

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 14 December 2022

<u>Present:</u>	Cllr. A. Dollimore – Chair	Cllr. B. Whiting
	Cllr. S. Tolhurst	Cllr. S. Cheeseman
	Cllr. R. Langham	Lynda Ives, Acting Clerk/RFO
	Cllr. S. Lancashire	Adam McKinley, from Vibe
	Cllr. R. Stalley-Moores	6 Residents

Prior to the meeting, the Chair welcomed Adam McKinley and a colleague, representatives from Vibe Community Charity - Community led, Youth Inspired, part of the Brogdale CIC Group. Adam is also the Community Warden for Iwade and surrounds, he covers five areas and has tried to work out where they can do youth provision. He is now looking for a spot to set this up and is hoping to do so in Iwade. Provision will take place on Wednesday and will start from the 16 January. It will be like a Youth Club, working outside in the summer and inside during the winter. He will contact the Village Hall to see when it can be used for this facility.

1. Welcome and Apologies

The Chair formally welcomed everyone to the meeting. Apologies were received and accepted from Parish Cllrs. Hyde, D. Waters and S. Waters.

2. Declarations of Interest and Dispensations

None.

3. Minutes of the Previous Meeting

Proposed by Cllr. Lancashire and seconded by Cllr. Whiting, the minutes of the Monthly Parish Council meeting held on 9 November 2022, were agreed and signed by the Chair as a true record.

4. Visitors/Public Time

1. **Visitors** – Residents attended to comment on issues with vehicles turning in Swallow Avenue, they were advised that this is being looked at by Kent County Council (KCC). Another resident attended to hear if any progress had been made with youth provision – see above. Others attended to see if there had been any updates on the parking issue in Sheerstone – the Chair advised nothing to date.
2. **County and Borough Councillors** – None in attendance, no reports received.
3. **Community Warden/PCSO** – Neither attended; no written reports received.

5. Matters Arising from the Minutes

1. **Highway Improvement Plan (HIP) Review** – KCC have set up a ‘Teams’ meeting tomorrow, the Clerk is attending, she asked if some Councillors could do the same. **Action: Councillors/Clerk**
2. **Site Entrance Pond Farm** – Sheppey Way entrance is being used again, the Clerk has contacted Swale’s Planning Officer, who promised to look into the matter and provide a substantive response. Clerk to contact Planning again regarding water being pumped from the site on to Grovehurst Road, if this freezes during the Winter months it will be a hazard to drivers. **Action: Clerk**
3. **Parking Issues, Sheerstone** – see Item 4.1 above.

4. **Tracker – Cllrs Tolhurst and S. Waters** – Revised Tracker circulated to everyone. Still looking into trying to upload to the Microsoft 365 site, for use as a working document by everyone. Clerk has not had a response from the ICT firm. **Action: Clerk**
 5. **Lamp Column Painting** – Response received from KCC; they normally carry out lamp column painting in the Spring. Agreed to take off the agenda. **Action: Clerk**
 6. **Mobile Phone Signals in the Village** – Clerk has spoken to O2 first and Cllr. Hyde then took the matter up with them. Agreed to defer this till the next meeting when hopefully Cllr. Hyde will be in attendance. **Action: Cllr. Hyde/Clerk**
 7. **Kent Minerals and Waste Local Plan 2013-30 (the Plan) Review; Regulation 18 Public Consultation** – Agreed no comments.
 8. **Flood Action Group** – Sadly Cllr. Whiting has received no responses to his article in the Iwade Observer. He will carry on with this, other Councillors agreed to assist and hopefully residents will come forward in due course. Flooding in the village could come from the stream, surface water and the very real threat that if the Reservoir at the top of School Lane burst the whole of Iwade could be flooded. **Action: Cllr. Whiting/Cllrs**
6. **Planning** – applications are viewable on: Swale: <http://pa.midkent.gov.uk/online-applications>; KCC: <https://cloud2.atriumsoft.com/KCCePlanningOPS/searchPageLoad.do>
1. **22/505170/FULL:** Proposed conversion of roof space into habitable room, front dormer roof extension, rooflights to rear roof slope and changes to fenestration. Location: 7 Meadow Brown View Iwade Kent ME9 8XB – no comments.
 2. **22/505209/EIFUL:** Section 73 - Application for variation of condition 31 (to amend the number of occupied dwellings from 50 to 100) pursuant to 21/502287/EIFUL for - Section 73: Application for Minor Material Amendment to approved plans condition 2 (amendments include changes to layout and position of plots; amendments to house types; amendments to boundary treatments; and amendments to materials) pursuant to 18/500257/EIFUL for - Proposed development of 155 dwellings together with associated new access road, car parking, linear park with acoustic barrier to the A249, dedicated LEAP, allotments, areas of surface water drainage attenuation and ecological enhancement, and new planting, including an area planted in the style of an orchard. Land Adj to Quinton Farmhouse Quinton Road Sittingbourne Kent ME10 2DD – No comments.
 3. **22/504781/OUT:** Proposal: Outline application (all matters reserved except for access) for erection of up to 2,800m² of additional storage and distribution (B8 use) warehouse floorspace and HGV parking including access, parking, landscaping and other associated works. Address: Sittingbourne Logistics Park Swale Way Sittingbourne Kent ME10 2FF – Agreed to respond Iwade Parish Council objects to this application on the grounds of:
 - Increased HGVs on the already congested road system in this area.
 - Concerned that no details of number of extra HGVs are shown on the application or within the Planning Statement - can we request sight of these details.
 - If approved and extra HGVs are permitted the Council requests that as part of the conditions, vehicles only be permitted to exit the site, turning left to go down to around the roundabout in Swale Way and then come up to Grovehurst Roundabout. At the present time vehicles coming out of the site turn right and cross the traffic stream causing queues.
 4. **22/505438/FULL:** Proposal: The conversion of an agricultural building to one residential dwelling with parking, associated driveway and access. Address: School Lane Farm School Lane Iwade Kent ME9 8SG – no comments.

