

**FRINDSBURY EXTRA PARISH COUNCIL****MINUTES OF THE MEETING HELD ON THURSDAY 28 SEPTEMBER 2017 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

**PRESENT:** Cllr David Coomber Chairman  
 Cllr Gary Etheridge  
 Cllr Peter Hicks Items 8-12a, 13-27  
 Cllr Peter Martin  
 Cllr Mrs Fatima Mitchell Items 8-12a, 13-23  
 Cllr Geoff Moore  
 Cllr Chris Sparks

Mrs Roxana Brammer Clerk

In attendance Mrs Anne Roscow Footpaths Officer  
 2 members of the public

**Item** *Action point*  
 Minute number 2017/18/

**1 APOLOGIES**

288 Apologies for absence were received from

Cllr Trevor Archer	On holiday
Cllr Mrs Val Archer	On holiday
Cllr Chris Buckwell	At work
Cllr Ope Onimole	At work
Cllr John Williams	On holiday

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

**2 DECLARATIONS OF INTEREST**

289 None.

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

290 None.

**4 MINUTES OF THE MEETING HELD ON 27 JULY 2017**

291 It was proposed by Cllr Martin, seconded by Cllr Sparks and agreed the minutes of the meeting held on 27<sup>th</sup> July 2017 be signed as a true record.

**5 MATTERS ARISING**

292 None.

## 6 MINUTES OF THE EXTRAORDINARY MEETING HELD ON 24 AUGUST 2017

293 It was proposed by Cllr Sparks, seconded by Cllr Hicks and agreed the minutes of the extraordinary meeting held on 24<sup>th</sup> August 2017 be signed as a true record.

## 7 FOOTPATHS

### 294 a Representative's Report

Chairman suspended the meeting to allow Mrs Roscow to speak.

Mrs Roscow said she had completed her walk for the website. Otherwise there was nothing to report.

The Chairman thanked Mrs Roscow and reconvened the meeting.

As two residents of Greenfields Close were present, it was agreed to bring forward item 12b of the agenda.

## 12 HIGHWAYS AND TRANSPORT

### 295 b Hollywood Lane Crossing at Greenfields Close

The Chairman suspended the meeting to allow the residents of Greenfields Close to speak.

They gave a history of their campaign to have a pedestrian crossing installed across Hollywood Lane in the vicinity of Greenfields Close. This had been promised by Medway Council but eventually only a traffic island had been installed. There had recently been 2 accidents to people using the island. The problem was made worse by impatient drivers going on the wrong side of the road to pass buses stopped at the bus stop and by traffic not obeying the speed limit. They wanted the promise to install a pedestrian crossing honoured.

The Chairman thanked them and reconvened the meeting.

After discussion Cllr Etheridge said as one of their Medway Councillors he would contact the Portfolio Holder for Highways and follow it up. GE

## 8 PLANNING

### a Applications

296 i **MC/17/2956:** 178 Brompton Farm Road and land north of Brompton Farm Road: Outline application with some matters reserved (appearance, landscaping, layout, scale) for residential development comprising of up to 122 residential dwellings with associated landscaping, public open space and associated works

After discussion it was agreed to object as follows:

Although not in the parish, Frindsbury Extra Parish Council wishes to comment on this application as the land in question adjoins the parish and would impact on it and on its residents.

The Parish Council objects to this application. Apart from 178 Brompton Farm Road and its garden, the site lies within the Metropolitan Green Belt, which the Parish Council aims to see maintained and protected. There are no exceptional circumstances to allow development in the Green Belt. The example given in the planning statement, citing a development allowed in the countryside in Gillingham, does not create a precedent as this development is not in the Green Belt.

The planning statement also refers to the number of dwellings Medway has to provide by 2035. This is immaterial as there are many brownfield sites in the area that can be and indeed are being used for residential development. Such blatant pressure on the Green Belt must be resisted.

The land is believed to be either grade 1 or grade 2 agricultural land and is far enough away from the A289 Hasted Way to be agriculturally viable. Were development to be allowed, there would be the matter of air quality for the residents of the development from the 4 lane main road. The infill developments between the A289 and Brompton Farm Road/Hollywood Lane which were built between 20 and 15 years ago might not have been permitted today as being too close to this major road.

