

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 12 August 2020

MEETING HELD VIA 'ZOOM' DUE TO COVID 19 RESTRICTIONS

Present: Cllr. S. Cheeseman – Chair
Cllr. S. Lancashire
Cllr. R. Langham
Lynda Fisher, Clerk
County Cllr. M. Whiting

1. Welcome and Apologies

The Chair formally welcomed everyone to the Zoom video conferencing meeting. Apologies received and accepted from Parish Cllrs. Whiting, Dollimore, Smith, Hyde, De Fede and Clark, the PCSO (who could not attend due to Kent Police not supporting the use of Zoom because of security) and the Community Warden.

2. Declarations of Interest and Dispensations - None

3. Minutes of the Previous Meeting

Proposed by Cllr. Langham and seconded by Cllr. Lancashire, the Minutes of the Parish Council meeting held on the 8 July 2020 were agreed and will be signed by the Chair as a true transcript.

4. Visitors/Public Time

Due to the restrictions on Zoom time, residents, County and Borough Councillors, PCSOs and Community Wardens were advised that they could attend as normal but, on this occasion, would not be able to speak; they were also invited to forward reports/questions to the Clerk beforehand.

1. Visitors – No visitors.

2. County and Borough Councillors – County Cllr. Whiting written report advised - The main focus for the month has been to stop the burning at Raspberry Hill Lane, Iwade, and liaising with various agencies, including the Director of Public Health and Public Health England.

Key Street roundabout. Phase 1 work to improve flows of traffic has now almost finished. This was a prerequisite of the current local plan. Phase two will be more substantial and final designs must be agreed between KCC and Highways England. This will involve a new slip road off Chestnut Street. There will also be major improvements at the Grovehurst roundabout. Both projects, totalling some £38m, will be paid for by Government. Once the final works at Key Street and Newington are complete, hopefully the remainder of the A2 will be resurfaced, that is the stretch between the Medway border and Key Street.

Have distributed hand sanitiser and face masks to each parish to deliver to their vulnerable residents and volunteers. I am very grateful for the Parishes in their help in ensuring these reach the right people. Am working with parishes to introduce 20mph zones, as I have in The Meads and Munsgore Lane, Borden, and have used my Member grant to pay for speed surveys to assist parishes in making their case.

3. Community Warden/PCSO – the Community Warden written report - Working with PCSO on anti – social behaviour in the area. We are trying to encourage residents to report more and we looking to put camera outside shops, but this will only happen if more reports come in.

Am going to be organising a surgery with PCSO for residents to air concerns in area, am also meeting via internet with someone from Swale Borough Council who is a community engagement officer newly employed and will be going over issues in Iwade.

Since lockdown Kent Community Warden have been delivering food parcels, welfare checks and checking on residents who are not contacting services. We are also at the start of a restructure and we are looking to expand into more areas but would also include doing more welfare visits and helping social services and NHS more. Promoted to am deputy leader for Swale and Thanet team currently and have been given more responsibility.

The PCSO written report – Crimes of note: Assault on Saxon Shore Way after argument between cyclist and walker – crime report taken. Further verbal comments made to a disabled person – crime report taken. Anti-social behaviour and other incidents of note: After last month’s rise in anti-social behaviour, the number of incidents has fallen rapidly after home visits were made and parents spoken to. There have been further incidents of youths swimming in the lake at the top of School Lane, especially during the recent hot spell. Patrols attend when possible, and people are again being moved on. A series of fires on land near Raspberry Hill Lane covered the village in smoke during part of July, plus a huge explosion was reported on the 16th by many villagers. These fires have since stopped for the most part, after an investigation spearheaded by the Environment Agency and involving police and other agencies.

