

**FRINDSBURY EXTRA PARISH COUNCIL****MINUTES OF THE MEETING HELD ON THURSDAY 27 JULY 2017 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

**PRESENT:** Cllr David Coomber Chairman  
 Cllr Peter Martin  
 Cllr Mrs Fatima Mitchell  
 Cllr Chris Sparks

Mrs Roxana Brammer Clerk

**Item** *Action point*

Minute number 2017/18/

**1 APOLOGIES**

163 Apologies for absence were received from

Cllr Trevor Archer	Family commitment
Cllr Mrs Val Archer	Family commitment
Cllr Chris Buckwell	At work
Cllr Gary Etheridge	On holiday
Cllr Peter Hicks	At a meeting of Medway Council
Cllr Geoff Moore	Prior engagement
Cllr Ope Onimole	At work
Cllr John Williams	At a meeting of Medway Council

It was proposed by Cllr Martin, seconded by Cllr Sparks and agreed these apologies be accepted. An apology for absence was also received from Mrs Anne Roscow, Footpaths Officer.

**2 DECLARATIONS OF INTEREST**

164 None.

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

165 None.

**4 MINUTES OF THE MEETING HELD ON 22 JUNE 2017**

166 It was proposed by Cllr Martin, seconded by Cllr Sparks and agreed the minutes of the meeting held on 22<sup>nd</sup> June 2017 be signed as a true record.

**5 MATTERS ARISING**

167 None.

## 6 FOOTPATHS

### 168 a Representative's Report

The Footpaths Officer's written report was read:

I have cut back brambles on RS118. Due to the new road from Berwick Way to the quarry, RS326 is slightly shorter and has a new gate at the Berwick Way end.

## 7 PLANNING

### a Applications

#### 169 i **Not yet validated:** 100 Jarrett Avenue, Wainscott: extension

Deferred until validated.

#### 170 ii **MC/17/2038:** 107 Hollywood Lane, Wainscott: Application for non-material amendment to planning permission MC/17/0161 for external alterations to the rear elevation

This had been approved since the preparation of the agenda and was noted..

#### 171 iii **MC/17/2226:** 6 Bogarde Drive, Wainscott: Construction of a single storey orangery extension to rear - demolition of existing conservatory to rear

No objection.

#### 172 iv **MC/17/2259 21 Sholden** Road, Wainscott: Construction of side extension together with replacement roof and conversion of garage to habitable room

No objection.

#### 173 v **MC/17/2264:** 1 Apna House, Hoo Road, Wainscott: Construction of a single storey rear extension

No objection

#### 174 vi **MC/17/2272:** Fleet House, Upnor Road, Upnor: Demolition of existing buildings and construction of a three storey building comprising of six 2-bedroomed apartments and a 2-bedroomed detached dwelling with associated access, parking and landscaping

After discussion it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application.

#### **Access**

The proposed access is not using the existing access from Upnor Road, but by means of Galleon Way. Residents and visitors will have to go past the flats, past a row of houses and the open space before turning into Galleon Way, then proceed down a winding estate road to the proposed entrance to the site. To access the parking area

they will have to go under the proposed new house on a access that is not wide enough for two cars to pass each other. It is felt that this is not suitable to get cars off Upnor Road into the site when there is already a recognised entrance. Furthermore, as the vehicular access is so tortuous, it is inevitable that cars will be parked in front of the site along Upnor Road. There is already a problem with parking here due to cars for the Galleon Way row of houses that front Upnor Road. The parking is already dangerous due to the bend in the road and lack of sightlines. At least currently the entrance to Fleet House limits this on road parking. By stopping up the entrance the row of parking will be extended further. Drivers making deliveries will not use Galleon Way and make their way to the rear of the flats - they will leave their vans in the road. With the on-road parking this would block the road while they make their delivery. It might not be just a small package - it might be a supermarket delivery which generally takes longer. It will also cause a loss of amenity to residents of Galleon Way if residents or visitors to the flats find their parking area full and then park on the estate road.

### Privacy

There are also concerns over privacy and loss of amenity to nos 48, 50, 52, 54 and 56 Galleon Way. It would appear that the stairwells to the flats would be glazed and that they are in such a position that one of them will look directly over the gardens of these properties.

