

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE MEETING HELD ON THURSDAY 28 APRIL 2016 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

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|-----------------|--------------------------|-------------------------|-----------------------|
| PRESENT: | Cllr David Coomber | Chairman | |
| | Cllr Trevor Archer | | |
| | Cllr Mrs Val Archer | | |
| | Cllr Peter Martin | | |
| | Cllr Mrs Fatima Mitchell | | Items 1-7, 18a |
| | Cllr Geoff Moore | | |
| | Cllr Ope Onimole | | Items 1-7, 18a, 8-11f |
| | Mrs Roxana Brammer | Clerk | |
| In attendance | Mr Graham Simpkin | Graham Simpkin Planning | |
| | Mr Tony Pritchard | | |

Item *Action point*

Minute number 2016/17/

1 APOLOGIES

1 Apologies for absence were received from

| | |
|---------------------|--------------------------------|
| Cllr Chris Buckwell | At work |
| Cllr Gary Etheridge | At a meeting of Medway Council |
| Cllr Peter Hicks | At a meeting of Medway Council |
| Cllr John Williams | At a meeting of Medway Council |

It was proposed by Cllr Moore, seconded by Cllr Mrs Archer and agreed these apologies be accepted. Apologies for early departure were received from Cllrs Mrs Mitchell and Onimole.

2 DECLARATIONS OF INTEREST

2 None.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

3 None.

4 MINUTES OF THE MEETING HELD ON 24 MARCH 2016

4 It was proposed by Cllr Moore, seconded by Cllr Mrs Archer and agreed the minutes of the meeting held on 24th March 2016 be signed as a true record.

5 MATTERS ARISING

5 No matters were raised.

6 FOOTPATHS

6 a Footpath Officer's Report

In Mr Taylor's absence, there was no report.

7 PLANNING

As Graham Simpkin of Graham Simpkin Planning and his client Tony Pritchard were present, the Chairman suspended the meeting to allow them to speak.

Mr Simpkin said his client would be submitting a planning application to develop a site in Cliffe Woods and although it was outside the parish of Frindsbury Extra, he felt it was close enough that the Council should be informed. The proposal was for the provision of a care facility for local people which would include parts of Frindsbury Extra. The facility would include a community room and a gym which would also be open to local residents. The home would provide for 50 residents. They had undertaken a local survey which had received a good response. It would be a mix of apartments in a building no more than 2 storeys high and bungalows, which would have one or two bedrooms. Cliffe and Cliffe Woods Parish Council had seemed receptive to the idea.

The Chairman thanked Mr Simpkins and Mr Pritchard and re-convened the meeting.

a Applications

7 i **MC/16/1376:** The Royal Oak, Cooling Road, Frindsbury Extra: Demolition of existing public house and construction of a terrace of two 3-bedroomed and four 4-bedroomed houses with associated parking and landscaping

Frindsbury Extra Parish Council objects in the strongest terms to this application.

The Royal Oak is a historic building which should be retained. The Heritage Assessment that Medway Council required the applicant to commission outlines the changes to the building over the last 250 years. It dismisses the alterations made in the 20th century. In another hundred years these additions would be considered as historic and of their time as those alterations made in the 19th century to the Georgian building. However, there is a belief locally that the pub goes back much further than the 18th century and it's possible that parts of it go back to the Middle Ages. We are aware that an interest group may be applying to have the building listed with English Heritage.

The proposal to build 6 dwellings on the site is too many onto a busy road.

The gardens appear small for the size of property and are mostly divided from the houses by what appears to be communal alleys for storage and collection of waste bins. This is contrary to the modern ideal of private gardens with direct access into them from the property and for enough outside space for exercise and activity, eg gardening or children playing in their safe home environment.

The parking arrangements would be inadequate for the size and number of dwellings proposed. We are aware of parking guidelines but these are always for fewer vehicles

than modern households have on average. The 4 bed houses in particular may have 3 or 4 cars per house. There is no provision for extra residents' cars, or those of visitors. This would encourage overspill parking either on other parts of Cooling Road, or in Iden Road. That this is the intention is mentioned in one of the supporting documents. This demonstrates a lack of empathy with the existing local residents who have already seen some considerable change in this part of Cooling Road over the last few years, with extra housing adding to the parking and traffic problems. Cars parked in 5 of the spaces would either be backing out onto a busy road near a junction or would stop in the road to reverse into the spaces. We note there is a restrictive covenant on the existing car park.