5. Matters Arising from the Minutes

1. Parish Councillor Vacancies – take off the Agenda and place on pending. *Action: Clerk*
2. School Entrance – no further updates, take off the Agenda and place on pending. *Action: Clerk*

6. Planning

1. **20/502879/FULL:** Erection of single dwelling house (Revision of house type following 17/503442/LDCEX): Plot 1 Land South Of 10 Ferry Road Iwade Kent ME9 8RR – agreed to respond that Iwade Parish Council objects to this application on the following grounds:

It is inappropriate development in an area at risk of flooding. The site is located within Flood Zone 3 and is adjacent to the Iwade Stream, a main river. The submitted Flood Risk Assessment shows the site to be located within Flood Zone 3 and we note the Environment Agency has concerns over the proximity of the proposed development to the Iwade Stream. The E.A. goes on to state that any works within 8 metres of the top of bank of the main river would require a Flood Risk Activity Permit under the Environmental Permitting Regulations and that they would be unlikely to grant such a permit where development is located within the 8 metre byelaw margin, as this would restrict maintenance access to the watercourse.

Recent heavy rainfall events and flooding incidents within Iwade have shown the importance of maintenance access in order to keep the stream clear of debris and blockages. The stream has often flooded areas of Iwade, including The Waterway – as both Swale Borough Council and KCC are aware. The E.A. has quite clearly stated in its letter regarding this application “that in light of the above, we feel that this proposed development has the potential to increase flood risk from the Iwade Stream to the existing properties within Iwade.” This is something that residents who have suffered flooding and damage to their properties in the past will be very much opposed to.

We note that Natural England’s advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by Swale B.C., as the competent authority, via an appropriate assessment in view of the European Site’s conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017. This is because Natural England notes that the recent People Over Wind Ruling by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment, to take account of

measures intended to avoid or reduce the harmful effects of the plan or project on that site. They go on to state “that ruling also concluded that such measures can however be considered during an appropriate assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site. Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.”

Objections by adjacent properties are very valid and the Parish Council would draw your attention to their letters and in particular the following concerns:

No 10 – Concerns over privacy and safe-guarding their young children; it appears that the building in the proposed position as indicated would very likely impede upon their privacy due to the angled positioning implied on the plan. The build appears to overlook their bathroom and/or the bedrooms of their children. In addition to direct loss of privacy, it appears that any sunlight would be completely, or at the very least significantly, blocked up unto the height of the second floor.

The resident of No 8 states that “when my husband and I purchased 8 Ferry Road in 2018 we were made aware of moderate ground instability due to the local conditions which could cause subsidence. It is likely that the site will also be affected by this ground instability, especially as it is nearer to the stream.” This comment is backed up by the resident of No 10, who states “we have been duly warned that our family home would be at a significant risk of being negatively impacted by the build of a new property in such close proximity to the waterway and that any disturbance could put our home at greater risk of repeated, perpetual flooding and/or subsidence in direct relation to the instability and disruption caused by any new build. It seems counterproductive to permit the build of one further home at the risk of losing all 3 (and potentially more) through the disruption of the very fine balance the marshland is currently upholding in its current state.”

Protection of PROW ZR92 and the safety of its users – this footpath has a high footfall as it is constantly used by children/parents going to and from Iwade School and the Nursery and from residents using the Village Centre, to add further vehicles using this access is of a health and safety concern.

Concern over adequate parking for this 3-bed property – no garage is shown on the plans, car parking cannot take place to the front of the site nor the sub-standard back garden without encroaching on the fenced boundaries of 10 Ferry Road and 5 School Lane. The small area to the back of 8 and 10 Ferry Road is being landscaped with two distinct parking spaces (for The Waterway residents) and shrubbery and plants. This will negatively impact the amount of room to access the property and manoeuvre cars to ensure pedestrian safety. The questions remains where will cars belonging to the new property park without inconveniencing users of the public right of way; School Lane has double yellow lines and zig-zag lines for the School; to the front of the site there are guard rails and a bus stop.

