

## IWADE PARISH COUNCIL

### MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Tuesday 14<sup>th</sup> October, 2015

**Present:**

Cllr. J. Hunt – Chair	Cllr. P. Horner
Cllr. M. Gale – Vice-Chair	Cllr. R. Clark
Cllr. D. Gale	Cllr. P. Hyde
Cllr. S. Plumb	Lynda Fisher, Clerk
	8 Members of the public

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

The Chair welcomed everyone to the meeting; apologies were received from Parish Cllrs. Cheeseman, Wastall, Mitchell and White; Borough Cllrs. Ben Stokes and Duncan Dewar-Whalley; the PCSO and Nick Mayatt Community Warden.

#### **2. Declarations of Interest and Dispensations**

Item 6 Planning – Cllrs. Clark and Hunt declared an interest; Cllr. Horner declared an interest in item 6.4. Dispensations are in place for Members relating to The Barn and Iwade School.

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

Members agreed the Minutes were factually correct as far as Item 1 – attendance. The Chairman advised that Members should notify the Clerk direct if they are unable to attend a meeting, they cannot rely on this being passed on second-hand. He confirmed that it is normal protocol for non-notification to be recorded, and although in the past the Clerk has tried to be lenient, this will be adhered to in the future.

Proposed by Cllr. Gale and seconded by Cllr. Clark the Minutes of the Monthly meeting held on the 9<sup>th</sup> September, 2015, were agreed and signed as a true transcript.

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

**1.Visitors** – Seven residents attended to raise their concerns at the Planning Application 15/505910/REM – Coleshall Farm, Ferry Road development. Issues raised were a corridor being opened up adjacent to 36 Mansfield Drive creating a hazard as the stream is nearby; plots 228-230 need to be swapped back with 231-234. 2.5 high houses to the rear of properties in Mansfield Drive, residents will suffer from overlooking and loss of privacy. Who maintains the proposed hedge to the rear of Mansfield Drive - fencing is also needed for security and privacy. The wildlife corridor has been drastically reduced. Flooding is a concern as newer properties are on higher ground than the old.

Councillors commented that they are still concerned about the 2.5 high houses to the rear of properties in Mansfield Drive; although it has been explained that the third level is in the roof these buildings are still much higher than a normal two storey building. The residents of Mansfield Drive will suffer overlooking and loss of privacy; this will have a huge impact on existing bungalows. As mentioned in the Parish council's previous objection residents received a letter from the developer stating that only two storey high buildings would be placed to the rear of their properties; a copy of this letter was attached to the Council's submitted comments.

**County and Borough Councillors** – Borough Cllr. Stokes sent his apologies; he is dealing with several residents' issues in Iwade at the moment. He asked if the Parish Council would like to apply for a Member's Grant of £200 towards the Christmas Tree/Lights.

**2. Community Warden (Nick Mayatt)/PCSO** - The Community Warden's report had been circulated. There are more fly tipping incidents; ASB issues and Scammer issues.

**5. Matters Arising from the Minutes**

**1. Meeting with the Iwade Herons re Pavilion and Playing Field** – Members of the Parish Council met recently with representatives from Iwade Herons to discuss how this was going forward and how site management would work between the two parties. The Herons will produce a business plan; consider a 25 year lease of the Pavilion and whether to take on the playing field; they will also discuss this with Borden Sports Association, who has a similar set up in Borden. There is also the thought that the area can be used by a Cricket Club and for Hockey. The field itself will remain open, as in the past, for the residents of Iwade to use.

**2. Kent County Council Minerals & Waste Local Plan 2013-30 – Proposed Modifications Consultation** – There is nothing in the modifications to affect Iwade.

**3. Grovehurst Roundabout and Slip Roads** – Members of the Parish Council met with a representative from Highways England, County Councillors, Borough Councillors, KCC Officers and a member of the public involved in the recent accident, to look at the slip roads and the issue of pedestrians trying to cross them. Highways England (HE) agreed to investigate and advise of their findings. The Clerk has now received an e-mail clarifying the HE maintenance boundary and advising that investigations into the feasibility of installation of a 'pedestrian in the road ahead' warning sign on the northbound exist slip road will be undertaken.