5. **22/505076/OUT:** Address: Land at Pheasant Farm Bramblefield Lane West of Iwade Bypass Sittingbourne Kent Proposal: Outline application for the erection of up to 42no. residential dwellings, including open space, drainage, infrastructure and other associated works (Access being sought) – Agreed to respond Iwade Parish Council objects on the following grounds:

- Concern over Lack of infrastructure
- Traffic and pressure on local roads, which are already over capacity.
- Medical Facilities – limited capacity, backed up by the NHS, and a worrying shortage/difficulty in recruiting Doctors.
- Concern over water supplies.
- Further loss of Agricultural land.
- No sewage pipe drainage, the land drains on to the A249; Highways England might have concerns regarding this.

The applicant points out that a larger adjacent area is also under their ownership and indeed the area is highlighted on the plan. This is of concern to the Parish Council as it seems to indicate that they will be looking to submit a possible future planning application on this land, further eroding the countryside gap.

We would refer you to Appeal Ref: APP/V2255/W/16/3153537 Land at Church Farm, Sheppey Way, Bobbing, Kent, ME9 8RJ – it refers to the Sheppey Way, the area between Bobbing and Iwade settlements - the Inspector's decision states:

Character and appearance:

16. There is no dispute that the site is located in an area that is identified as an 'important local countryside gap' within the LP policy E7 and SLP policy DM25. The aim of the countryside gaps is to prevent settlement coalescence. LP policy E6 also seeks to protect the quality, character and amenity of the countryside. This is consistent with an aim of the Framework which is to the intrinsic character and beauty of the countryside.

17. Within the Swale Landscape Character and Biodiversity Appraisal (LCA) the site is located within the 'Iwade Arable Farmlands'. The LCA describes the area as a gentle undulating rural landscape. It also identifies that housing is clearly evident in views across the surrounding landscape and that several major transport routes cut through the area. One of these routes is the A249 which is adjacent to the appeal site. Nevertheless, it goes on to set out that '...in spite of the intrusive effects of these heavily trafficked routes, many parts of this character area retain a sense of isolation and tranquillity...'

18. The LCA identifies that the landscape is generally in 'poor' condition and that this is in part to residential ribbon development that has taken place in a number of styles thus creating an incoherent character. However, this does not alter the importance of the site as a gap. In addition, the LCA is clear that the areas strength and character should be restored.