### Over-development of the Site

It is also considered that the construction of 7 dwellings is an over-development of the site. It would be more in keeping with the surrounding area if the development was limited to 2 family homes - one at either end of the site.

- 175    **vii**    **MC/17/2301:** Unit B2, Whitewall Road, Medway City Estate: Construction and operation of gas powered generators inside existing building for the provision of flexible energy generation

No objection.

- 176    **viii**    **MC/17/2305:** Land r/o 6 Margetts Place and 12 Brissenden Close, Upnor: Construction of garage block on existing embankment area to form 3 additional garages with storage above

After discussion it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application.

In a telephone call, the applicant, or his agent, notified the Council that there is no change from the previous application for this site. The Council sees no reason to alter its previous objection (MC/16/4973), which said:

"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 notice to the objections from many residents."

We note that following comments about bio-diversity on the previous application, reports have been produced and submitted with the current application. There is nothing however in these reports that has convinced the Council to change its mind and all its previous objections as given above still stand.

- 177 ix **MC/17/2509:** 26 Bogarde Drive, Wainscott: Lawful Development Certificate (proposed) for construction of a single storey side extension

No objection.

- 178 x **MC/17/2516:** Building 61, Ordnance Yard, Upnor: Conversion of loft space into office use and internal alterations to existing offices

No objection

- 179 xi **MC/17/2556:** Gamma House, Laser Quay, Medway City Estate: Replacement of 2 windows with glazed doors and balconies on 1<sup>st</sup> and 2<sup>nd</sup> floor level to rear

No objection

- 180 xii **MC/17/2324:** Land between Peninsula Way and Chattenden Lane, Chattenden, Hoo St Werburgh: Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 530 dwellings with public open space; new primary school and community use; A1 retail unit (up to 200sqm); public house; landscaping; attenuation pond and vehicular access point from Chattenden Lane and the existing roundabout off Peninsula Way

After discussion it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application.

Although the site is outside the parish of Frindsbury Extra, it would have a significant impact on this parish.

All traffic entering or exiting the development would pass through the parish (unless going further onto the Hoo Peninsula towards, Hoo, St Werburgh, High Halstow, Allhallows, Stoke and Isle of Grain). A development of "up to" 530 homes would generate a distinct volume of traffic. In this area of poor public transport it is likely that most homes will have at least two cars and where there are family homes with children over driving age, probably more. Four Elms roundabout is already a problem most of the time, with difficulty for residents of Wainscott to access the roundabout from Hoo Road, due to the existing traffic from the Peninsula, Medway Tunnel and Medway City Estate. Although there are proposals for a scheme to help ameliorate the current situation, it would merely take traffic for Four Elms Hill and the Peninsula away from the roundabout. It will have no effect on traffic coming off the Peninsula. Apart from residents of the development, the road system would be used by residents' visitors, delivery drivers, staff for the new school, shop and any businesses. The school would probably attract pupils from outside the development and if beyond safe walking distance would be brought and collected by car.

There is concern that the extra traffic, which would be considerable, would use the Chattenden Lane access and use local lanes such as Islingham Farm Road or use Upchat Road and go through Upnor to avoid the roundabout, depending on their ultimate destination.

Although the Parish Council's objections are traffic based and relate to the impact on this parish, the Council supports Hoo St Werburgh Parish Council's views and objections.

- 181 **xiii** **MC/17/2350:** 25 Cypress Road, Wainscott: Single storey rear extension. Demolition of existing garage

No objection

- 182 **xiv** **Mc/17/2327:** 6 Hertsfield Avenue, Frindsbury Extra: Neighbourhood consultation application for the construction of a single storey extension to rear.

The details submitted are as follows: The extension will extend beyond the rear wall of the original dwelling by 5m. The maximum height of the proposed extension from the natural ground level is 3.26m The height at eaves level of the proposed extension measured from the natural ground level is 2.5m

Noted.

- 183 **b** **Decisions**

The decisions listed on Appendix A were received.

- c** **Appeals and Other Matters**

- 184 **i** **Taylor Wimpey Templars Development**

Nothing further had been heard

- 8** **FINANCE**

- 185 **a** **Bank Balances**

The bank balances as listed on Appendix B were noted.

186 **b Payments Made Since the Last Meeting**

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

187 **c Accounts for Payment**

It was proposed by Cllr Martin, seconded by Cllr Mrs Mitchell and agreed the accounts for payment as listed on Appendix B be approved (cheques 101912 – 101917), with the addition of £549.67, Glasdon UK Ltd (cheque 101918).

