council advised him that it has pictures of 39 lorry movements in School Lane at School times during the past two weeks which clearly shows that what Andrew said at the last meeting about telling the contractors not to use School Lane obviously is not working. Andrew Shankster advised that in terms of deliveries to the site Persimmon have written; telephoned and reinforced and now the only option left is to put a representative from the company on the highway, away from the site, to stop every commercial vehicle coming towards the site or away from School Lane to carry out a check on them. He has already spoken to the Local Authority and Planners about signage but the process will take quite a while – he cannot just put signs up because these will be illegal. He promised to write to everyone again about the procedure, if a vehicle ignores it quite severe sanctions will be brought against that company. A resident asked about Lorries arriving on site at 6.30 a.m. Mr. Shankster responded that every lorry driver has to sign in and he will check on this. A resident suggested putting signs up on Persimmon land; Mr. Shankster advised he will write to the Planners about putting up a temporary sign. The Chair advised that residents are not happy with the continued use of School Lane at any time during the day (not just School times), particularly if this is now going to take until August to remedy.

A surface water drainage scheme costing thousands of pounds will be installed under the football pitch; again this needs the approval of the Environment Agency. Persimmon has given a commitment to the Planning Authority and the Parish Council to do this. Persimmon should be in a position to submit an application for the Pavilion in the middle of June. The Chair mentioned the condition to pass this over by the completion of the 100<sup>th</sup> house; a condition which is obviously not going to be met. It was also suggested that the local football club pass over details of how they want the field set up.

The issue of contractors swearing on site near to residents' gardens was raised and Mr. Shankster commented that this was unacceptable and he will raise it with his Site Manager.

The Chair advised Mr Shankster that reptile fencing has been torn down; landscaping plans show an area with planning and a pond but at present there is hard-standing and a burger van stationed on this area; children are accessing the site and throwing materials into the stream and bags have fallen down on to the footpath. He has e-mailed all the information to Mr. Shankster's P.A. but nothing has happened. He understands the Environment Agency is looking into the stream. Mr. Shankster advised that there is security on site.

Mr. Shankster advised that the Planning Authority called Persimmon in for a meeting; the company gave a response but have had no formal response from the Planners; nor have they had an Enforcement Notice from the Planners.

A resident raised the issue of dust – the road sweeper does not seem to be cleaning properly. Andrews Shankster will check on road sweeping in School Lane. Dust is affecting properties on the Sheppey Way; he will ask the Environment Agency people to come down and give advice on this. A resident asked about mud on the roads; Mr. Shankster replied that there is a jet wash on site but the resident advised that this needs to be a wheel wash to properly clean underneath a vehicle.

Mr. Shankster is keen to work closely with the village and is quite happy to meet on a fortnightly basis to see what is going on. A resident suggested bringing the Site Manager to these meetings. Mr. Shankster suggested that residents who do have an issue make an individual appointment to discuss it, this might be better and more focused; first perhaps there could be a site meeting with the Parish Council and then individual residents.

The Chair thanked Andrew Shankster for attending and hoped things could now move forward.

It was agreed that in future the Clerk will send all residents' information on any violations of conditions to the Enforcement Team; copy in all of the Planning Committee; the Borough and County Councillors and our M.P; also to query with Swale Planners why they have not got back to Persimmon.

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

3. **Community Warden (Nick Mayatt)/PCSO** – Nick's was unable to attend; his report has been circulated to Members and contents noted. The PCSO did not attend.

## 5. Matters Arising from the Minutes

1. **Twining** – Clerk to place on June Agenda. *Action: Clerk*
2. **Street Lighting** – KCC are looking again at the part-night lighting in Iwade, taking into account traffic calming areas and roads with other highway furniture. Clerk to raise with County the area in Monins Road that is surrounded by posts and Fans Lane. *Action: Clerk*
3. **CPRE Solar Workshop** – Cllrs. Plumb and Rook attended this workshop at Hadlow College. Cllr. Plumb has circulated notes to all Members. He referred to a website that CPRE have set up which gives planning guidelines to help Parish Councils consider applications that might come from energy companies; this website will be useful when the Parish Council is dealing with the two proposed applications; one within and one on the boundary of Iwade.
4. **Feedback:** – S.106 Agreements – Clerk to chase; Emergency Plan: Cllr. Rook will put an item in the Observer; Village Clean-up: A very successful event with a really good turnout.