6. **22/503654/EIOUT:** Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 4.99ha commercial employment zone including doctors surgery, a 4.2ha sports hub, primary school, community facilities, local retail provision, public open space, children's play areas and associated parking, servicing, utilities, footpath and cycle links, drainage, ground and other infrastructure: Land To The West Of Bobbing Sittingbourne Kent ME9 8QX – Agreed to respond Iwade Parish Council strongly disagrees with this planning proposal.

The site covers the area from Bramblefield Lane/Waller's builders' yard in the Northeast of Sittingbourne to the Sittingbourne to London railway line in the South. The eastern boundary is the Sheppey Way to the Solar farm and Cullen's Farm in the West.

This is an area at least twice the geographical area of Iwade Village, which at the 2021 Census had a population of 4533. Based on that reckoning the eventual population of the proposal could be around 10,000 persons.

As a point of reference, the finished development when complete would stretch from 500 metres South of Iwade (Pop. 4533) to 1000 metres North-East of Newington (Pop 2684). It is approximately 2 Kilometres North to South and 1.5 Kilometres East to West.

The proposed development does not show any improvements for Keycol Hill (Air Quality Poor Zone) and will impact on Bobbing Hill and Newington who have exceptional high traffic volumes on the A2, a road built by the Romans, which has improved little since!

The proposed development is not a 'joined up' central focused community. The site is split by a high voltage electricity pylon corridor passing north-south through the proposal. This is divisive to the development being 'one community'.

This is a large development site and has implications far beyond the footprint of the application. It has to be considered with its relationship to the existing neighbourhoods as it has the potential to increase Sittingbourne's population by 20% (current population 52906).

Swale Borough Council's adopted Local Plan has a period of 2014-31 and is under review to cover the period 2032-38, which will become the end date of the Local Plan 2021 Review (currently ongoing). As the Local Plan is currently under review it is confusing to know which document should be quoted. However, the planning application is:

- Outside any existing built-up area boundary.
- Within undeveloped open countryside
- On agricultural land
- Not a previously developed site
- Not within an 'allocated' residential site
- Would infill local countryside gaps between villages
- Unsustainable
- Has no infrastructure improvements
- Some housing will be located within the middle and outer zones of the Motney Hill/Key Street PRS pipeline

Therefore, the application is not complying with Swale Borough Council policies (2021 Review), although there are equivalent policies in the adopted Local Plan 2014-31.

- ST1 Swale Borough Council Needs
- ST2 Swale Borough Council Settlement Strategy
- ST3 Sustainability
- ST7 Health/Wellbeing
- ST8 Infrastructure
- ST10 Environment/Heritage
- DM10 Transport demand and impact
- DM12 Rural Lanes
- DM27 Local countryside gaps
- DM30 Agricultural land
- DM33 Air quality

Paragraph 78 of NPPF reads "To promote sustainable development in a rural area housing should be located where it will enhance or maintain the vitality of rural communities. The latest information we have regarding housing delivery is that Swale Borough Council has an identifiable 4.6-year supply of housing land.

To conclude:

The proposed application is in an area where the local hospital cannot cope with the population as at present and there are no known plans to extend or build a new hospital. It is a known area which is unable to attract Doctors to fulfil current local surgery requirements.

Local schools are already oversubscribed. The Parish Council is aware that new Secondary and Primary Schools are proposed in the Bramblefield/Quinton Road development, but as is well know these rarely come to fruition.

The current transport infrastructure is not coping with current demands, with bus routes being cut. The upgrades to Junction 5/Stockbury Roundabout, Key Street Roundabout and Grovehurst Road Roundabout are only short-term solutions, already it is being muted that by 2026 the highway improvements will reach full capacity.

The demand on water services is already causing problems in the area.

The site covers 203 hectares, it is recognized by Kent Local Authority that residential development should be 30 dwellings per hectare. This transpires to over 6000 homes at 2 persons per property, that is 12000 people; larger than some Kent towns, e.g., Sheerness which has a population of 11138, Tenterden 7118 and Edenbridge 8172.

There is a lot of concern about agricultural land being used for homes, it is felt that the importance of this farmland for food is being ignored. Once the land is lost it cannot be regained.