**6. Planning**

1. **15/504585/FULL:** Plot 1 - Proposed replacement day room, and relocation of hardstanding for parking and caravan parking space. Plot 2 - Proposed store, relocation of sealed cesspool and hardstanding for access to mobile home. Change of use of land to provide two gypsy pitches with one sealed cesspool and each with one mobile home, two parking spaces, a transient pitch and associated hardstanding: Highview School Lane Iwade Kent ME9 8QH – No objections.

2. **15/507814/FULL:** Variation of Condition 3 of planning permission SW/12/0183 (Change of use of land for the siting of 2 mobile homes for 2 gypsy families with associated utility blocks, parking for vehicles including touring caravans, services and boundary fence) - To substitute previously Proposed Plan 431/02 Rev B for 538/04 to permit; Relocation of mobile home and transient pitch position and relocation of mobile home: Highview School Lane Iwade Kent ME9 8QH – No objections.

3. **15/507191/COUNTY:** MVV Environment Ridham Lord Nelson Road Ridham Dock Iwade: County Matter - Stores building – No objections.

4. **15/505910/REM:** Coleshall Farm Ferry Road Iwade Kent ME9 8Q: Approval of Reserved Matters including details of access, appearance, landscaping, layout and scale for the erection of 86 dwellings pursuant to outline application SW/08/1127 – Members agreed to respond as follows:

Plots 228-230 need to be swapped back with 231-234, as on the previous plan. This amendment has opened up a corridor adjacent to No 36 Mansfield Drive to the children's play area. A serious health and safety issue is created in that there is nothing to prevent young children, attracted by the new 'pathway' falling into the stream (which at this point is some six to 10 feet below steep banks). Because of the development the stream is now extremely fast flowing, deeper and more a danger. The original layout prevented this access and it would be simple, and no cost to the developer to revert to it. If this remains as revised then we would enquire whether Kent Police have been consulted on this new 'walkway' – what are their views? We would also insist that close board fencing and a hedge sited along this corridor and continues along the stream bank for health and safety reasons and crime prevention.

Councillors are still concerned about the 2.5 high houses to the rear of properties in Mansfield Drive; although it has been explained that the third level is in the roof; these buildings are still much higher

than a normal two storey building. The residents of Mansfield Drive will suffer overlooking and loss of privacy; this will have a huge impact on existing bungalows. As mentioned in our previous objection; these residents received a letter from the developer stating that only two storey high buildings would be placed to the rear of their properties; a copy of this letter was attached to our submitted comments.

Proposed hedge: we would again query maintenance of the hedge between the new and existing development; we believe this is not down to the residents but there is no access to maintain it? Furthermore it would appear that the hedge is in fact a narrow strip of plants of between 30 and 80cms in height. It will provide no barrier. This 'plant border' is the only marker at the end of the gardens of the new houses – they have no fence or other boundary? The Parish Council is concerned about the lack of security and privacy between the houses along that boundary.

Behind 40 and 42 Mansfield a 2 metre wide strip of grass is proposed with a 30-50cm planting as the only barrier to prevent entry from the public open space into the gardens of these houses. A similar situation exists at 38 Mansfield Drive. Security and privacy are totally absent; other and adjacent houses have the same virtually non-existent barrier between their gardens and those of the new homes. The inclusion of a 1.8m high close-boarded fence would achieve security and privacy for these residents.

The originally promised 2 metre wide wildlife corridor has now been reduced to (to quote one of my Members) 'the width of a chair', which is extremely disappointing.

As some of the gardens of properties in Mansfield drive are lower than the new properties, residents have deep concerns regarding flooding; some properties have already suffered this and we did raise this issue in our previous objection.

In light of the above the Parish Council requests that the Planning Committee to undertake a site visit so that Borough Councillors can fully appreciate the impact on security, health and safety, overlooking and loss of privacy and that the committee at least consider deferring their decision to give the Parish Council time to consult with Persimmon and their agent to follow up on all concerns and come to an agreement.