The major concern for residents of the parish will be the increased traffic that the development will generate. A couple of years ago the Chairman counted traffic movements one morning between the hours of 7am and 8am at the junction of Brompton Farm Road and Cliffe Road and there were more than 1,000 traffic movements in that one hour. Since then the former Temple School site has been developed with the construction of Abbey Court Special School at this junction and a development of 68 dwellings in Brompton Farm Road to the east of the proposed new development. Were he to conduct the same exercise now, it is certain there would be even more traffic movements. The absence of an easterly direction slip road and of a westerly direction slip road onto the A289 at the junction with Brompton Farm Road, Hollywood Lane, the B2000 to Cliffe and Cooling Road will inevitably mean that traffic from the proposed new development will be using these local roads for many journeys as they will have no alternative. The exit from Hoo Road, Wainscott onto Four Elms roundabout is already difficult enough, without extra traffic making for the Hoo Peninsula, Medway Tunnel, Medway City Estate or Strood and Rochester stations.

In conclusion, the Parish Council asks the Local Planning Authority to refuse this application for the reasons given above.

- 297    **ii**    **MC/17/2996:** Lower Upnor Depot, Upnor Road, Lower Upnor: Details pursuant to conditions 3, 4, 5, 6, 7, 14 and 15 on planning permission MC/16/3795 - Construction of 8 two bedroom apartments and associated parking
- 3 – landscaping
  - 4 – details in section and elevation
  - 5 – details of materials
  - 6 – investigation and risk assessment of any contamination on site
  - 14 – details of soil, vent and waste pipes
  - 15 – details and appearance of bin storage area

Noted.

- 298 **iii MC/17/2795:** Unit 2, Maritime Estate, Maritime House and W J King Ltd, Maritime Close, Medway City Estate: Change of use of unit 1 into 5 bay workshop facility and conversion of unit 2 into valet with single storey infill extension. Construction of bike shelter and provision of parking.

After discussion, it was agreed to respond as follows:

Frindsbury Extra Parish Council has no objection in principle to this application, but would like a condition imposed whereby all customer parking must be within the site.

- 299 **iv MC/17/2966:** Units 1 – 18 Neptune Business Park, Neptune Close, Medway City Estate: Re-cladding of groundfloor elevation, re-painting first floor elevation, replacement rooflights and doors and repair work to roof.

No objection.

- 300 **v MC/17/3139:** Land at Higham Road behind nos 2 and 4 Hollywood Lane, Wainscott: Construction of a 2 bedroomed house with parking

After discussion, it was agreed to object as follows:

Frindsbury Extra Parish Council objects to this application on over-development of the site and parking grounds. The proposed 2 bed dwelling appears to be crammed onto the site and the parking arrangements do not seem adequate to provide the 2.5 parking spaces required in a rural area.

- 301 **vi MC/17/3164:** Medway Enterprise Centre, Enterprise Close, Medway City Estate: Change of use of land comprising the construction and operation of a haulage yard facility including parking for 52 HGV's, office and welfare accommodation within three detached single storey buildings and ancillary car parking, lighting facilities and drainage connections

No objection

- 302 **vii MC/17/3258:** 4 Wainscott Road, Wainscott: Advertisement consent for 2x internally illuminated fascia signs, 1x internally illuminated logo signs, 3x non illuminated wall mounted aluminium panels, 5x non illuminated post mounted aluminium panels, 1x non illuminated double sided post mounted aluminium panel and 1x internally illuminated totem

No objection.

- 303 **b Decisions**

The decisions listed on Appendix A were received.

**c Appeals and Other Matters**

- 304 **i Taylor Wimpey Templars Development**

Nothing further had been heard about the enforcement case on the landscape management plan.

**8 FINANCE****305 a Bank Balances**

The bank balances as listed on Appendix B were noted.

**306 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.

**307 c Accounts for Payment**

It was proposed by Cllr Martin, seconded by the Chairman and agreed the accounts for payment as listed on Appendix B be approved (cheques 101929 – 101933).

**308 d Audit 2016/17**

It was noted that the Audit for the year to 31<sup>st</sup> March 2017 had been successfully concluded.

**9 GRANT APPLICATIONS****309 a Royal British Legion Poppy Appeal**

It was proposed by Cllr Moore, seconded by Cllr Etheridge and agreed a grant of £100 be made to the Royal British Legion Poppy Appeal under S 137 of the LGA 1972 (cheque 101934).

**10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY****310 a Recreation Ground/Hall Garden**

Nothing to report.