7. Correspondence

1. **Parish Councillor Resignation** – Noted Barry Smith has tendered his resignation as a Parish Councillor. Agreed not to advertise this vacancy in light of next year’s forthcoming Elections.
2. **Civility And Respect Project- Take the Pledge** – Agreed not to sign up to this pledge.
3. **Air Quality Action Plan (Swale Borough Council)** – Clerk to complete survey on behalf of the Parish Council. Councillors agreed to submit individual responses. **Action: All Councillors/Clerk**

8. Finance

1. **Sign-Post Telly Tubby Hill/School Lane** – Cllr. Tolhurst has chased FarmSigns for a revised invoice as this payment is still pending. Proposed by Cllr. Tolhurst and seconded by Cllr. Dollimore, agreed to accept the quote from The Acorn Workshop at a cost of £600 to replace the School Lane damaged fingerpost. **Action: Cllr. Tolhurst/Clerk**
2. **The Queen’s Green Canopy – Memorial Tree Planting for her Majesty** – Proposed by Cllr. Tolhurst and seconded by Cllr. Dollimore; agreed the quote of £ £242.20, plus VAT for the supply of a Prunus avium (Cherry) Tree (root ball 16/18), stake, ties, compost and delivery. **Action: Clerk**
3. **Pond Management** – Cllrs. Tolhurst and Cheeseman met with David Carey, Chairman of the Kent Tree and Pond Partnership on the 18 December, to look at the pond. It was agreed to speak to Swale Borough Council (Clerk to give contact details to Cllr. Tolhurst); speak to the Environment Agency and consider the wildlife impact. **Action: Cllrs. Tolhurst/Cheeseman/Clerk**
4. **Plaque for Beacon** – Cllr. Lancashire advised that the firm cannot engrave the sign. Agreed Councillors to look at wording and bring back to the next meeting. **Action: All Councillors/Clerk**
5. **Damaged Footpaths Sign** – Proposed by Cllr. Whiting and seconded by Cllr. Lancashire: agreed the quote of £285 to replace the uprights on this sign. **Action: Clerk**
6. **Gateway Repairs Sheppey Way** – Clerk to seek further details relating to one of the two quotes received. Bring back to next meeting. **Action: Clerk**
7. **CCTV** – Cost will be higher than previously led to believe, Cllr. Tolhurst awaiting written quote. Bring back to next meeting. **Action: Cllr. Tolhurst**
8. **Replacement of two Hornbeam Trees** - Proposed by Cllr. Lancashire and seconded by Cllr. Tolhurst; agreed the quote of £614.40p for 2 x 16/18 root ball Hornbeam Trees, stakes, ties, compost and Delivery. Also accepted the quote of £365 to plant these and the tree in Item 8.2. **Action: Clerk**

9. **2022/23 Pay Award** – Councillors noted the National Salary Award of £1 per hour across all the pay scales, this to be backdated to the 1 April 2022. Acting Clerk will advise the accountants of the increase and to pay the ten ‘Keeping in Touch Days’ (5 hours per day) agreed by the Council to the Clerk who is on Maternity Leave till the 31 January 2023. **Action: Clerk**
10. **Request for Grant Parent and Toddler Group** – Proposed by Cllr. Cheeseman and seconded by Cllr. Lancashire; agreed the grant of £826.50p. **Action: Clerk**
11. **Reduction/Cessation of Swale Borough Council Lighting Grant** – Clerk advised that Swale Borough Council is cutting the yearly grant from £2620 to £550, which a loss in income. The Borough Council has stated that it will go out to consultation, but no details have been received so far.
12. **Request for Donation – Marie Curie** – Proposed by Cllr. Dollimore and seconded by Cllr. Stalley-Moores, agreed the S.137 donation of £50. **Action: Clerk**
13. **Grounds Maintenance Contract** – Clerk has approached KCC to see if money can be saved by them taking back the contract but adding extra cuts (they normally cut 6 times a year, the Parish Council’s present contract is 10+ cuts), however, in the long run the cost exceeds that being paid at present.
14. **Streetlights, Electrical and structural testing – possible handing over to KCC** – Proposed by Cllr. Lancashire and seconded by Cllr. Langham agreed the quote of £997 to undertake the testing. The Clerk has approached KCC to see if they would adopt the parish lighting (26 columns), but the cost involved in doing this far exceeds the yearly cost to the Parish Council.
15. **Faulty Street Light, nr 50 Sheerstone** – Clerk advised due to the height of this column contractors will need to bring in a Cherry Picker to reach the lamp. The bollards to the front of the amenity land that leads up to this lamp will need to be temporarily removed to allow the vehicle to gain access to the column. Clerk to approach Swale Borough Council for permission and request a quote from the Contractors who can undertake the work. **Action: Clerk**
16. **Accounts and Cheques raised at this meeting** - Proposed by Cllr. Lancashire and seconded by Cllr. Langham, members noted the budget figures and the accounts to the 30 November; the following payments were agreed. Cllrs. Langham and Lancashire to log in and authorize payments. **Action: Cllrs. Langham/Lancashire**