## 6. Planning

1. **SW/08/1127CCH** – Compliance with conditions 5, 7, 9, 10, 13, 23, 38, 39, 49 and 43 of planning permission SW/08/1127 – Coleshall Farm, Sheppey Way, Iwade, ME9 8QY - Members raised no objections but asked for the following comments to be sent to the Planning Officers and the Planning Committee:

Members are not happy that we have only now received this information as the houses are already occupied. The conditions attached to the original application state that these details should have been submitted twelve months after permission was granted, unless the LPA has agreed in writing. However, residents are now living in over 30 properties, so this is already breaking the planning conditions. The conditions were reported back in January 2011; how do we know that these will be adhered to as so far many things have not?

We have raised concerns with Enforcement, with Planning Officers and in our Localism Live Project meetings and we must admit we are fast losing confidence with Swale Borough Council.

Localism is supposed to be the flagship of Swale Borough Council but from a planning perspective it does not appear to be working.

2. **KCC/SW/0008/2014** – Variation of conditions 6 and 9 of planning permission SW/10/774 Land at Ridham Dock, Iwade, ME9 8SR – no further comments.
3. **KCC/SW/0007/2014** – Revised surface water drainage scheme – Land at Ridham Dock, Iwade, ME9 8SR – no further comments.
4. **KCC/SW/0339/2013** – Section 73 application to amend conditions, (1) site layout, (8) – delivery hours, (17) – vehicle movements and (24) – waste throughput of planning permission SW/12/445 – Countrystyle Recycling Ltd., Ridham Dock Road, Iwade, ME9 8SR – our objection to this still stands.

## 7. Correspondence

1. **Results of Community Governance Review** – Noted.
2. **Complaint re dust from Persimmon site** – see proposals in Public Section, Item 4.1.

## 8. Finance

1. **Insurance Premium 2014/15** – Proposed by Cllr. Gale and seconded by Cllr. Rook, agreed the £1046.73p.
2. **Cheques raised and accounts to the 30<sup>th</sup> April, 2014** – Members signed the following cheques and agreed the accounts to the 30<sup>th</sup> April, 2014:

Date	Chq.	Details		Amount
04.05.14	1692	D. Preston	Burgers, Sausages & Sauce for Village Clean Up Day	£65.94p
14.05.14	1693	Clerk's Expenses	April - Telephone; use of Home as office, quarter share 8 ink cartridges; milk for village clean up	£18.92p
14.05.14	1694	H.M. Revenue & Customs	Tax due April 2014	£79.60p
14.05.14	1695	Broker Network Ltd	Insurance Premium 2014/15	£1046.73p
14.05.14	1696	State Securities Plc	Lighting repairs Evergreen Close	£88.80p
14.05.14	1697	CPRE Protect Kent	2 Delegates for Solar Farm Workshop – May	£20.00p
14.05.14	1698	S. Plumb	Mileage re Solar Workshop at Hadlow College 2.5.2014	£22.23p
14.05.14	1699	J. Hunt	Expenses Mileage: 6 meetings; food: Village Clean up	£58.22p
14.05.14	1700	Steve Wakeling	Handyman duties March to May and materials	£513.15p
<b>Nine cheques in total; cheque 1692 already issued</b>				

Direct Debit Payments: Clerk's Wages April 2014 - £547.10pp; Eon: Energy Supply, Street Lighting April - £50.63p; Countrystyle, Hire of 110 Litre Envirobin Feb 2014 - £47.76.

**9. Speed Watch**

The Chair advised that he had recently attended a Speed Watch conference. Regrettably the present team has insufficient members (only two) and they have not had anyone else come forward from Iwade. A date needs to be set for training and Clerk to speak to other Parish Councils who want to be involved.

**Action: Clerk**

**10. Iwade School Expansion**

The Project Manager dealing with the school expansion had no idea who owned the access road to the side of the village centre; the Chairman ascertained that it was in the ownership of Ward Homes and sent this information to him. The Project Manager has been in contact with Ward Homes who are happy for the road to be used but have asked how much money County are willing to pay to for it. KCC are not willing to pay and Ward Homes are refusing to allow the road to be used without payment. Also the upkeep of the road is paid for by the businesses in the Village Centre and unfair on them to pay if there's any damage.

**11. Iwade Localism Project (Swale Borough Council) -Nothing to report.**

**12. Barn and Village Hall Updates**

The Chair has a meeting next week with Nicola McKenzie to through the paperwork to set up the Trust to run the Barn. No further update on the new Village Hall.

**13. Any Other Matters Arising**

Verges and other green areas have not been cut properly by the contractors; Clerk to complain and ask that this work be finished to the required standard.

**Action: Clerk**

**14. Next Meeting(s)**

The Parish Meeting will take place on Wednesday 28<sup>th</sup> May, commencing at 7.00 pm and the next Monthly meeting will take place on Wednesday 11<sup>th</sup> June, 2014, commencing at 7.30 pm; both will be held in Iwade Village Hall.

**The meeting closed at 10.25 p.m.**