

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE MEETING HELD ON THURSDAY 23 NOVEMBER 2017 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

PRESENT:	Cllr David Coomber	Chairman
	Cllr Mrs Val Archer	
	Cllr Chris Buckwell	
	Cllr Gary Etheridge	
	Cllr Peter Hicks	
	Cllr Peter Martin	
	Cllr Mrs Fatima Mitchell	
	Cllr Geoff Moore	
	Cllr Chris Sparks	
	Cllr John Williams	
	Mrs Roxana Brammer	Clerk
In attendance	Mrs Anne Roscow	Footpaths Officer
	4 members of the public	

Item *Action point*
Minute number 2017/18/

1 APOLOGIES

395 An apology for absence was received from

Cllr Trevor Archer Indisposed

It was proposed by Cllr Martin, seconded by Cllr Moore and agreed this apology be accepted.

2 DECLARATIONS OF INTEREST

396 Cllr Hicks declared a possible conflict of interest in item 7a(ii), planning application for Walsall House, High Street, Upnor as living close to the site.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

397 None.

4 MINUTES OF THE MEETING HELD ON 26 OCTOBER 2017

398 It was proposed by Cllr Etheridge, seconded by Cllr Williams and agreed the minutes of the meeting held on 26th October 2017 be signed as a true record.

5 MATTERS ARISING

399 None.

6 FOOTPATHS

400 a Representative's Report

The Chairman suspended the meeting to allow Mrs Roscow to speak.

Mrs Roscow said that RS131, which had been ploughed over, had now had the path reinstated across the field.

The Chairman thanked Mrs Roscow and reconvened the meeting.

7 PLANNING

a Applications

- 401 i **MC/17/2794:** Land rear of Arethusa Venture Centre and adjacent to parish woodland, Lower Upnor: An Application for Lawful Development Certificate (existing) for site office, shop and equipment store together with climbing wall, rope structures and flood lighting

No objection.

- 402 ii **MC/17/1840 & MC/17/1907:** Walsall House, 40 High Street, Lower Upnor: Application for engineering works to facilitate a new access tunnel to form basement accommodation, alteration to existing roof to form mansard roof and gable end projection to the rear; insertion of dormers and bay window; replacement front steps, various joinery works, application of external render, installation of metal railings and landscaping works; with associated internal alterations - Resubmission of MC/16/2856 and Listed building consent for above

After discussion, it was proposed by Cllr Etheridge, seconded by Cllr Williams and agreed to respond as follows:

Frindsbury Extra Parish Council has considered both these applications and will deal with them together.

The application MC/17/1840 is a re-submission of MC/16/2856. The Parish Council did not object to that application at the time; however it was refused for the following reason:

"The proposals are full on 'restoration' as opposed to a '*conserve-as-found*' approach. Despite revisions, to the floor plans, stairs, roof and external appearance are all radically altering and creating a grandeur Georgian appearance; that is not authentic and at odds with the original character of this designated heritage asset. As such, the development conflicts with the objectives of paragraphs 128 and 133 of the National Planning Policy Framework 2012 and Policies BNE1, BNE12 and BNE17 and BNE18 of the Medway Local Plan 2003."

The following month, the Parish Council considered application MC/16/3807, which was for the construction of a new mansard roof and dormer window; new rear stair

enclosure; formation of a new disabled access ramp with glazed covered area, new boundary treatment and associated internal and external alterations. The Parish Council objected to this application as follows:

"The front of the house faces the river frontage and can be seen from across the River Medway. In this respect it is close to Upnor Castle and Medway View, both significant buildings and is visually important viewed from St Mary's Island. It is joined to another house and the existing roof line extends across both properties. The raised roof line, although contained within the height of the chimney stacks, would no longer present a continuous line. The proposals are contrary to the street scene. The house has historic connections with Lord Nelson and the Parish Council wished to draw attention to this fact in considering the proposed alterations."

Application MC/16/3807 is no longer on Medway Council's website. In responding to MC/17/1840 and to MC/17/1907, Frindsbury Extra Parish Council supports the reasons for refusal of MC/16/2856 and repeats its objections to MC/16/3807.

- 403 **iii** **MC/17/3747:** Land adj Units 15, 10, 9, 1 & 2 Neptune Industrial Estate, Neptune Close, Medway City Estate: Formation of 4 secure storage yards with associated fencing and gates within the existing parking areas associated to the industrial units forming Neptune Industrial Estate

After discussion, it was agreed to respond as follows:

Frindsbury Extra Parish Council has considered this application. Members consider that to fence off areas of the parking provision for all units in Neptune Industrial Estate to provide storage is a change of use and an application should be made for a change of use from parking to storage.

- 404 **iv** **MC/17/3760:** Mockbeggar Farm, Town Road, Cliffe Woods: Retrospective application for a change of use to provide for the stationing and storage of 63 caravans for agricultural workers

After discussion, it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application. Too many caravans are proposed, apparently occupied by more than one worker. There would be pressure on the infrastructure, including water, sewerage, rubbish collection, medical facilities and traffic movements. If the local planning authority is minded to grant approval, the Parish Council asks that a condition be imposed whereby the caravans are occupied for no more than 10 months of the year, to prevent them from becoming permanent living accommodation.

- 405 **v** **MC/17/3755:** 66 Cooling Road, Frindsbury Extra: Construction of single storey rear and side extension - demolition of existing side lean-to

No objection.

- 406 **vi** **MC/17/3784:** 89 Cooling Road, Frindsbury Extra: Conversion of existing house into two residential flats

After discussion, it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application, on the grounds of over development. It considers the proposals an inappropriate division of a residential property. In addition the proposed parking arrangements are totally inadequate. The number of parking spaces is less than the minimum, being proposed at one space per flat. It is likely that the 3 bedroom flat would have at least 2 cars and if adult children were involved, up to 3 or 4.

