

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE MEETING HELD ON WEDNESDAY 17 DECEMBER 2014 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

PRESENT:	Cllr David Coomber	Chairman
	Cllr Trevor Archer	
	Cllr Mrs Val Archer	
	Cllr Mrs Pam Coomber	
	Cllr Peter Hicks	
	Cllr Peter Martin	
	Cllr David Miller	
	Cllr Andrew Millsom	Item 21, 17b, 22 - 23
	Cllr Geoff Moore	
	Cllr Mrs Georgina Revell	
	Mrs Roxana Brammer	Clerk
In attendance	Mrs Wendy Williams	Footpaths Officer
	Mr Clive Stanley	Webmaster

Item *Action point*

Minute number 2014/15/

1 APOLOGIES

306 No apologies for absence were received. An apology for late arrival was received from Cllr Millsom.

2 DECLARATIONS OF INTEREST

307 Cllrs Archer, Mrs Archer and Mrs Coomber declared potential conflicts of interest in item 18b, Gents' toilet roof repairs, as officials of the Hall Management Committee.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

308 None.

4 MINUTES OF THE MEETING HELD ON 27 NOVEMBER 2014

309 It was proposed by Cllr Archer, seconded by Cllr Hicks and agreed the minutes of the meeting held on 27th November 2014 be signed as a true record.

5 MATTERS ARISING

310 None.

6 FOOTPATHS

311 The Chairman suspended the meeting to allow Mrs Williams give her report.

Mrs Williams asked that the notice asking for a helper be removed from the Upnor noticeboard. She reported that her broken shears had not been repairable and she had purchased a new pair.

The Chairman thanked Mrs Williams for her efforts over the past year and presented her with a gift voucher. He asked her to convey gratitude and a voucher to the Assistant Footpaths Officer. He then reconvened the meeting.

As the Webmaster was present, it was agreed to vary the order of the agenda.

18 COMMUNICATIONS

312 a Website

The Chairman suspended the meeting to enable Mr Stanley to give his report.

Mr Stanley said he had made the website look festive for the Christmas period. He asked whether the Liberty Park Residents' Association had a website. Cllr Martin said that as yet there was no website, but that the Association was investigating. Mr Stanley would provide a link when required. Otherwise the website was running well.

The Chairman thanked Mr Stanley and reconvened the meeting.

The Clerk reported that a member of the public was researching all Medway's parishes and had pointed out that some archived minutes had not been accessible on the website. This had now been rectified.

7 PLANNING

a Applications

- 313 i **MC/14/3125:** 28B Grant Road, Wainscott: Application for Lawful Development Certificate (proposed) for the partial conversion of the existing garage into habitable living accommodation in the roof space together with the increase of the size of existing roof light to rear

No objection.

- 314 ii **MC/14/3522:** 36 Hughes Drive, Wainscott: Outline application with all matters reserved for construction of a 4-bedroomed detached dwelling with associated parking

Frindsbury Extra Parish Council objects to this application. Members recognise that an attempt has been made to address the issues raised by the Parish Council in its previous submission for development on this site. However, the access onto the plot remains constricted and the additional vehicles associated with the site will impact unfavourably on existing residents and also on emergency vehicles. It is noted that the Design and Access Statement submitted with the application makes no mention of access onto the site. It is merely concerned with the existence of a local bus service.

- 315 iii **MC/14/3544:** "Liberty Park", Wainscott: Details pursuant to conditions 3, 5, 8, 9, 10 and 14 of MC/11/2014 - 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

Frindsbury Extra Parish Council has no objection in principle, but considers that the allocated parking spaces for residents should be of similar width to disabled spaces, to cater for residents who may be disabled or have mobility problems.

- 316 **iv MC/14/3545:** "Liberty Park", Wainscott: Details pursuant to condition 4 of 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)

Frindsbury Extra Parish Council has no objection in principle, but considers that the allocated parking spaces for residents should be of similar width to disabled spaces, to cater for residents who may be disabled or have mobility problems.