We understand that the site is located within a Nature Improvement Area (Greater Thames Marshes) and therefore the ecological habitats need due consideration. The stream is home to Water Voles (highly protected), frogs and Great Crested Newts (again highly protected). This development (particularly during construction) will disturb the important ecological balance of the area.

In terms of public visual amenity, the proposed dwelling house is not in keeping with 8 and 10 Ferry Road these properties are mirror images of each other which is aesthetically pleasing.

When permission for 8 and 10 Ferry Road was granted in 1999, the Parish Council strongly objected to any dwellings. However, it was agreed that the two properties could be larger than originally envisaged in the pre-1990 planning application for four properties on the basis that the other plots would not be developed.

2. **KCC/SW/0008/2020:** Construction and operation of an Incinerator Bottom Ash (IBA) recycling facility: Plot 6B Ridham Dock Estate, Iwade, Kent ME9 8FQ – also see Swale BC - 20/503266/COUNTY - Agreed to respond as follows

Parish Council Members expressed concern that, yet another facility of this type will be located at Ridham Dock. However, we note that most of the material for processing will be generated by Kemsley SEP and Wheelabrator Kemsley North so the HGV movements will be via Swale Way and Barge Way and the export of processed material will be by barge. If the development doesn't go ahead the bottom ash generated by both plants will need to be transported via the A249/M2 adding to an already overloaded network. Members asked for further information relating to the following, as this is not contained within the Planning paperwork:

- We assume that extracted metals from the ash will need to be transported for further processing so what are the expected traffic movements?
 - Our main concern is dust from both unprocessed and processed ash. In the past Iwade village has suffered badly from dust from the Ridham Dock area and you are aware that Ridham sits on the edge of the SSSI/Ramsar site with highly protected species; therefore -
 - a) How will unprocessed ash be stored?
 - b) Will there be dust suppression facilities on site?
 - According to the Bottom Ash Fact Sheet, processed ash needs to age and stabilise before use so will this aging take place on site?
3. **20/503172/FULL:** 38 School Lane Iwade Kent ME9 8SE: Raising of roof height to create first floor accommodation with Juliet balcony to rear. (Resubmission of 20/501473/FULL) – no objections.
 4. **20/502919/FULL:** 25 Sheerstone Iwade Kent ME9 8RN: Erection of a single storey front extension, two storey side extension, single storey rear extension and new front and rear dormers – no objections.

7. Correspondence

1. **Consultation letters** – Noted.
2. **Consultation from LGA on member code of conduct** – Agreed to go with NALC's response.
3. **Anti-Idling Campaign** – No areas to put forward.
4. **Visitor Economy Framework Action Plan – Consultation** – Noted.
5. **Ponds and Hedgerows** – Agreed to advise Borough Cllr. Baldock that the Parish Council is looking into this, Cllr. Langham is taking photographs of areas of interest. **Action: Cllr. Langham/Clerk**
6. **Swale Borough Council Economic Improvement Strategy 2020-2023 – consultation** – Noted.
7. **NALC consultation - EPC4 – Communities framework & the devolution white paper** – Agreed Councillors to forward comments to the Clerk before Friday 14 August. **Action: All Councillors**

8. Finance

1. **Snow Machine** – Bring back to September meeting. **Action: Clerk**
2. **Bulbs** - Proposed by Cllr. Langham and seconded by Cllr. Lancashire; agreed to purchase 2 x 1000 Crocus bulbs and 4 nets of Daffodil bulbs; at a cost of £262. **Action: Clerk**
3. **Lamp Column Poppies** – Proposed by Cllr. Langham and seconded by Cllr. Cheeseman, agreed a donation of £150 to Royal British Legion for the supply of Lamp Column Poppies. **Action: Clerk**
4. **Accounts and Cheques raised at this meeting** – Proposed by Cllr. Lancashire and seconded by Cllr. Cheeseman agreed the following cheques and accounts to the 31 July 2020:

Date	Chq.	Details		Amount
12.08.20	2199	L. Fisher	Expenses: July – Telephone, office use	£23.00p
12.08.20	2200	H.M. Revenue and Customs	Tax July	£306.17p
12.08.20	2201	Steve Wakeling	Handyman duties July	£308.00p
12.08.20	2202	McCabe Ford Williams	Payroll Preparation May and June	£28.08p
12.08.20	2203	Amanda Hurrell	Copyright Fee re Website Photographs	£50.00p
12.08.20	2204	Hugofox Limited	Custom Built Website	£359.10p
12.08.20	2205	A. Dollimore	Two Flags – NHS and VE Day	£50.49p
12.08.20	2206	Bobbing Parish Council	Reimbursement 50% of SLCC Subscription	£101.00p
12.08.20	2207	1 st Iwade Cubs and Beavers	Donation 1020/21	£1000.00p
12.08.20	2208	1 st Iwade Brownies	Donation 1020/21	£1000.00p
12.08.20	2209	Iwade Women’s Institute	Donation 1020/21	£350.00p
12.08.20	2210	R. Francis	Donation 1020/21 (Men’s Breakfast Club)	£500.00p
12.08.20	2211	Iwade Parent and Toddler Club	Donation 1020/21	£600.00p
12.08.20	2212	Iwade Parish Council	Deposit to open Current Account with Unity Bank	£500.00p
12.08.20	2213	Iwade Parish Council	Deposit to open Savings Account with Unity Bank	£500.00p
Fifteen cheques in total				

Other outgoings during month:

Staff Wages: July	£1198.74p	Paid by Standing Order
Eon: Energy Supply, Street Lighting	£74.78p	Paid by Direct Debit
Countrystyle: Hire of 110 Ltr. Envirobin	£34.27p	Paid by Direct Debit
Invicta IT Solutions: 12 Microsoft 365 Mailboxes	£54.72p	Paid by Standing Order

Paid In:

H.M.R.C: VAT Reimbursement 2019/20	£25739.00p	Paid by BACs
Bobbing P.C: 50% reimbursement Accessibility Workshop	£30.00p	Paid by Cheque

9. Projects – Updates on Current and New

- Hornbeam Trees Woodpecker Park – Clerk advised that Swale Borough Council is agreeable to this but needs location and how many trees. Agreed to plant six trees, three either side of the pathway leading up to the Cairn. Clerk to await Swale’s response and then contact the Nursery for their advice as to planting this year. **Action: Clerk**
- Village Entrance Sign – notes KCC have agreed to install a sign at no cost to the Parish Council.
- Village Clean Up Day – 6 September – in light of Covid-19, agreed not to pursue this in 2020.
- Village Hall Site – Clerk advise that although she had sent the statement to the Iwade Observer, it had not been included in the August edition; it will appear in the September issue. **Action: Clerk**

10. Policies

- Updated GDPR Inventory and disposal Policy August 2020 – agreed and adopted.
- Updated Data Inventory August 2020 – agreed and adopted.

11. Reports from Representatives

- Hall – still closed. Tinkerbells Nursery will be back in September, but there are no hirers at the present time. Doors to be fitted to the chair storage area. as regards re-opening to all. Clerk advised a copy of the July 2020 ROSPA report on the garden area has been sent to the Hall Committee and via them to Tinkerbells Nursery as both these organisations need to do some work on the areas under their control.

2. KALC – nothing to report

12. Any Other Matters Arising

Cllr. Langham advised that it is hoped Speedwatch will be active in the near future, with the purpose of tackling speeding cars within the Village. The equipment is with Cllr. Whiting who is waiting for it to be calibrated by Kent Police. One roadside assessment has been undertaken by the Police; others are awaited.

13. Next Meeting(s)

Wednesday **16 September 2020**, commencing at 7.30 pm, due to Covic-19 restrictions venue to be advised.

The meeting closed at 8.37 p.m.