EXPENDITURE				
Pay Date	Pay Method	Payable to	Reason	Amount
22.11.22	BACs	K.C.C.	Double Yellow Lines	£1550.00p
14.12.22	BACs	L. Fisher	Expenses – Telephone, home as office,3 Ink Cartridges	£78.27p
14.12.22	BACs	H.M.R.C.	Tax October	£310.61p
14.12.22	BACs	Southeast 4X4	S.137 Donation, October 2022 Minutes Item 9.1 Refers	£200.00p
14.12.22	BACs	Steve Wakeling	Handyman Fee and Materials November	£353.00p
14.12.22	BACs	A Dollimore	Festive Lighting Refreshments – no charge to villagers	£78.12p
22.11.22	BACs	Locum Salary	October coverage	£891.30p
01.12.22	SO	Staff Salaries	November	£293.40p
01.12.22	DD	NEST	Pension contributions	£35.51p
01.12.22	SO	Invicta IT Solutions	13 Microsoft 365 Mailboxes and Exchange	£63.70p
01.12.22	DD	HugoFox	Website monthly fee	£29.99p
27.12.22	DD	Npower	Electricity Supply	t.b.a.
30.12.22	DD	Countrystyle	Supply of Waste Wheelie Bin, monthly	£36.94p
INCOME				
Pay Date	Pay Method	Received from	Reason	Amount
5 Nov	BACs	Swale Borough Council	Grant re Snow Machine	£1000.00p

9. Projects – Updates on Current and New

1. **Christmas Lights Event 2022** – Another successful event, the Snow machine was a big hit!
2. **King’s Coronation 2023** – Councillors to put out feelers on Facebook to see what (if any) type of event villagers would like to celebrate the Coronation. To look at lighting the Beacon.
Action: Councillors
3. **New Projects 2023/24** – Pending Budget.

10. Reports from Representatives

1. **Hall** – Having issues with condensation behind the new ceiling panels.
2. **KALC – AGM** - There were two initial addresses by Roger Gough (RG) Leader of Kent County Council and Matthew Scott (MS), Kent Police Commissioner.

RG advised that he had got together with Hampshire County Council who are a similar size to Kent, and they had written to the Government expressing concerns about resources and the £45m hit to KCC with an overspend of £60m expected to rise to £100m next year. The rise in the Council tax increase cap from 3% to 5% announced in the Autumn Statement would help but there were difficult decisions to be made and they were looking to work with groups such as KALC. There would be severe pressure on services such as Wardens. They were committed to zero carbon by 2030 and were making good progress. He advised that Developer contributions were not sufficient. He also advised that Kent spend more on school transport than most other authorities.

3. MS started by advising that Kent were undergoing a large recruitment programme with an extra 195 Police Officers recruited this year. They were undertaking programmes with youngsters in schools to educate them on the role of the police. County lines have reduced from 80 to 40 so although still too high it is moving in the right direction. He acknowledged problems people were experiencing with reporting incidents to 101 and advised that the high vacancy rate with officers dealing with that service was being looked at with a view to improving the service. There are, however, problems with finance. He advised that they were looking to improve village presence and stated that they would be keeping PCSO’s. However, subsequent newscast have indicated that their numbers are being reduced. He spoke of a programme that they have launched called Victim Voice. There are problems particularly with women and girls reporting crimes. He stressed that if a crime was in progress, it should be reported using 999. He admitted that the online reporting system, particularly for ASB is cumbersome and is being looked at. Apparently, Kent Police are one of the largest users of Crime Stoppers.
4. **Swale Western Area Committee** – Nothing to report.
5. **Swale West Parishes** – Nothing to report.

11. Any Other Matters Arising

None.

12. Next Meeting(s)

Wednesday 11 January 2023, 7.30 p.m., in Iwade Village Hall

The meeting closed at 10.00 p.m.