**9 GRANT APPLICATIONS**

188 None.

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

**a Recreation Ground/Hall Garden**

189 Nothing to report.

190 **b Wainscott Fields Open Space**

A complaint had been received about litter, possible vandalism and noise. The Clerk had asked the contractor to litter pick more frequently during the school holidays and had asked Cllr Williams to contact the PCSO to visit the complainant and to patrol more regularly.

191 **c Fordwich Drive Open Space**

Nothing to report.

**d Playparks**

192 i. Recreation Ground. Nothing to report.

193 ii. Wainscott Fields. The outdoor gym equipment had been installed.

194 iii. Fordwich Drive. The new play equipment was in the process of being installed.

195 **e Allotments**

The Clerk had asked the contractor for a price to clear the two overgrown allotments, which included self-sown trees, some of which were now large. Due to the difficulty of access for machinery, the price would be £3,565. After discussion, it was proposed by Cllr Martin, seconded by the Chairman and agreed to proceed.

196 **f Lower Upnor Village Green**

Nothing to report.

197 **g Woodland**

Nothing to report.

198 **h Notice Boards**

Nothing to report.

**11 UPNOR**

199 **a General Matters**

Cllr Sparks said there were concerns over parking along Upnor Road and in front of Albion Place and about the speed of traffic. It was agreed to contact Cllr Filmer and ask for a site meeting. The Clerk reported that some of the woodland adjacent to the Council's woodland and the Arethusa Venture Centre had been bought by someone who had said he wanted to use it for young people doing the Duke of Edinburgh's Awards.

200 **b Lower Upnor Riverside Project**

The Clerk reported that she and Cllr Hicks would be having a meeting with James Brumer of Shaftesbury Homes.

**12 HIGHWAYS AND TRANSPORT**

201 **a Anthony's Way, Sans Pareil and Four Elms Roundabouts Scheme**

Nothing to report.

**13 LIGHTING**

202 Nothing to report.

**14 RURAL LIAISON COMMITTEE**

203 **a Representative's Report**

Nothing to report

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

204 Nothing to report.

**16 HALL MANAGEMENT COMMITTEE**

205 **a Representative's Report**

Cllr Mrs Mitchell had nothing to report.

**17 POLICE MATTERS**

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

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

207 **b Neighbourhood Watch**

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

**18 COMMUNICATIONS**

208 **a Website**

The Webmaster was requesting more photographs to refresh the site.

209 **b Magazine**

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

**19 CONSULTATION**

210 No documents received.

**20 CORRESPONDENCE**

211 **a Riverside Walk**

A letter had been received from Mr Lewis Baillie asking if he could give a presentation to the Council on an idea for a riverside walk between Strood town centre and the Medway City Estate. It was agreed he be invited to give his presentation before the commencement of the meeting to be held on 28<sup>th</sup> September and that the Strood North ward councillors be invited to attend.

212 **b Old Cricket Field**

A letter had been received from Medway Council about the request made in 2012 by the Frindsbury and Wainscott Community Association to have the old cricket field (part of the Manor Farm land now owned by the Heritage Design Team) registered as a village green. The Clerk reported that the landowners were working with Medway Council to relocate the proposed allotment site and village green to another part of the land. After discussion, it was agreed to support the landowner's objections to the registration. Cllr Sparks said he would speak at the inquiry.

**21 REPORTS AND CIRCULARS**

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

**CONFIDENTIAL SECTION**

**22 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

214 It was proposed by the Chairman, seconded by Cllr Martin and agreed to exclude the press and public on the grounds that the remaining items were a legal matters.

**23 LAND ACQUISITIONS**

215 The Clerk had written to Kelly Tolhurst MP.



**24 DISPOSAL OF LAND**

216 The Clerk reported that following the receipt of the Council’s offer, the owner of the property in question had asked for the quotations to be forwarded to her.

**25 BOUNDARY DISPUTE**

217 A resident of Lower Upnor had reported to the Council that he believed there was encroachment onto the Council’s land by a resident of Margett’s Place. This would be investigated.

The Chairman thanked everyone for attending and closed the meeting at 9.42 pm

Signed .....Chairman

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