

**FRINDSBURY EXTRA PARISH COUNCIL****MINUTES OF THE MEETING HELD ON THURSDAY 26 JANUARY 2017 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

<b>PRESENT:</b>	Cllr David Coomber	Chairman
	Cllr Trevor Archer	
	Cllr Mrs Val Archer	
	Cllr Chris Buckwell	From item 10b
	Cllr Peter Martin	
	Cllr Mrs Fatima Mitchell	
	Cllr Geoff Moore	
	Cllr Ope Onimole	From item 7d
	Cllr Chris Sparks	
	Mrs Roxana Brammer	Clerk
In attendance	Mrs Anne Roscow	Footpaths Officer

<b>Item</b>	<i>Action point</i>
Minute number 2016/17/	

**1 APOLOGIES**

531 Apologies for absence were received from

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 Martin and agreed these apologies be accepted. An apology for absence was also received from Mrs Anne Roscow, Footpaths Officer and apologies for late arrival from Cllrs Ope Onimole and Chris Buckwell.

**2 DECLARATIONS OF INTEREST**

532 None.

**3 ANY OTHER BUSINESS OF AN URGENT NATURE**

533 None

**4 MINUTES OF THE MEETING HELD ON 26 JANUARY 2017**

534 It was proposed by Cllr Sparks, seconded by Cllr Martin and agreed the minutes of the meeting held on 26<sup>th</sup> January 2017 be signed as a true record.

**5 MATTERS ARISING**

535 None.

## 6 FOOTPATHS

### 536 a Footpath Officer's Report

Mrs Roscow's written report was read:

I have walked RS 129, cutting back ivy and brambles that have started to grow, now the weather is warmer. I have noticed that a horse has been ridden on RS 118 between Bunters Hill Road and Haven Street. As this is a footpath it is illegal to do this. I and others have been walking alongside the narrow tracks across RS131, 118 and 326 where crops are growing, in an attempt to widen the narrow paths to keep them passable when the crops have grown. On RS 125 I have cut back some bushes that are starting to grow out towards the path. I have also walked part of RS 121, 327 and 122.

## 7 PLANNING

### a Applications

- 537 i **MC/17/0278 & MC/17/0193:** The Royal Oak, 53 Cooling Road, Frindsbury Extra: Restoration of existing building including demolition of wing extensions at ground floor level and single storey outbuildings and conversion to a 4-bedroomed dwelling and construction of a terrace of three 2-bedroomed dwellings with associated landscaping and parking and listed building consent for same

After discussion, it was proposed by Cllr Martin, seconded by Cllr Moore and agreed to object as follows:

Frindsbury Extra Parish Council objects to this application.

#### Protected Status

As the listed building consent application (MC/17/0193) denotes, the Royal Oak is a Grade II listed building. It is also listed as an asset of community value (ACV). As such, the building and its curtilage have a degree of protection which should be paramount in the decision on any planning application. In addition, all features of a listed building are taken into account and just because there are 20th century extensions and additions to the 18th century main building does not mean that they are not equally protected. The Parish Council feels that the listed status must be upheld and that no demolition of any part of the pub should take place. The construction of the proposed terrace of 3 houses would necessitate the demolition of one of the additions to the original building.

As an asset of community value, it is understood that there is a group of individuals who wish to purchase the pub, preferably to reinstate its use as a public house or for alternative community use. Were this to be achieved, a successful pub/restaurant or other use would be of great benefit to the community in this area. There has been a great deal of development in the parish in the 21st century, the population having grown by 21% in the decade between 2001 and 2011. Since then there has been even more residential development, including in Cooling Road itself and within a short walk there is another development of 68 dwellings nearing completion. The new residents in the parish deserve the retention of community facilities, not their removal, with the

addition of more residents living in the 4 dwellings the site would provide and no community use building in their immediate area for all residents to resort to.

### Highways and Parking

There are also objections on highway grounds. Cooling Road already suffers much traffic at all times of day, with indiscriminate parking. Much of this is blamed on the proximity to Hilltop Primary School and the difficulty of dropping off children in Hilltop Road. In the present day when parents often drop children off on their way to work, it is inevitable that there is much traffic generated by parents. At one time before the pub closed, parents had permission to leave their cars in the pub car park while they walked their children the rest of the way. Since the pub closed this has not been possible. Conversion to housing would prevent this help with school parking forever.

