

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 13th August 2014

Present: Cllr. J. Hunt – Chair
Cllr. M. Gale – Vice Chair
Cllr. P. Hyde
Cllr. L. Mitchell
Cllr. D. Wastall
Cllr. R. Rook
Cllr. L. Preston
Cllr. J. White

Lynda Fisher, Clerk
County Cllr. Burgess
Borough Cllr. B. Stokes
Nick Mayatt, Community Warden
Steve Bray, Persimmon
9 Parishioners

1. Welcome and Apologies

The Chair welcomed Parishioners to the meeting. Apologies were received from Cllr. Plumb.

2. Declarations of Interest and Dispensations

Cllrs. White and Hunt declared an interest in Item 5.5; Cllrs Hunt and Mitchell in Item 11.3 and a Dispensation has already been granted to Members relating to the School.

3. Minutes of the Previous Meeting

Proposed by Cllr. Gale and seconded by Cllr. White, the Minutes of the Monthly Parish Council meetings held on the 9th July, 2014, were agreed and signed as a true transcript.

4. Visitors/Public Time

1. **Visitors** – A resident raised the issue of bad mobile signals in the village. The Parish Council has investigated this in the past and found that new software was needed to combat conflict caused by the different bands. The Chair pointed out that when it was suggested having a mast in the village at that time residents were against it; he has also spoken to Gordon Henderson office today and the M.P. will be pushing Ofcom for information. The Clerk will write to Ofcom to see if they can assist and the Chair will place an article on Iwade Does Facebook to ascertain who now has problems and how many residents would agree to a new mast in the village. **Action: Clerk**

Cllr. White raised the issue of traffic flow in Helen Thompson Close and Woodpecker Drive, which has been made worse because of the installation of the ramp in Woodpecker; people are now going up and down Helen Thompson to avoid this. The Clerk has already received a complaint regarding damage caused to the underneath of a car by the new ramp and she will chase Kent County Council regarding this. It would also be helpful if residents informed the Parish Council if they are having issues.

2. **County and Borough Councillors** – County Cllr. Burgess mentioned the School application on the Agenda; he cannot pass comment but he will listen to what is being said.
3. Borough Cllr. Stokes has received a complaint from a resident regarding dust, most of which comes from Ridham; he is taking this up with the Environment Agency. He has been working on behalf of three residents in connection with planning applications. He attended the Parish Council meeting regarding the School; has made quite a few site visits in connection with the Persimmon development and has been corresponding with the company. He also attended a site visit with Oliver Doubleday regarding the Solar planning application and has spoken to a number of residents about this. He has been working with Swale Borough Council in connection with the hand-over of The Barn; has made visits to Countrystyle regarding the odour problems and has been to the Speedway track to look at the

football pitch being installed for youngsters. Cllr. Stokes also agreed to give a grant of £150 towards replacing the Grovehurst Road street nameplate. **Action: Clerk**

4. **Community Warden (Nick Mayatt)/PCSO** – Nick’s report has been circulated to Members and contents noted. Fly tipping is becoming a problem in Old Ferry Road and ASB issues in School Mews and he’s been advising residents to report incidents to 101. The Chair asked if fly tipping has increased since the charges at the Waste Tip have increased – Nick is not aware of this but will investigate.

5. **Matters Arising from the Minutes**

1. **Twinning** – Cllr. Hyde has looked into this as promised; initially the idea was to tie in with WW1, but it does need culture and education links. He will contact Swale Borough Council for guidance (Cllr. Stokes advised that he will be happy to get involved and Graeme Horner would like to be involved on behalf of the Church) and Cllr. Rook will contact the resident in Iwade who has connections with Malawi. Place on September Agenda. **Action: Cllrs. Hyde and Rook**

2. **Persimmon Development** – The Chair referred to the meeting with the Site Manager, who basically agreed that conditions have been broken. The Parish Council does need to meet with Swale Borough Council, following its complaint, to discuss issues; the Clerk is trying to arrange this. **Action: Clerk**

