

FRINDSBURY EXTRA PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 23RD JULY 2024 AT FRINDSBURY EXTRA MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 PM

PRESENT:	Cllr Chris Sparks Cllr Geoffrey Moore Cllr Tony Ashton Cllr Gary Etheridge Cllr Vanessa Roach Cllr Anne Roscow Cllr Craig Liddell Cllr Andrew Millsom Cllr Sheila Noise Cllr Elizabeth Turpin Cllr John Williams	Chairman Vice-Chairman
	Emma Johnson Ashlie Gash	Clerk Assistant Clerk
In attendance	0 Member of the public	

Item

Minute 2024/25

Action point

1 APOLOGIES

160 Apologies were received from:
Cllr Ope Onimole - Holiday

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

2 DECLARATIONS OF INTEREST

161 None

3 ANY OTHER BUSINESS OF AN URGENT NATURE

162 None

4 MINUTES OF LAST MEETING

163 It was proposed by Cllr Noise, seconded by Cllr Moore and agreed the minutes of the meeting held on 25th June 2024 be signed as a true record.

5 MATTERS ARISING

164 None

6 FOOTPATHS

165 Footpath Officer's Report

Cllr Roscow reported: This month we cleared many brambles from RS128 and RS136 in Lower Upnor. A before and after photo of RS128 was put on the council Facebook page. We cleared the continuation of RS129, known as Wendy's Walk, up to the B2000. We also cleared RS118, the other side of the bypass to RS129. These were done as I had an email from a resident letting me know that they had become difficult to walk because of brambles and nettles. Next to RS118 there is Japanese knotweed growing, near the B2000. I reported it a few years ago and it was dealt with, but it has grown back, and now there are shoots growing on the footpath. I have reported it to Stacey.

- 7**
- a** **PLANNING Applications**
- 167 **i** **MC/24/1458** - 101 Hollywood Lane Wainscott: Variation of condition 2 (approved plans) of planning permission MC/24/0039 to allow a minor material amendment to change from 2 small rear dormers to 1 larger box dormer and 1 additional roof light to front.
No objection
- 168 **ii** **MC/24/1372** - Land South of Berwick Way, East of Frindsbury Hill and North and West of Parsonage Lane (known as Manor Farm) : Details pursuant to condition 61 (external lighting) on planning permission MC/22/2839 - Variation of condition 1 (approved drawings) to allow a minor material amendment to MC/21/0302 for relocation of multi use games area, minor changes to various windows on main teaching block, changes to the heights of the feature brick work and main entrance curtain walling on the sports block, relocation of cycle parking, reconfiguration of the external dining area and play area and variation of condition 45 (surface water drainage) to allow changes to the drainage design, condition 47 (plant noise) to amend the description of the approved condition and condition 55 (landscaping) revised landscaping scheme to screen the relocated multi use games area
No Objection
- 169 **iii** **MC/24/1341** - R S M E Workshop R E M E Ministry Of Defence Higham Road Wainscott Rochester Medway ME3 8BW : Prior Notification under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for demolition of: A prefabricated building number WT017 which is the decommissioned fuel filling station including ground slab and foundations; the removal of the decommissioned diesel holding tank buried next to the building which has been purged and certified as clear of any hydrocarbons/fuels; and the demolition of a prefabricated store next to the fuel station
No Objection
- 170 **iv** **MC/24/1338** - 29 Jarrett Avenue Wainscott: Construction of a two storey side extension and single storey front porch
No objection
- 171 **v** T409 - Cherry - Fell to near ground level
T411 - Norway Maple - Crown reduce by 3m and remove deadwood 25mm and greater in diameter
T412 - Scots Pine - Remove deadwood 25mm and greater in diameter
T414 - Scots Pine - Remove deadwood 25mm and greater in diameter
T425 - Ash - Fell to near ground level
T426 - Scots Pine - Remove deadwood 25mm and greater in diameter
T428 - Ash - Fell to near ground level
T429 - Scots Pine - Remove deadwood 25mm and greater in diameter
T433 - Scots Pine - Sever and remove a section of ivy from ground level to a height of 1m and remove deadwood 25mm and greater in diameter
T434 - Scots Pine - Sever and remove a section of ivy from ground level to a height of 1m and remove deadwood 25mm and greater in diameter
T435 - Scots Pine - Sever and remove a section of ivy from ground level to a height of 1m and remove deadwood 25mm and greater in diameter
T436 - Turkish Hazel - Fell to near ground level and replace
T437 - Cherry - Fell to near ground level and replace
T440 - Cherry - Crown reduce by 1.5m - 2m to suitable growth points and crown lift to a height of 2.5m from ground level
T441 - Liquidambar - Fell to near ground level and replace
T444 - Norway Maple - Crown reduce by 1.5m - 2m to suitable growth points and remove deadwood 25mm and greater
T445 - Norway Maple - Crown reduce by 1.5m -2m to previous growth points, crown lift to a height of 3m above ground level and remove deadwood 25mm and greater
T446 - Norway Maple - Crown reduce by 1.5m -2m to previous growth points and remove deadwood 25mm and greater
T461 - Horse Chestnut - Crown lift to 3m above ground level
T464 - Horse Chestnut - Crown lift to a height of 3m above ground level and 1.5m above Lime T463
T465 - Horse Chestnut - Crown lift to 3m in height above ground level
T469 - Cherry - Crown reduce by 1.5m - 2m to suitable growth points
T471 - Cherry - Crown reduce by 1.5m - 2m to suitable growth points