Parking for the dwellings is shown as being in the existing pub car park, with one parking space for each of the three 2-bedroomed terraced properties and two for the 4-bedroomed converted pub. There are also two extra parking spaces. Although these might be the minimum parking standards, there is little space for any additional parking for the residents. Depending on the nature of the residents and where they work, there may be at least two cars per household. The site is in an area poorly served by public transport. It is noted that access from the parking area to two of the terrace houses goes behind the new garden for the converted pub, away from the road, but access for one of the houses is provided by using Cooling Road and walking round to the parking entrance in Iden Road. This may encourage on-street parking. Cooling Road is also used as a "rat run" for people accessing the Medway City Estate either from the B2000 or even from the A289 Wainscott by-pass, in order to avoid the severe traffic problems at all times of day at Four Elms roundabout.

### Viability

It is stated that the pub is not viable. This has not been proved. It is understood that some time ago there were people who wished to buy the pub to keep it open as a pub, but their approaches were rejected. They were not given the opportunity even to try to make a success of it. Currently there is a group who would also like to buy it for benefit to the community. The pub should be preserved as such, unless or until such time as it may be shown the pub is unviable.

The Parish Council would draw the Local Planning Authority's attention to the objections of a large number of neighbours, local residents and others.

- 538 ii **MC/16/4903:** 132 Cooling Road, Frindsbury Extra: Details pursuant to conditions 3, 5, both conditions 6 and condition 9 of appeal reference APP/A2280/W/16/3147398 - Construction of a 2-bedroomed chalet bungalow

No response.

- 539 iii **MC/16/4973:** Garage area r/o 10 & 12 Albion Place, Upnor: Construction of garage block on existing embankment area to form 3 additional garages with storage above

The Council had objected to a previous application, to which the current application appeared to be identical. It was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application. There appears to be no material difference from an earlier application on this site, MC/16/2527. The latter application is no longer on your website.

Grounds for objection are:

Inadequate access both to the proposed garages and for other users of the garage court, especially if the garage users parked cars directly in front of the new garage doors, restricting the remaining space in the garage court and affecting manoeuvrability;

Additional traffic movements in the garage court and also in and out of Brissenden Close;

The size of the proposed storage area, which seems unnecessarily large and which leads to speculation that there might be a future application for conversion to a dwelling.

An application for a dwelling on this site in 2005 was refused and dismissed on appeal. This creates a precedent for no development on the site.

There has been a lack of notification to the Parish Council as an adjoining landowner about the application. The Council's land is unstable and there is at least one tree in the Council's ownership that would potentially be damaged by the development.

The Parish Council would draw the Local Planning Authority's attention to the objections from many residents.

- 540    **iv**    **MC/17/0350:** 8 Poole Close, Wainscott: Lawful development certificate proposed for the construction of a single storey rear extension with roof lights

No objection

- 541    **v**    **MC/1/0378:** Former Temple School, Cliffe Road, Strood: Details pursuant to conditions 5 & 6 on planning permission MC/14/1599 for demolition of existing buildings and construction of a part two storey part single storey building for use as an educational establishment (Class D1) with associated external recreational areas, access, parking and landscaping  
(Landscape scheme and landscape management)

No objection

- 542    **vi**    **MC/17/0545:** The Ropery Building, Lower Upnor Depot, Lower Upnor: Details pursuant to condition 22 on planning permission MC/15/3459 - variation of condition 2 of MC/13/1804, involving alteration to the layout and design of the Blast Pitts units (plots 1 - 12)  
(details of the design of the foundations)

No objection.

- 543    **vii**    **MC/17/0624:** Lower Upnor Depot, Lower Upnor: Variation of conditions 6 and 7 on planning permission MC/14/3685 to amend description of conditions

No objection.

- 544 **viii MC/17/0660:** 18 Cooling Road, Frindsbury Extra: Neighbourhood consultation for construction of single storey rear extension

Noted.

- 545 **b Decisions**

The decisions listed on Appendix A were received.

- 546 **c Appeals and Other Matters**

None.

- 547 **d Local Plan**

The Clerk was delegated to make the response, with the assistance of Cllr Sparks.

## **8 FINANCE**

- 548 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

- 549 **b Payments Made Since the Last Meeting**

It was proposed by Cllr Moore, seconded by Cllr Martin and agreed the payments made since the last meeting as listed on Appendix B be ratified.