Steve Bray, Construction Manager at Persimmon, addressed the meeting and commented he is generally responsible for what happens on site. He gave an update on progress with various issues; the main spine road to Sheppey Way from the bridge is complete and tarmacked as is the main road. The bridge is due to be delivered during the period 20th to 23rd August; they are sorting out the brick finish and coping stones and the temporary bridge will be removed. The ecology fencing is going in today and it being checked that it goes in as agreed. Sheppey Way kerbs are in and Archaeology is well on the way. Relating to planning conditions, Persimmon is chasing Swale Borough Council for approval and also for S.106. With regards to the recreation ground the planning application has now been validated; they are working with Swale to achieve this and aim to complete by the early part of next year – spring/early summer; drainage works are complete but still have to install surface water culverts. With regards to vehicles going up School Lane, this has improved and they are going to look at restrictions to stop traffic going out the wrong end. He will also meet the resident in Meadow Rise who has fencing, tree and flooding issues.

Cllr. Gale referred to photographs of a large crane which used School Lane; Steve Bray responded that the route was given approval by KCC and included School Lane. Steve Bray spoke to the site Manager, who in turn spoke to the crane driver about the use of inappropriate language.

Cllr. Gale also referred to Persimmons sponsorship for Iwade Herons, which is a positive thing.

The Clerk advised that she has e-mailed Andrew Shankster regarding the early release of the amenity land next to the Medical Centre, so that this can be used as a play area for children until the School Lane playing field is ready; she has not had a response. Steve Bray will speak to Andrew Shankster regarding this.

The Chair referred to the road signs for Lorries; a resident in Chetney View had her delivery stopped because the company thought they could not go up School Lane – Steve Bray will look at this. The Chair also referred to the discovery of the ‘Henge’ on the Sheppey Way site; could something be done to commemorate this – Steve Bray agreed to work with the Parish Council on this.

3. **Countrystyle Update** – Cllr. Mitchell advised no further updates at the moment; item to come back to September meeting. **Action: Cllr. Mitchell/Clerk**
4. **Government Consultation on Underground Drilling Access** – Members agreed the following response prepared by Cllr. Plumb:

As a Parish Council we strongly believe that we are elected to represent the local community, and in all matters seek to be informed, so to make decisions and act on their behalf.

The practice of extracting natural resources up to 300m below the surface, and the issues and emotions it raises within a community, has in recent years, attracted greater public attention and awareness, and in a number of cases public opposition, most notably Balcombe in Sussex. As a council therefore we would want to consult the community to obtain a consensus of opinion before making or committing to a formal response. We have the mechanism through social network and a monthly magazine to seek resident's opinions.

Therefore the only question we can with integrity answer at this point is your final question concerning consultation with local councils when a planning application has been submitted. We strongly agree with this proposal.

5. **Iwade Allotments** – Members agreed a meeting needs to be set up with Swale Borough Council, Iwade Allotments Association and the landowner to look at transferring the lease over to the Parish Council. **Action: Clerk**
6. **Sheppey Crossing Concerns** – Clerk to chase the Highways Agency and send a copy to Gordon Henderson, M.P., as she has still not heard from them apart from an automated acknowledgement. **Action: Clerk**
7. **Grass Cutting – Verges** – Despite chasing, still no response from Alan Marolia at Swale Borough Council; Clerk to chase again. **Action: Clerk**
8. **Iwade Bridge/Weedscreen** – The Chair and Clerk met with the Environment Agency and Swale Borough Council and agreed that the Parish Council will not take over responsibility for the bridge. There are health and safety concerns regarding the bridge and it was agreed that the Environment Agency will draft a notice regarding its removal and place this on the structure.
9. **Ward Homes** – Nothing further to report on the site known as SW123. The Parish Council did attend a Localism meeting recently and made it very clear to Swale Borough Council Planners present that it would not be happy with 300 houses.

6. **Planning**

New Applications:

1. **KCC/SW/0189/2014** – Expansion of Iwade Primary School from two form entry (2FE) to three form entry (3FE), including the erection of a two storey extension to the existing school building, creation of new access via School Lane, provision of parent drop-off and pick up facilities and additional parking spaces together with new hard and soft landscaping - Iwade Community Primary School, School Lane, Iwade, Sittingbourne, Kent, ME9 8RS – Revised details. The site plan is the same as that display in the Church on the 30th June; changes have been made regarding the school drop off point and there are more parking spaces for staff. Members agreed to respond as follows:
 - We are pleased to see the submission of the Ecology Report. However, having consulted Dr Lee Brady, who is the Kent Herpetofauna Recorder for the Kent Reptiles and Amphibian Group (KRAG) he has commented that he notes that they have not undertaken a Great Crested Newt survey (only a terrestrial reptile survey). He also notes that despite this they have confirmed the presence of Great Crested Newts (and slow-worm) in their terrestrial survey area and are proposing installation of fences and potentially destructive searches. The latter activities will be subject to a Natural England EPS Licence and Dr Brady cannot see any reference to this in the report; we therefore wish to lodge an objection and have copied in the local Natural England team so that they are aware of the situation.
 - Referring to the Travel Plan, item 3.1.5, it mentions white lining to stop cars parking in front of resident's drives. The Parish Council requests that this is put in as a condition that it is done and not stand as a recommendation.
 - We welcome the comments in the report under 3.5, regarding construction traffic.

However, the remainder of the Parish Council's original objections/ comments still stand.

2. **14/502072/FULL/EMEI** - Development of an up to 18MWp ground mounted solar farm on land at Orchard Farm, Iwade, Kent, ME9 8QE to include solar arrays, transformer enclosures; substation and control room, access tracks; perimeter fence and small-scale CCTV cameras: Land West Of Orchard Farm School Lane Iwade Kent ME9 8QG – Members agreed to object/comment as follows:

- Visual Amenity - the proposed development is next to an area of High Landscape Value and Green Corridor between Sittingbourne and the surrounding village. A nearby development proposal for a Waste Disposal Land Fill site was refused on the grounds of an Area of High Landscape Value and that will overlook this proposed Industrial Development.
- Loss of Agricultural Farmland 50% of which is grade 3a, which is against KCC Policy.
- Size of Installation in context of surrounding location in the middle of the countryside on a Greenfield site with all the attendant construction and eventual decommissioning problems which is against KCC Policy, County favours Brownfield or installation on existing industrial buildings.
- Loss of outlook to the detriment of residential amenity close to the site.
- Concerns that the facility in an area of farmland is out of character with its surroundings

Members would like to make the following comments/observations:

- We would ask that KCC Highways looks at the safety of the roads (the National Cycle Route 'Sustrans' runs through Stickfast Lane) as a whole including Parking and Emergency access during construction and subsequent proposed operation.
- If the application is approved the Parish Council would ask that it be made a condition that no construction traffic enters Iwade village.
- We would ask that KCC Highways looks at the safety of the roads as a whole including parking and emergency access during construction and subsequent proposed operation.
- There appears to be no regulatory body to overview this power producing facility other than planning regulations and we have concerns over future running and decommissioning policies

Determined Applications: None

7. **Emergency Plan**

Cllr. Rook will approach the Medical Centre seeking approval for its use as an evacuation point during emergencies and will look towards placing an article in the next newsletter seeking volunteers to assist during an emergency. Clerk to obtain prices for sandbags and floodboards. **Action: Cllr. Rook/Clerk**

8. **School Lane Repairs**

Flooding problems are still being encountered in School Lane. Clerk advised that the resurfacing repairs had been carried out within a restricted budget and should have improved the flow of water to the drains and gullies. However it looks as though there might be a now be an underlying problem with the drains and KCC is investigating.

9. **Committees**

Cllr. Preston agreed to become a member of the Planning Committee; Cllr. Wastall agreed to act as a representative for the Kent Association of Local Councils, plus A.N. Other. Clerk to contact James Freeman, Swale Borough Council, to see if he can offer any training on planning; County Cllr. Burgess agreed to see if KCC do any planning training. **Action: County Cllr. Burgess/Clerk**

10. **Correspondence**

1. **Kent Minerals & Waste Local Plan (MWLP) 2013-30: Submission Document Consultation - 31 July to 12 September 2014** – Bring back to September meeting. **Action: Clerk**
2. **Supporting Swale's Town and Parish Councils** – Noted.
3. **Iwade 20 mph - draft documents for information** – Clerk to ask how costs can be reduced as the Parish Council does not have funds in the budget to meet the current cost projections; what contributions will County/our County Councillor make and if not affordable to look into what can be done in School Lane. **Action: Clerk/County Cllr. Truelove**
4. **How would you deal with offenders?** – Agreed to place link on Iwade Does Facebook asking residents to respond direct to this. **Action: Clerk**
5. **Devolution of Services and Community Agents - Call for Evidence** – Does not apply to Iwade.
6. **Open and Accountable Local Government** – Changes to legislation noted; will defer amending Standing Orders until NALC publishes its updates and issues a template for a media policy.