No objection but have requested considerations be made for the trees life cycle and bird nesting season.

- 172 vi **MC/24/1308** – 12 Newenden Road Wainscott : Application for a Lawful Development Certificate (proposed) for formation of a gable end, construction of a dormer window to rear, installation of roof lights to front and a second floor window to side to provide additional living accommodation within roof space
No documents attached so no comment can be made at this time.
- 173 vii **MC/24/1227** – 89 Rolvenden Road Wainscott: Construction of a hardstanding area together with new steps and raised platform to front.
No Objection
- 174 viii **MC/24/1204** – 91 Rolvenden Road Wainscott : Construction of a detached dwelling - demolition of existing outbuilding
No Objection
- 175 ix **MC/24/1466** – Manor Farm Quarry : Variation of condition 1 (Time Limit) on planning permission MC/20/2806 to amend the requirement for the discontinuation of the in-filling operation until 31st December 2027

Frindsbury Extra Parish Council have some major concerns with regards to the infill of the quarry, as although the infill is part way through and needs to be completed the length of time and other factors worry Councillors.

The main argument put to the council for approval of this application initially was that it would facilitate the renovation of the barn as part of the hybrid application. Frindsbury Extra Parish Council are concerned, given the current condition of the barn, that this is no longer a priority and the barn is falling into further disrepair. If the infill is not completed until 2027 development will take some time and funding not available until sometime after that. This could potentially lead to a timescale in excess of 10 years from the planning permission being granted to the barn being completed. This is unacceptable, and Parish Councillors would like to see restoration to the barn completed as a matter of urgency.

The Applicant states there have been economic reasons for the delay. Whilst we do not feel this is a consideration for a planning committee it is worth noting that the first part of the development is/has been sold and we would urge some of this income should be ring-fenced for the ongoing maintenance and preservation of the barn.

Infill and development will continue for some years after the opening of the school and Councillors feel this is not conducive to the education of the pupils and will negatively impact on the outdoor amenities of the school. Concerns were also raised with regards to highways movements due to the new school and the extra traffic this will cause in the local area.

Councillors also felt strongly that if this extension is approved no further extensions should be allowed due to it negatively effecting residents, the school and its children and also the cost to the Council due to having to keep clearing drains from the materials falling off lorries heading to the site.

176 b **Decisions**

The decisions as listed on Appendix A were noted.

c **Appeals and Other Matters**

- 177 The footpath diversion of RS326 and RS328 were discussed and response formulated: Frindsbury Extra Parish Council would like to raise an objection to the Public Right of Way Footpath Diversions for RS326 and RS328. On looking at the documents Councillors wished to question why the original proposed route that was to follow along the edge of the A228 and down Berwick Way has been changed? It was thought a route which follows the road but could potentially be behind a hedge line to shelter from noise and pollution would be a good option as naturally people will want to follow the road.

178 d **Neighbourhood Plan**

Cllr Ashton reported that stakeholder letters were sent out but no responses as of yet. Cllr Sparks now has some extra time and will be assisting with the organisation of the plan.

8 **FINANCE**

179 a **Bank Balances**

The Bank balances at 30 June as listed on Appendix B were noted.

