

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE MEETING HELD ON TUESDAY 15 DECEMBER 2015 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 6.30 pm**

PRESENT:	Cllr David Coomber	Chairman
	Cllr Trevor Archer	
	Cllr Mrs Val Archer	
	Cllr Peter Hicks	
	Cllr Peter Martin	
	Cllr Mrs Fatima Mitchell	
	Cllr Geoff Moore	
	Cllr John Williams	
	Mrs Roxana Brammer	Clerk
In attendance	Mr Walter Roberts	Heritage Design Team
	Mr Richard Smith	Heritage Design Team
	1 member of the public	

Before the meeting began, Mr Roberts and Mr Smith showed a video record of the Heritage Day and of their work so far at Manor Farm Barn.

Item	<i>Action point</i>
Minute number 2015/16/	

1 APOLOGIES

393 Apologies for absence were received from

Cllr Gary Etheridge	On holiday
Cllr Chris Buckwell	On holiday
Cllr Ope Onimole	Abroad

It was proposed by Cllr Martin, seconded by Cllr Hicks and agreed these apologies be accepted.

2 DECLARATIONS OF INTEREST

394 None.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

395 None.

4 MINUTES OF THE MEETINGS HELD ON 22 OCTOBER AND 26 NOVEMBER 2015

396 It was agreed to defer these to the January meeting.

5 MATTERS ARISING

397 Not applicable.

6 FOOTPATHS

398 a Footpath Officer's Report

In the Footpaths Officer's absence, there was no report. The Chairman said he had obtained gift vouchers for Mr Taylor and Mr Hulf to thank them for their efforts. The cost of £60 was ratified and would come from the Chairman's allowance. (cheque 101774).

7 MANOR FARM

399 The Chairman suspended the meeting to allow Mr Roberts and Mr Smith to speak.

Mr Roberts said that he had hoped to have been able to present the masterplan, but this was not yet ready and would have to be agreed by English Heritage first. He had noted comments about the allotments and was incorporating these into the masterplan. They would attend a meeting and present the masterplan as soon as they could.

The Chairman thanked Mr Roberts and Mr Smith and reconvened the meeting.

8 PLANNING

a Applications

400 i **MC/15/3910:** Future Court, George Summers Close, Medway City Estate: Change of use from B1 (Business Use) to D2 (Leisure Use) as a Laser Tag Arena

No objection.

401 ii **MC/15/3911:** Future Court, George Summers Close, Medway City Estate: Advertisement consent for the installation of one internally illuminated fascia sign

No objection

402 iii **MC/15/3298:** Land at the junction of Whitewall Road and Commissioners Road, Medway City Estate: Outline application for the construction of a new B1 (a) office building with associated parking and provision of replacement parking for the existing office buildings.

No objection

403 iv **MC/15/3751:** 132 Cooling Road, Frindsbury Extra: Construction of a 2-bedroomed chalet bungalow

Cllr Martin reported that the case officer Paul Ives had visited site with the tree officer recently and had met with the applicant. He made the following observations:

Certain key dimensions, in particular the depth of the proposed plot, on the application were not coincident with his onsite measurements.

In discussion it became apparent that site levels would have to be modified to accommodate the proposed construction.

Trees and hedging on the western boundary would need to be felled to permit access for construction (ie for erection of scaffolding/access etc.)

Proposed replanting to be show on application drawings – drawn to correct scale

If the proposed development went ahead restrictions on heavy vehicular access along Princes Walk would have to be imposed i.e. truck mixers would have to pump their loads through the present garden of 132 directly from Cooling Rd to the new site and all heavy materials would have to be carried/barrowed via the same route. The applicant would be tasked to produce a schedule of heavy vehicle movements/deliveries to site prior to work commencing, should the application be approved.

The applicant has been invited to resubmit/ amend his application addressing the above points

Whilst on site an invitation was extended to the neighbour on the western flank to discuss the boundary. The invitation was accepted and the neighbour reluctantly agreed to the erection of a high fence topped with trellis in the event of a successful revised application by the applicant.

The officer had no knowledge regarding ownership of the land known as Princes Walk. Owners of adjacent properties should check their title deeds.

Today 30th December, I had a conversation with Mr B. Sindon, he made the following points:

The deeds for 132 Cooling Rd. indicate that the owners do have a right-of-way over Princes Walk. The applicant is not the owner of the property!

The proposal indicates that in the North East corner of the site it is the intention to plant trees/shrubs in direct contravention of the covenant appended to title deed K242758. The small parcel of land in question has a retaining wall (approximately 700/800mm in height above road level) and is served by lawn above. The planting of the proposed trees/shrubs would certainly exceed the 1M limit. The limit was imposed initially to improve the sight line for the drivers turning out of Princes Walk onto Cooling Rd.

In the recent past medical care was required by one of the existing residents, the ambulance services were unable to drive up Princes Walk due to the camber of Cooling Rd and the steep nature of Princes Walk. The patient had to be man-handled to the ambulance parked on Cooling Rd. Traffic was stopped on Cooling Rd during this operation. NB the point of egress from Princes Walk onto Cooling Rd is coincident with the narrowest part of Cooling Rd. and matters are made worse by virtue of the fact that because of narrowing (pinch point) of Cooling Rd. there is no footpath.