A management plan would be needed for maintenance of the communal areas, ie the alleys and the parking areas.

We have been advised as the parish council that the building has been listed by Medway Council as an asset of community value.

A public meeting has shown overwhelming support for the building to be retained, ideally as a public house.

Finally, we note that there are upwards of 200 letters of objection already submitted and only one of support. This shows the local depth of feeling about the proposals.

- 8 ii **MC/16/1376:** 36 Hertsfield Avenue, Frindsbury Extra: Application for Lawful Development Certificate (existing) for demolition of conservatory and replacement with a rear extension
- No objection.
- 9 iii **MC/16/1591:** 23 Iden Road, Wainscott: Application for non-material amendment to planning permission MC/16/0573 to change lounge door to window and change family room window to a door
- No objection
- 10 iv **MC/16/1580:** Gemini House, Maritime Close, Medway City Estate: Details pursuant to conditions 4 and 6 on planning permission MC/15/4461 for siting of a mobile hot food trailer
- No objection
- 11 v **MC/16/1612:** "Liberty Park", Wainscott: Details pursuant to conditions 8 and 9 on planning permission MC/11/1282 - Development of an extra care scheme incorporating 28 x 1 bedroomed and 28 x 2 bedroomed affordable units together with a PCT health facility and pharmacy; the re-plan of the approved phase 5 scheme (MC/09/1382) relating to 31 dwellings; and associated parking and landscaping details
- No objection.
- 12 vi **MC/16/1640:** "Liberty Park", Wainscott: Details pursuant to condition 4 of planning permission MC/12/2782 - Alterations under MC/11/1282 to provide 6 additional 2 bed extra care affordable units in place of the approved medical/health facility (Block

1) and internal amendments to the central wing ground floor layout (Block 2)

No objection.

- 13 **vii MC/16/1673:** 17, High Street, Upnor: Construction of a first floor balcony to rear

No objection.

- 14 **Out of Time**

None

- 15 **b Decisions**

The decisions as listed on Appendix A were received.

- 16 **c Appeals and Other Matters**

None.

- 17 **d Licensing Applications**

None.

As Cllr Mrs Mitchell had to leave the meeting, it was agreed to vary the order of the agenda.

- 18 **HALL MANAGEMENT COMMITTEE**

- 18 **a Representative's Report**

Cllr Mrs Mitchell said that the Bookings Clerk had resigned and had been presented with a bouquet of flowers. Bookings were now being handled by the Secretary until a new bookings clerk could be found. A cream tea was planned for 25th June to celebrate the 50th anniversary of the hall.

- 8 **FINANCE**

- 19 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

- 20 **b Payments made since the last Meeting**

The payments made since the last meeting as listed on Appendix B were ratified.

- 21 **c Subscriptions**

i Kent Association of Local Councils. It was agreed to renew the subscription to the Kent Association of Local Councils at a cost of £1,235 (cheque 101799).

ii Association with Communities in Rural Kent. It was agreed to renew the subscription to Action with Communities in Rural Kent at a cost of £50 (cheque 100800).

22 **d Accounts for Payment**

It was proposed by Cllr Martin, seconded by Cllr Moore and agreed the accounts for payment as listed on Appendix B be approved (cheques 1017961 – 101798, 101801-101802).

23 **e Accounts 2015/16**

It was proposed by Cllr Archer, seconded by Cllr Mrs Archer and agreed the accounts for the year to 31st March 2016 be signed by the Chairman and Responsible Financial Officer.

24 **f Internal Auditor's Report**

The Internal Auditor's report was received.

25 **g Audit Annual Return 2015/16 Governance Statement**

The questions on the Governance Statement were read out and "yes" was answered to all questions. It was then proposed by Cllr Moore, seconded by Cllr Martin and agreed the statement be signed by the Chairman and Clerk.

26 **h Audit Annual Return 2015/16 Statement of Accounts**

It was proposed by Cllr Onimole, seconded by Cllr Moore and agreed the Statement of Accounts be signed by the Chairman and Responsible Financial Officer.