- 550 **c Accounts for Payment**

It was proposed by Cllr Moore, seconded by Cllr Mrs Archer and agreed the accounts for payment as listed on Appendix B be approved (cheques 101879 – 101882), with the addition of £66, National Allotment Society (cheque 101883).

## **9 GRANT APPLICATIONS**

- 551 **a Frindsbury Extra Memorial Hall**

It was proposed by the Chairman, seconded by Cllr Martin and agreed a grant of £1,881.49 be made to Frindsbury Extra Memorial Hall for the insurance premium. The grant made under S 19 of the Miscellaneous Provisions Act 1976 (cheque 101884).

## **10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**

- 552 **a Recreation Ground/Hall Garden**

Nothing to report.

- b Wainscott Fields Open Space**

553 i. General matters. Nothing to report.

554 ii. Handover of remaining open space. Andrew Owen of Crest Nicholson had been in touch and was keen to get the remedial works completed.

555 c **Fordwich Drive Open Space**

The tree works had been carried out.

d **Playparks**

556 i. Recreation Ground. Nothing to report.

557 ii. Wainscott Fields. The Clerk was still sourcing a replacement basket for the cantilever swing and a company to install it.

558 iii. Fordwich Drive. Nothing to report.

559 e **Allotments**

Nothing to report.

560 f **Lower Upnor Village Green**

Cllr Moore said the green was looking good.

561 g **Woodland**

Nothing to report.

562 h **Notice Boards**

Nothing to report.

**11 UPNOR**

563 a **General Matters**

Nothing to report.

564 c **Lower Upnor Riverside Project**

The Clerk reported that there was a £3m scheme for the Hoo Peninsula, which was being co-ordinated by the RSPB. She had alerted Cllr Hicks to this and had asked him to contact the Clerk to Cliffe and Cliffe Woods Parish Council, who was on the steering group.

**12 HIGHWAYS AND TRANSPORT**

565 a **Roundabout Schemes**

Nothing further had been heard.

566 b **Parsonage Lane and Berwick Way**

The Chairman had seen a traffic order relating to Parsonage Lane and Berwick Way in a newspaper. This had not been communicated to the Council by Medway Council. It was recognised that works to Manor Farm Barn would need heavy vehicles, but it was felt the Council should have been consulted first. The Clerk would contact the

Portfolio Holder for Highways.

**13 LIGHTING**

567 Nothing to report.

**14 RURAL LIAISON COMMITTEE**

568 **a Representative's Report**

The next meeting was in March.

**15 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE**

569 Cllr Moore reported that the last meeting had been quite well attended. Hoo St Werburgh had planted trees which had been vandalised. Cliffe and Cliffe Woods was active. Their Clerk had spoken about the money available for the Peninsula. A broadcast on Radio Kent to be given by John Rivers about parish precepts had been cancelled.

**16 HALL MANAGEMENT COMMITTEE**

570 **a Representative's Report**

Cllr Mrs Mitchell said there had been no meeting and had nothing to report.

**17 POLICE MATTERS**

571 **a Police Liaison Committee Representative's Report**

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

572 **b Neighbourhood Watch**

Cllr Onimole had nothing to report.

**18 COMMUNICATIONS**

573 **a Website**

Nothing to report.

574 **b Magazine**

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

**19 ANNUAL PARISH MEETING**

575 It was agreed the Annual Parish Meeting be held on Wednesday 26<sup>th</sup> April at 8pm. The Hall AGM would be held on the same evening at 7.45pm.

**20 CONSULTATION**

576 No documents received.

**21 CORRESPONDENCE**

577 None.

**22 REPORTS AND CIRCULARS**

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

**CONFIDENTIAL SECTION****23 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

579 It was proposed by the Chairman, seconded by Cllr Moore and agreed to exclude the press and public from the following item on the grounds it was a legal matter.

**24 PROPOSED LAND ACQUISITIONS**

580 The Clerk reported that she had spoken to the Council's solicitor. He had written to Taylor Wimpey in May 2016 and had not had a reply. He had not communicated this nor had he followed it up. The Clerk had asked him to contact Greenbelt Energy and make the matter a priority as time was now crucial. She would seek an update for the next meeting. She had also reminded him about the area in the Hollywood Heights development.

The Chairman thanked everyone for attending and closed the meeting at 8.54 pm

Signed .....Chairman

On the .....day of .....2017