Causes for objection :-

Insufficient parking provision (1 space only), no allowance for visitors, deliveries, or a

second or more family cars. There is no provision in the surrounding area for on street parking.

Gross over development of the site. Loss of amenity to surrounding properties.

No provision for access in event of emergency – fire engine, ambulance etc.

Significant reduction of natural light to adjacent properties

A deleterious effect on the privacy of surrounding properties during any construction period and thereafter

The drawings already submitted are not accurately drawn to scale, we understand that a revised submission is to be made by the applicant

We further understand that the applicant will include with his more detailed/accurate submission details of any amendments to site levels.

The Council would wish to reserve the right to view and comment as appropriate on any resubmissions.

There is no mention of the provision of services (gas, water, electricity, drainage, telephone etc,) or where they would run from and to.

On the grounds of safety there should be no further planting or construction as per the covenant on the North West corner of the site. See title nos. K242758 and K387183.

404 **Out of Time**

None

405 **b Decisions**

None

406 **c Appeals and Other Matters**

None.

407 **d Licensing Applications**

None.

9 FINANCE

408 **a Bank Balances**

The bank balances as listed on the finance report were noted.

409 **b Cheques Signed Since the Last Meeting**

None.

410 c **Accounts for Payment**

It was proposed by Cllr Coomber, seconded by Cllr Martin and agreed the accounts for payment as listed on the finance report be approved (cheques 101766 – 101773).

411 d **Budget 2016/17**

The Clerk ran through the figures in the draft budget for the year to 31st March 2017. After discussion it was proposed by the Chairman, seconded by Cllr Hicks and agreed the budget be adopted.

412 e **Precept 2016/17**

It was proposed by the Chairman, seconded by Cllr Martin and agreed the precept for 2016/17 be £57,750.

10 GRANT APPLICATIONS

413 None.

11 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

414 a **Recreation Ground/Hall Garden**

The Clerk reported that the repairs to the fencing had been completed.

415 b **Football**

It was reported that the football club were no longer using the pitches.

416 c **Wainscott Fields Open Space**

Nothing to report.

c **Playparks and MUGA**

417 i. Recreation Ground. Nothing to report.

418 ii. Wainscott Fields. Nothing to report.

419 d **Allotments**

Nothing to report.

420 e **Lower Upnor Village Green**

Nothing to report.

421 f **Woodland**

Nothing to report.

422 h Notice Boards

The Clerk reported there had been no contact with Nathan Hall. When she was officially back at work in the new year she would ask him to complete his commission as a matter of urgency.

12 UPNOR**423 a General Matters**

Nothing to report.

424 b Lower Upnor Riverside Project

Cllr Hicks said no meeting had been held but the project was ongoing. The Chairman said he had attended a training session on obtaining funding and there were sample letters on how to write them and how not to write them.

425 c Upnor Residents' Community Association

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

13 LIBERTY PARK**426 a Liberty Park Residents Association**

Cllr Martin said that no meeting had been held. The post box had been installed in Chancel Drive.

427 b West Kent Housing Community Initiative

Cllr Martin said nothing more had been heard about the initiative.

428 b Communal Greenspaces

Nothing to report.

14 HIGHWAYS AND TRANSPORT**429 a Leigh Road**

Cllr Archer said that residents had been complaining about parking in Leigh Road. A television company had been filming lorries parked on the road. The Chairman said that vehicles were parked half on the road and half on the pavement in Hawkenbury Rise, Fordwich Drive and Hertsfield Avenue, making it difficult for pedestrians.

15 LIGHTING

430 Nothing to report.

16 RURAL LIAISON COMMITTEE**431 a Representative's Report**

Cllr Hicks reported on the last meeting. Presentations had been given on broadband and the local plan and a presentation had been given by the police. Cllr Williams was now a member of the committee representing Medway Council.

b Projects

432 i. Parish Room. Update given earlier in the meeting.

433 ii. Play area at Fordwich Drive. Nothing could be done until the land acquisition was completed.

17 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE

433 The next meeting was in February.

18 HALL MANAGEMENT COMMITTEE**434 a Representative's Report**

No meeting had been held.

435 b Hall Improvements

Nothing further to report.

19 POLICE MATTERS**436 a Police Liaison Committee Representative's Report**

Cllr Williams had nothing to report.

437 b Neighbourhood Watch

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

20 COMMUNICATIONS**438 a Website**

Nothing to report.

439 b Magazine

Cllr Etheridge asked for articles to be submitted.

21 CONSULTATION

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

22 CORRESPONDENCE

441 None.

23 REPORTS AND CIRCULARS

442 None received.

CONFIDENTIAL SECTION

24 EXCLUSION OF PRESS AND PUBLIC

443 It was proposed by the Chairman, seconded by Cllr Moore and agreed the press and public be excluded from the following item on the grounds that it concerned a legal matter.

25 FORDWICH DRIVE OPEN SPACE

444 Ongoing.

The Chairman thanked everyone for attending and closed the meeting at 8.40 pm

SignedChairman

On theday of2016