9 GRANT APPLICATIONS

27 None.

10 DATE OF NEXT MEETING

28 The next meeting was scheduled for 23rd June. As the EU Referendum was to be held on that day, the hall would not be available. It was agreed the meeting be put back until 30th June.

11 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

29 **a Meeting with Medway Council Officers**

The Clerk reported on a meeting with Fiona Leadley and Martin Hall of Medway Council, which had also been attended by Cllr Hicks. They had discussed the S 106 monies for the Taylor Wimpey "Templars" development and both would support the money due to the Parish Council for play facilities at the Memorial Hall to be diverted to the Fordwich Drive open space. Because of the restrictive covenants on the car park at Lower Upnor, the idea of a MUGA had had to be abandoned as the legal costs of getting the covenant removed would have meant not enough money would have been left for the MUGA. The money had to be spent by the end of 2017 and the Clerk had suggested she could contact Taylor Wimpey to find out the ownership status of the play area at Schooner Walk and if possible ask the Council's solicitor to open negotiations to acquire this land. This course of action was agreed.

30 **b Recreation Ground/Hall Garden**

Nothing to report.

31 **c Wainscott Fields Open Space**

The situation concerning the standard of landscaping and progress of hand over remained the same.

32 **d Fordwich Drive Open Space**

This was now included in the contract with Turfsoil and was being mown regularly. The Clerk would arrange a site visit with Laverock Tree Care to evaluate any tree works necessary during the coming winter.

e Playparks and MUGA

33 i. Recreation Ground. Nothing to report.

34 ii. Wainscott Fields. Nothing to report.

35 iii. Fordwich Drive. It was agreed the Clerk contact Park Leisure to arrange a site meeting towards the future redevelopment of the play area.

36 **f Allotments**

Nothing to report.

37 **g Lower Upnor Village Green**

Nothing to report

38 **f Woodland**

Nothing to report.

39 **h Notice Boards**

The Clerk reported she had attempted to contact the contractor by text but even this had not brought a response. It was agreed she write a formal letter, then put it in the hands of the Council's solicitor.

12 UPNOR

40 **a General Matters**

Cllr Moore said the only thing to mention was that cars were parking on the road for the development of the former MoD depot site.

41 **b Lower Upnor Riverside Project**

In Cllr Hicks's absence, there was no report.

13 LIBERTY PARK**42 a Liberty Park Residents Association**

Cllr Martin reported that Mrs Dunster had informed him that two residents had expressed interest in running the Association and she would keep him informed.

43 b Communal Greenspaces

The Clerk said that Andrew Owen of Crest Nicholson had indicated that this would not be progressed until the landscaping and hand over issues had been resolved.

14 HIGHWAYS AND TRANSPORT**44 a Four Elms Roundabout Proposals**

Nothing further had been heard.

15 LIGHTING

45 No issues were raised.

16 RURAL LIAISON COMMITTEE**46 a Representative's Report**

The Chairman said that no meeting had been held.

b Projects

47 i. Play area at Fordwich Drive. This had been discussed earlier in the meeting.

17 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE.**48 a Representatives' Report**

Cllr Moore said that Cllr Buckwell had been elected Vice-chairman and also the Area Committee's representative on KALC's Executive Committee. There had been the usual reports from the parishes in attendance.

18 HALL MANAGEMENT COMMITTEE**49 b Hall Improvements**

The Clerk reminded Cllr Mrs Archer that the S 106 money had to be spent by the end of July and about £8,500 was available. It was agreed she would liaise with the Secretary and arrange for the side fence, side door next to the kitchen and front door and side panel to be replaced. The exterior would be repainted.

19 POLICE MATTERS

50 a Police Liaison Committee Representative’s Report

In Cllr Williams’s absence, there was no report.

51 b Neighbourhood Watch

In Cllr Onimole’s absence, there was no report.

20 MANOR FARM

92 Nothing to report.

21 COMMUNICATIONS

93 a Website

Nothing to report.

94 b Magazine

In Cllr Etheridge’s absence, there was no report.

22 CONSULTATION

95 No documents received.

23 CORRESPONDENCE

96 None

24 REPORTS AND CIRCULARS

97 The reports and circulars as listed on the agenda were received.

The Chairman thanked everyone for attending and closed the meeting at 9.35 pm

SignedChairman

On theday of2016