- 407 **vii MC/17/3738:** 100 Jarrett Avenue, Wainscott: Retrospective application for construction of a dormer window to rear to provide additional living accommodation within roof space

The response made in between meetings was ratified:

Frindsbury Extra Parish Council has no objection to this retrospective application. Members did not object to the previous application, MC/17/2515, which was refused. The Parish Council has received no objections or comments on the appearance of the rear of the property as viewed from the Recreation Ground, either from users of the Recreation Ground or from users of Frindsbury Extra Memorial Hall.

The Parish Council asks that this application goes to Medway Council's Planning Committee for determination.

- 408 **b Decisions**

The decisions listed on Appendix A were received.

- 409 **c Appeals and Other Matters**

None.

8 FINANCE

- 410 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

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

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

- 412 **c Accounts for Payment**

It was proposed the Chairman, seconded by Cllr Martin and agreed the accounts for payment as listed on Appendix B be approved (cheques 101943 – 101947), with the addition of £140.40, Nexus Data Systems Ltd (cheque 101948).

- 413 **d Liberty Park Residents' Association Surplus Funds**

Cllr Mrs Archer reported that the Treasurer of the Liberty Park Residents' Association had contacted her to say that the Association had been dissolved and had asked about the remaining funds, which were part of the grant made by the Council.

After discussion, it was proposed by Cllr Etheridge, seconded by Cllr Martin and agreed the Association be asked to return the money and the Council would use it to contribute towards the planting on Wainscott Fields.

9 GRANT APPLICATIONS

414 None.

10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

415 **a Recreation Ground/Hall Garden**

Nothing to report.

416 **b Wainscott Fields Open Space**

The Clerk reported that Turfsoil Ltd had taken advice about the reptiles. It was estimated there were about 1,000 slow worms and 1,000 lizards on the area and it would not be possible to remove them until the spring, after which they would be able to tidy the area and sow the wildflower meadow. In the meantime they had been given permission to undertake the planting on the mown areas and would start immediately. Cllr Etheridge said he was still worried about illegal occupation of the field and said he would like to see metal bollards installed in addition to the existing fence and proposed hedge.

417 **c Fordwich Drive Open Space**

Nothing to report.

d Playparks

418 i. Recreation Ground. Nothing to report.

419 ii. Wainscott Fields. The Clerk had asked for the repairs to the climbing frame to be carried out but otherwise was waiting for the engineering inspection report.

420 iii. Fordwich Drive. "No dogs/ no smoking" signs had been installed.

421 **e Allotments**

Nothing to report.

422 **f Lower Upnor Village Green**

Cllr Moore said there was some hardboard against the fence and Turfsoil would be asked to remove it.

423 **g Woodland**

The Clerk had arranged for Laverock Tree Care to fell a dead tree behind 19 Brissenden Close.

424 **h Notice Boards**

Cllr Hicks said he had some marine varnish and could varnish the two Upnor notice

boards. It was agreed this be done in the spring.

11 UPNOR

425 **a General Matters**

Cllr Moore had nothing to report.

426 **b Lower Upnor Riverside Project**

Cllr Hicks said that Cllr Sparks now had the information to proceed with the two planning applications. *PH*

12 HIGHWAYS AND TRANSPORT

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

Cllr Etheridge said that due to the change in finances for the project after the withdrawal of the proposed Lodge Hill development, a revised scheme was being drawn up and Medway Councillors would be given a presentation on it

428 **b Greenfields Close/Hollywood Lane Pedestrian Crossing**

Cllr Etheridge said Medway Council and Arriva were looking at the area over the re-siting of the bus stop.

13 LIGHTING

429 Nothing to report.

14 RURAL LIAISON COMMITTEE

430 **a Representative's Report**

The next meeting would now be held on Tuesday 16th January 2018 and would be hosted by the Council. Cllr Hicks said he was sorting out the refreshments. *PH*

15 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE

431 Cllr Moore said he had attended the AGM. A member of the Sackville-West family had spoken on Knole, which had been very interesting and Amanda Cottrell from Visit Kent had been an outstanding speaker.

16 HALL MANAGEMENT COMMITTEE

432 **a Representative's Report**

Cllr Mrs Mitchell said that bookings were going well and that the Secretary was looking for another insurer, as Aon were no longer insuring village halls. There had been good feedback about the new blinds. The emergency gate from the garden to the car park had been blocked by lawn mowers.

17 POLICE MATTERS**433 a Police Liaison Committee Representative's Report**

Cllr Williams had circulated the crime figures. He had a good relationship with Rachel Harris of the Community Safety Unit.

434 b Neighbourhood Watch

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

18 COMMUNICATIONS**435 a Website**

Nothing to report.

436 b Magazine

Cllr Etheridge said he had spoken to the publishers about belligerent advertising sales and this had been dealt with immediately.

19 Manor Farm

437 The hearing re Village Green status would be held the week commencing 26th February 2018. Cllr Sparks would attend.

20 CONSULTATION

438 No documents received.

21 CORRESPONDENCE

439 None.

22 REPORTS AND CIRCULARS

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

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

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

24 LAND ACQUISITIONS

442 Ongoing.

25 DISPOSAL OF LAND

443 Ongoing.

26 Other Legal Matters

444 The Council's solicitor was dealing with matters relating to a resident of Lower Upnor.

The Chairman thanked everyone for attending and closed the meeting at 9.09 pm

SignedChairman

On theday of2017