5. **15/507706/FULL:** Single storey rear extension. Alterations to roof to facilitate loft conversion - hip to gable conversion, raising of ridge height, dormers to front and rear and chimney height increased: 8 Colson Drive Iwade Kent ME9 8TT – No objections.
6. **15/507606/ADV:** Advertisement - 4 No. externally illuminated fascia signs; Non-illuminated ACM direct print panels; Non-illuminated window vinyl graphics applied internally; Non-illuminated frosted manifestation vinyl window bands (x2) and door bands (x2); Non-illuminated ATM clip frame; 4 No. non-illuminated lockable poster frames; Internally illuminated totem sign: 3 School Mews Iwade Kent ME9 8UW – the Parish Council objects to this application on the following grounds:

The Village Centre was originally designed with the shops facing 'inwards' on to the square to lessen the visual impact on the surrounding roads. The design was to try and give the street scene more of a residential impression. The 'Totem' illuminated sign to be located outside of the inner square on the corner of The Street/School Lane is totally out of keeping with the street scene and will distract drivers' attention on this junction. It will be a blot on the present landscaped garden.

The illuminated signs above the unit are out of keeping with the adjacent shops in the courtyard and will cause a light nuisance to residents of the flats above and opposite.

The illuminated signs facing the car park are out of keeping with the area and will present a 'cluttered' appearance with addition of the proposed advertising boards.

## 7. Correspondence

1. **Operation Stack** – Although this possibly will not affect the residents of Iwade; there were concerns that with lorries being directed onto the M2, if there is an accident on the motorway traffic will have to come through Sittingbourne and this could create chaos on the roads into and around the town. Clerk to respond with this concern. **Action: Clerk**
2. **Kent and Medway Safeguarding Adults Safeguarding Board - Draft Strategic Plan 2015-2018 - Invitation to Join** – Agreed individual Members to respond and the Chairman to place this item on Iwade Village Does Facebook. **Action: All Members**
3. **Kent County Council Consultations Street Lighting** – Clerk has already placed this on Iwade Does Facebook; agreed she will ask for this to go in the Iwade Observer. **Action: Clerk**
4. **The Commonwealth Flag Day** – Bring back to November Meeting. **Action: Clerk**
5. **NALC Survey - National Improvement Strategy** – Clerk to submit agreed responses.
6. **OP Futures public consultation** – Cllr. Plumb to respond on behalf of the Parish Council. **Action: Cllr. Plumb**
7. **Boundary Commission - Kent Further Draft Recommendation – Sevenoaks** – Noted.
8. **Home Office Consultation - Reforming the powers of Police Staff and volunteers** – Proposals noted; individual Members to look at the consultation. **Action: All Councillors**
9. **Stickfast/School Lanes Roadworks: improving highway relating to the Brickearth Extraction Proposal** – Clerk had been promised some details of road closures by KCC but these have not arrived; place on the November Agenda. **Action: Clerk**

## 8. **Finance**

1. **Internal Audits** - Clerk to discuss reducing internal audits to once a year with the Internal Auditor and report back to the next meeting. **Action: Clerk**
  2. **Annual Return 2014/15** – The Annual Return 2014/15 has now been received back from the External Auditor and has been signed off with no issues being raised. The Clerk will now display the Notice of Conclusion of audit and Annual Return. **Action: Clerk**
  3. **Christmas Tree 2015** – Agreed to have existing lights and associated equipment PAT tested and a timer installed in the lamp column; Clerk to approach B.W. May to see if they will carry this out and the cost involved. Clerk to ascertain cost of a tree from the supplier used last year; money has been set aside in the budget for this. It was agreed that the tree lighting ceremony will take place on Sunday 29<sup>th</sup> November, at 4.30 p.m. An article to be placed in the Observer advising residents of the date and time; Clerk to ask for the road to be closed. **Action: Clerk**
  4. **Planters** – Cllr. Hunt wished to thank everyone who has agreed to maintain a planter; particular thanks go to those who are acting as sponsors. Those involved are Ickles Pickles, Tinkerbells, Iwade Garage, Heaven Hairdressers, Happy Days, School Lane Farm, Steve Anderson and the Church. Proposed by Cllr. Hunt and seconded by Cllr. Hyde, all agreed, Cllr. Hunt to arrange signs indicating sponsor for each planter; the cost being £15. **Action: Cllr. Hunt**
1. **Accounts and Cheques raised at this meeting** – Members agreed the following cheques and accounts to the 30<sup>th</sup> September 2015