- 317 **v MC/14/3609:** 14 Utah Rise, Wainscott: Construction of a single storey rear extension, re-alignment of existing garage to side and raising of roof to garage

No objection

- 318 **vi MC/14/3617:** 132 Cooling Road, Frindsbury: Construction of a 3-bedroomed detached chalet bungalow with associated parking

Frindsbury Extra Parish Council objects to this application. The proposed bungalow is crammed into the rear garden of 132 Cooling Road, adjacent to 16 Larkin Close and to the rear of 17 Larkin Close and 130 Cooling Road. The only possible access to this site is from Princes Walk. This is a private road and permission would need to be given by the multiple owners of the road for access to be made possible. There would also be the question of future maintenance costs. Due to the circumstance that Princes Walk is a private road and not part of the public highway network, the Parish Council considers the proposal backland development.

Members understand that the drawings are inaccurate, as there is a conservatory attached to 16 Larkin Close that is not shown on the drawings. This gives a false sense of the available space and the proposed bungalow would be even closer to neighbouring properties than shown. It is also believed that trees that are clearly shown on the plans as being in the garden of no 16 Larkin Close are in fact on the applicant's property. These inaccuracies should be addressed by the applicant before any determination is made by the Planning Authority.

The Parish Council supports the objections made by the owners/occupiers of 16 Larkin Close and draws attention to their comments, especially those about inaccuracies of the drawings, existing boundary treatments, the height of the Leylandii trees belonging to the applicant and the fact the bungalow would overlook their garden.

- 319 **vii MC/14/3678:** 6 Admiralty Terrace, Upnor: Construction of a first floor rear extension

No objection

- 320 **viii MC/14/3679:** 7 Admiralty Terrace, Upnor: Construction of a first floor rear extension
- No objection
- 321 **ix MC/14/3687:** Land at Lower Upnor Depot, Upnor Road, Lower Upnor: Details pursuant to conditions 20, 22, 23, 24, 25, 26, 28, 29, 31, and 32 on planning permission MC/13/1804 for Conversion of 5 existing buildings to light industrial use (Class B1) Use of building at site entrance for a restaurant (Class A3). The erection of 20 two and three storey dwellings to the southern portion of the site and the demolition of 3 buildings and replacement by 2 new car parking areas and a new single storey class B1 building together with alterations to the site access and provision of central car park and ancillary works including ramp and stairs to upper ground at rear of site
- No objection.
- 322 **x MC/14/3589:** Former Chapter School, Cliffe Road, Frindsbury: Variation of condition 2 to allow a minor material amendment to planning permission MC/13/0722 for changes to site layout
- No objection
- 323 **xi MC/14/3387:** 25 Brissenden Close, Lower Upnor: Extension to existing rear balcony including privacy panels and spiral external staircase for access to balcony
- No objection
- 324 **b Decisions**
- The decisions listed on Appendix A were received.
- 325 **c Appeals and Other Matters**
- None.
- 326 **d Licensing Applications**
- None.
- 8 FINANCE**
- 327 **a Bank Balances**
- The bank balances as listed on Appendix B were noted.
- 328 **b Cheques Signed Since the Last Meeting**
- It was proposed by Cllr Hicks, seconded by Cllr Moore and agreed the payments made since the last meeting as listed on Appendix B be ratified.

329 c **Accounts for Payment**

It was proposed by Cllr Mrs Revell, seconded by Cllr Hicks and agreed the accounts for payment as listed in Appendix B (cheques 101683 – 101688) be approved, together with £26.98, Wendy Williams, reimbursement for shears (101689) and £78, Clive Stanley (101690).

330 d **Finance Committee Minutes**

The draft minutes of the meeting of the Finance Committee held on 5th December 2014 were received.

331 e **Budget 2015/16**

The draft budget for 2015/16 as recommended by the Finance Committee was discussed. No alterations were made and it was proposed by Cllr Mrs Revell, seconded by Cllr Hicks and agreed the budget be adopted.

332 f **Precept 2015/16**

It was proposed by Cllr Mrs Revell, seconded by the Chairman and agreed the precept for 2015/16 be £57,750. The Council Tax grant to be additional to this figure.

9 GRANT APPLICATIONS

333 None.

10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**a Recreation Ground/Hall Garden**

334 i. General Matters. It was agreed that as the football club had not removed the old goal posts in spite of frequent requests, the Clerk should arrange for them to be removed by Turfsoil.

335 ii. Trees at front of hall. The Clerk reported on her meeting with the tree surgeons. 2 trees needed removing at a cost of £400. This was agreed.

b Wainscott Fields Open Space

336 i. General Matters. Cllr Martin reported that the Liberty Park Residents' Association had expressed thanks for the tree and hedge planting.