- 180 **b** **Paid since last meeting**
- Payments made since the last meeting as listed on Appendix B were ratified.
- 181 **c** **Accounts for payment**
- It was proposed by Cllr Moore, seconded by Cllr Noise and agreed that the accounts for payment as listed on Appendix B be paid.
- 9** **GRANT APPLICATIONS**
- 182 None
- 10** **MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**
- a** **Recreation Ground/Hall Garden/Playpark**
- 183 **i** **General Matters**
- Cllr Sparks reported he was still yet to discuss Wainscott Recreation Ground rent with Medway Council. Cllr Roach suggested having a new allotment site at Wainscott Recreation.
- b** **Wainscott Fields Open Space/Playpark**
- 184 Cllr Sparks reported no key could be found for the bollard at Wainscott Fields so a locksmith was booked to cut the lock and replace with a new one.
- c** **Wainscott Fields Working Group**
- 185 Nothing to report.
- d** **Coomber Green Open Space/Playpark**
- 186 Nothing to report.
- e** **Schooner Walk Open Space/Playpark**
- 187 Nothing to report.
- 188 **g** **Allotments**
- The Assistant Clerk reported she had obtained quotes for waste removal and she would contact Mark Greenfield to gain access. AG
- 189 **h** **Woodland**
- Cllr Sparks reported a complaint had been received by a resident regarding our woodland behind their house. The Clerk would obtain a quote for works.
- 190 **i** **Notice Boards**
- Nothing to report.
- 191 **j** **Defibrillators**
- Nothing to report.
- 11** **UPNOR**
- 192 **a** **General Matters**
- The Clerk reported she had been contacted by the police about the locking of the lower Upnor car park as it was being left open again which attracts anti social behaviour. Medway Council explained they would no longer be locking the gate as apparently the locks were being cut and it was costing too much money. It was suggested that we request a receipt for a replacement lock and offer to purchase a lock and then leave a key with both pubs in the village incase people get locked in.

- 193 **b** **Lower Upnor Green**
- The Clerk reported a document had been found from 1972 stating a public enquiry had been held over the ownership of the green at Lower Upnor where no owner came forward and the Chief Commons Commissioner had granted Frindsbury Extra Parish Council as owners, but this had never been followed up with land registry.
- 12** **FRINDBURY EXTRA MEMORIAL HALL**
- 194 The Clerk reported a complaint had been received about the broken chairs in the hall, broken hand dryer and lack of tables being placed in the hall for the hirers. These complaints had been brought up with the hall secretary.
- 13** **SCHOOLS**
- 195 Cllr Roscow and Liddell reported Wainscott Primary had offered to hold a meeting for the Neighbourhood Plan at the school so students could get involved. The Clerk was drafting a letter for the proposal of a road crossing.
- 14** **HIGHWAYS AND TRANSPORT**
- 196 Nothing to report.
- 15** **RURAL LIAISON COMMITTEE**
- 197 Cllr Millsom reported at the last meeting a new planning service for enforcement reports had been implemented.
- 16** **KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE**
- 198 **a** **Representatives' Report**
- Next meeting 24th July.
- 17** **POLICE MATTERS**
- 199 **a** **Police Liaison Committee Representative's Report**
- In Cllr Onimole absence no report was given.
- 200 **b** **Neighbourhood Watch**
- In Cllr Millsom reported number plate thefts and criminal damage had been reported this month.
- 18** **COMMUNICATIONS**
- 201 **a** **Website**
- Nothing to report.
- 202 **b** **Magazine**
- Magazine no longer in circulation.
- 203 **c** **Social Media**
- Nothing to report.
- 19** **CONSULTATION**
- 204 The Local Plan regulation 18 was discussed and Cllr Sparks and Cllr Millsom would coordinate to create a response for the Parish Council.
- 20** **Correspondence**
- 205 None

MEDWAY COUNCILLORS' REPORT AND PUBLIC SESSION

Cllr Turpin reported on the Hoo Infrastructure Consultation

CONFIDENTIAL SECTION

21 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

206 It was proposed by Cllr Sparks, seconded by Cllr Moore and agreed the press and public be excluded from the following items on the grounds that the matter concerned tenders and quotes.

22 Health & Safety and HR

207 a **Play Park Repair Quotes**

Cllr Sparks reported Home Counties Play LTD had checked measurements and prices and it had been accepted for all agreed repairs at all playparks other than the flooring at Wainscott Fields be completed. The flooring at Wainscott Fields and whether grass matt is re-laid or if we accept a quote to lay all new flooring will be discussed at the next finance meeting and budgets are looking into.

The Chairman thanked everyone for attending and closed the meeting at 21:15

Signed Chairman

On the ... day of2024