**311 b Wainscott Fields Open Space**

A quotation of £16,680 had been received from the Council's greenspaces contractor for additional planting. It was proposed by the Chairman, seconded by Cllr Moore and agreed to suspend the standing order on obtaining 3 quotations as past experience had shown that if planting was carried out by another company, the Council's contractor had not always looked after it properly and it had not been cost effective. The quotation had been broken down into sections but it was proposed by Cllr Moore, seconded by Cllr Etheridge and agreed to accept the full quotation.

**312 c Fordwich Drive Open Space**

The Clerk would ask the contractor to attend to the overhanging shrubs and branches. *RB*

**d Playparks**

**313 i.** Recreation Ground. Nothing to report.

314 ii. Wainscott Fields. There was a problem with the net on the climbing frame.  
This had been looked at by the former owner of the original manufacturer, who had  
315 also inspected the rest of the equipment. It was agreed to delegate the Clerk to  
organise any repairs necessary, following the insurer's engineering inspection.

ii. Fordwich Drive. The new play equipment had been installed. "No dogs" signs  
needed to be fitted.

316 **e Allotments**

Nothing to report.

317 **f Lower Upnor Village Green**

Cllr Moore reported that the hedge had been cut.

318 **g Woodland**

The Clerk reported that there was a dead tree at the rear of 19 Brissenden Close and  
she had asked Laverock Tree Care to deal with it.

319 **h Notice Boards**

Cllr Moore said the notice board in Lower Upnor needed some attention.

**11 UPNOR**

320 **a General Matters**

Nothing to report.

321 **b Lower Upnor Riverside Project**

The Clerk reported on her meeting with James Brumer of Shaftesbury Homes and  
Martin Hall of Medway Council. Unfortunately Cllr Hicks had been unable to attend.  
The meeting had been positive. Shaftesbury Homes would be submitting a planning  
application for an enabling development on land off Elm Avenue, Chattenden and  
proposed offering the communal land to the parish council. The Clerk had pointed out  
that the site was not in Frindsbury Extra parish and she was unsure if Hoo St  
Werburgh would wish to accept it.

**12 HIGHWAYS AND TRANSPORT**

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

Nothing to report.

323 **c Four Elms Hill and Roundabout**

It was reported there was now an air quality management area on Four Elms Hill and  
the roundabout.

**13 LIGHTING**

324 Nothing to report.

**14 RURAL LIAISON COMMITTEE****325 a Representative's Report**

The next meeting would now be held on Tuesday 16<sup>th</sup> January 2018 and would be hosted by the Council.

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

326 The next meeting was the following month.

**16 HALL MANAGEMENT COMMITTEE****327 a Representative's Report**

Cllr Mrs Mitchell said the next meeting was the following month.

**17 POLICE MATTERS****328 a Police Liaison Committee Representative's Report**

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

**329 b Neighbourhood Watch**

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

**18 COMMUNICATIONS****330 a Website**

The Webmaster was requesting more photographs to refresh the site.

**331 b Magazine**

Cllr Etheridge said the magazine was going well.

**19 DATE OF DECEMBER MEETING**

332 It was agreed the December meeting would be held on Tuesday 19<sup>th</sup> December 2017.

**20 CONSULTATION**

333 No documents received.

**21 CORRESPONDENCE**

334 None.

**22           REPORTS AND CIRCULARS**

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

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

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

**24           LAND ACQUISITIONS**

337           The Clerk reported that there was an agreement in principle to hand over the land in question but it would also involve Medway Council and Greenbelt Energy Ltd. Martin Hall of Medway Council had confirmed that the legal costs could be taken from the S106 money. It was agreed the Council's solicitor be instructed to proceed.

**25           DISPOSAL OF LAND**

338           The Clerk reported on the revised quotation for fencing. It was proposed by Cllr Etheridge, seconded by Cllr Hicks and agreed to include the fencing with the offer.

**26           BOUNDARY DISPUTE**

339           The surveyor's report had been circulated prior to the meeting. It was proposed by Cllr Etheridge, seconded by Cllr Hicks and agreed the Council follow the surveyor's advice and communicate this to the Council's solicitor.

**27           INSURANCE CLAIM**

340           A letter from the Council's insurers about an outstanding claim had been circulated prior to the meeting. It was proposed by Cllr Hicks, seconded by Cllr Etheridge and agreed the insurers be given authority to settle the case.

The Chairman thanked everyone for attending and closed the meeting at 9.20 pm

Signed .....Chairman

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