337 ii. Litter Bins. The Clerk reported the bins were on order.

c Playparks and MUGA

338 i. Recreation Ground. Nothing to report.

339 ii. Wainscott Fields. Nothing to report.

340 iii. Fordwich Drive. The Chairman asked for this to be placed on the agenda for the next meeting.

341 d **Allotments**

Nothing to report.

e Lower Upnor Village Green

- 342 i. General matters. Nothing to report.
- 343 ii. Petanque court. In the absence of Cllr Etheridge, there was no report.

344 f Woodland

The Clerk reported that a quotation of £400 had been received from the tree surgeons to cut back overhanging branches from the garden of a resident of Brissenden Close.

345 h Notice Boards

Nothing to report.

11 UPNOR

346 a General Matters

Nothing to report.

347 b Lower Upnor Riverside Project

Cllr Hicks had no update to give.

348 c Upnor Residents' Community Association

An email had been received from Chris Valdus of Medway Council on ownership of the play area in Schooner Walk and S 106 monies for formal play in Lower Upnor. However it was noted Mr Valdus would be leaving Medway Council that month and it was agreed to raise the matter with his successor.

12 MANOR FARM

349 It was agreed to invite the Heritage and Design Team to the February meeting.

13 HIGHWAYS & TRANSPORT

350 a Stonehorse Lane

The Chairman said that the missing bin was a dog bin. The Clerk would report this to Medway Council.

351 b Brompton Farm Road

The Chairman reported that crossovers were being installed.

14 LIGHTING

352 Nothing to report.

15 RURAL LIAISON COMMITTEE**353 a Representative's Report**

Cllr Hicks reported on the last meeting, which had been hosted by the Parish Council. There had been presence from the police who had responded to a query about an emergency strategy for the Hoo Peninsula. The Monitoring Officer had given training on disclosures of pecuniary interest. Cllr Coomber had reported on the activities of the Parish Council. The next meeting would be the open meeting and would be held at Gun Wharf in March.

b Projects

354 i Parish Room. The Chairman said he would recommence his research for the honours board in January.

16 KALC/MAC**355 a Representatives' Report**

No meeting.

356 b KALC Meeting

KALC had booked the hall for Monday 16th February for an Election Awareness meeting. He had asked if the Parish Council could sponsor half the cost of hiring the hall. This was agreed and the Hall Treasurer was asked to invoice the Parish Council accordingly.

17 POLICE MATTERS**357 a PCSO's Report**

In the PCSO's absence, there was no report.

358 b Police Liaison Committee Representative's Report

Deferred until Cllr Millsom's arrival.

359 c Neighbourhood Watch

Cllr Miller said he had received messages concerning the theft of number plates from cars in Benenden Road and Iden Road and a burglary in Rolvenden Road. There had also been a warning about a pharmacy scam and the usual Christmas warning.

18 HALL MANAGEMENT COMMITTEE**360 a Representative's Report**

Cllr Mrs Coomber said there had been no meeting.

361 **b Gents' Toilet Roof**

The Chairman said that the roof to the gents' toilet was leaking and its repair was a matter of urgency. He had obtained a quotation of £800. Cllr Mrs Revell proposed this be accepted and that the Parish Council place the order as a grant to the hall under S 19 of the Miscellaneous Provisions Act 1976. This was seconded by Cllr Moore and agreed by 6 votes for, 0 against and 0 abstentions, with 3 members not voting.

19 COMMUNICATIONS

362 **b Magazine**

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

20 LIBERTY PARK RESIDENTS ASSOCIATION

363 Cllr Martin said he had attended the meeting currently being held but had left at the start of the parish council meeting. There was a problem with the emptying of the dog bins by the workforce of the contractors employed by Crest Nicholson. The Association was also short of members.

21 CONSULTATION

364 No documents received.

As Cllr Millsom had arrived, it was agreed to revert to item 17b

17 POLICE MATTERS

365 **b Police Liaison Committee Representative's Report**

Cllr Millsom said that the next meeting was in January.

22 CORRESPONDENCE

366 **a Taylor Wimpey**

Taylor Wimpey had invited 2 members to attend the demolition of the Temple School building on 14th January. The Chairman and Cllr Martin would attend.

23 REPORTS AND CIRCULARS

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

The Chairman closed the meeting at 9.20 pm

SignedChairman

On theday of2015