Date	Chq.	Details		Amount
14.10.15	1796	Clerk's Expenses	Telephone; use of Home as office, 12 x 1 <sup>st</sup> , 12 x 2 <sup>nd</sup> Stamps; plastic cutlery and refreshments for meeting.	£32.90p
14.10.15	1797	H.M. Revenue & Customs	Tax due October	£153.75p
14.10.15	1798	Steve Wakeling	Handyman duties and materials - September	£204.00p

14.10.15	1799	Greenbarnes Ltd.	Manmade Timber Double Bay Notice Board with posts	£2232.79p
14.10.15	1800	McCabe Ford Williams	Quarterly Salary Preparation	£39.00p
14.10.15	1801	J. Hunt	Parking & Mileage re Medway Estuary & Swale Strategy Meeting, Sun Pier House, Chatham	£16.45p
<b>Six cheques in total</b>				

Plus:

Clerk's Wages: October 2015	£755.07p	Paid by Standing Order
Eon: Energy Supply, Street Lighting - October	£55.82p	Paid by Direct Debit
Countryside: Hire of 110 Ltr. Envirobin - October	£32.50p	Paid by Direct Debit

**9. Iwade Localism Project (Swale Borough Council)**

1.The Barn – The Barn now has electricity; the Lease is signed and hopefully by the end of this week the building will be handed over to the Trust. Details of the doors have now been received and it was suggested that a meeting take place between the Parish Council and the Trust to look at the project.

2.Neighbourhood Plan – The questionnaire has gone out; there have been some concerns about it but it will give details that the Parish Council needs to know regarding housing needs.

**10. Emergency Plan**

Cllr. Horner is looking into this. We need to adopt an Emergency Plan for the village and in this respect she has spoken to Victoria Hadfield, who is in the throes of assembling a new pro forma template for villages. **Action: Cllr. Horner**

**11. Reports from Representatives (Village Hall and KALC)**

1.Hall – Cllr. Gale reported that at the September meeting procedures and rules for various Officers were determined. The Committee is looking into hiring a new Cleaner. There are some new hirers – Yoga and Children's Dancing. The Hall has an alcohol licence which they are looking to reactivate. The floor needs to be sanded and varnished again and the A.G.M. has taken place. A letter has been received from the W.I. regarding storage; he has looked into it and there is no more storage available; lockers are being removed from the old storage cupboard because of Health and Safety Regulations. However, the Village Hall is looking at buying more lockers in the future.

2.KALC – Cllr. Wastall not present to update.

**12. Any Other Matters Arising**

1.Councillors mentioned that several mums had approached them about the Zombie Walk; mums have concerns about the route and fear children will be scared and this will put off residents wanting to do their normal things on Halloween.

2.Councillors also raised the issue of parking in Iwade. They believe the Zombie Walk has been widely advertised and many residents have expressed their concern that the village will become blocked with cars; Clerk instructed to write to Swale Borough Council to see if the organisers have made parking provision. **Action: Clerk**

3.Cllr. Hunt advised that he attended a meeting arranged by the Medway Estuary and Swale Strategy group and that Iwade is now a Key Stakeholder in the Engagement Group.

**12. Next Meeting(s)**

The next monthly meeting will take place on Wednesday 11th November, 2015, commencing at 7.30 pm in Iwade Village Hall.

**The meeting closed at 10.35 p.m.**