12. **Finance**

1. **Year End Internal Audit Report 2013/14** – Report received and Members agreed and noted the contents therein.
2. **New Street Lights** – Clerk advised that she had raised a query regarding the first quote received and as a result of this she has now been forwarded a revised figure, which has been accepted, of £6125.35p, plus V.A.T. The contractors are pushing for early delivery of the three columns.
3. **Request for Donation – The Trustees of Iwade@The Barn** – Proposed by Cllr. Rook and seconded by Cllr. Wastall; 2 abstentions, agreed to donate the sum of £2500 towards the Barn project.
4. **SLCC Membership** – Clerk advised that the other three Parish Councils that she works for have agreed to pay one-quarter of the cost £41.25p. She has raised a cheque for the full amount and will obtain reimbursement from the other Parish Councils. **Action: Clerk**
5. **Christmas Tree** – Agreed to order a taller tree with an approved budget of £200. Cllr. Gale agreed to look into installing a timer. **Action: Cllr. Gale**
6. **Cheques raised and Accounts** – Members signed the following cheques and agreed the accounts to the 31st July, 2014:

Date	Chq.	Details		Amount
13.08.14	1712	Clerk's Expenses	Telephone; use of Home as office – July 2014	£12.83p
13.08.14	1713	H.M. Revenue & Customs	Tax due July 2014	£79.60p
13.08.14	1714	Steve Wakeling	Supply and installation of bollards at Greenshanks	£346.00p
13.08.14	1715	David Buckett	Year-end internal Audit 2013/14	£184.95p
13.08.14	1716	Society of Local Council Clerk	Subscription 2014/15 (quarter to be reimbursed by my 3 other Parish Councils = £41.25p x 3)	£165.00p
13.08.14	1717	Playsafety Limited	Hall Garden Area Inspection 2014	£78.00p
13.08.14	1718	Steve Wakeling	Handyman and materials work – July	£265.59p
13.08.14	1719	Iwade@The Barn	Donation 2014/15	£2500.00p
Eight cheques in total				

Plus:

Clerk's Wages

July 2014

£547.10

Paid by Standing Order

Eon: Energy Supply, Street Lighting	July	£59.70	Paid by Direct Debit
Countrystyle Hire of 110 Ltr. Envirobin	June 2014	£47.76	Paid by Direct Debit

13. Iwade Localism Project (Swale Borough Council)

10 Point Plan and Village Hall – nothing to report.

The Barn – The Trust have agreed a Constitution and now have a Bank Account. Work to the cladding won't be done until September/October. The door and key will be changed.

14. Any Other Matters Arising

1. The Chair referred to the water problems at the Grovehurst Gate entry to the village; has spoke to Wards, Oliver Doubleday and Kent County Council who have now tracked down the contractors responsible. He suggested a site meeting with KCC, Oliver Doubleday and Swale Borough Council to look at the whole area.
2. The Parish Council has been approached by the Biomass developers asking for two road names for their site at Ridham Dock – Members suggested 'Lord Nelson (a pub of this name used to be at Ridham) and 'Lockyer', which was the name of the publican.
3. As it's nearing November Cllr. Hyde will contact the Nursery regarding delivery of the trees to commemorate WW1.
4. Cllr. Gale raised the issue of Kent Fire and Rescue Services being charged £15 per day to use the Village Hall site during strikes; this is embarrassing as they are protecting the village. Clerk to query this with the Hall Chair. **Action: Clerk**
5. Cllr. Gale queried whether there will be sufficient adult supervision for the 'Back to School' Party at the Village Hall and whether those supervising will be CRB checked. He also queried whether there would be a qualified First Aider present. Clerk to raise this with the Hall Chair. **Action: Clerk**
6. Clerk advised that the ROSPA report relating to the hall garden has been received; she will place this on the September Agenda. Most of the remedial work falls within the jurisdiction of the Hall Committee and she will forward details to the Hall Chair.

15. Next Meeting(s)

The next Monthly meeting will take place on Wednesday 10th September, 2014, commencing at 7.30 pm in Iwade Village Hall.

The meeting closed at 13.05 p.m.