

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 9 January 2019

<u>Present:</u>	Cllr. S. Cheeseman – Chair	Cllr. R. Langham
	Cllr. J. Dicker – Vice-Chair	Cllr. T. Trower
	Cllr. A. Dollimore	Cllr. R. Mills
	Cllr. B. Whiting	L. Fisher, Clerk
	Cllr. S. Lancashire	Nick Mayatt, Community Warden
	Cllr. P. Hyde	13 Residents

1. Welcome and Apologies

The Chair welcomed everyone to the meeting; apologies received from Parish Cllrs. Horner and Clark; County Cllr. Mike Whiting and the PCSO, who the Clerk advised is being relocated; the name of the new Officer will be notified in due course.

2. Declarations of Interest and Dispensations

Dispensations are in place for Members relating to The Barn and Iwade School.

3. Minutes of the Previous Meeting

Proposed by Cllr. Dollimore and seconded by Cllr. Langham, the Minutes of the Parish Council meeting held on the 12 December 2018 were agreed and signed as a true transcript.

Proposed by Cllr. Dollimore and seconded by Cllr. Langham, the Minutes of the Finance Committee meeting held on the 12 December 2018 were agreed and signed as a true transcript.

4. Councillor Vacancies and Committee Membership

Four candidates interviewed on the 7 January, all were of a very high calibre and after much deliberation, two were selected. The Chair welcomed Barrie Whiting and Stuart Lancashire to the meeting; they took up their posts as Parish Councillors and duly signed the Declaration of Acceptance of Office. Agreed to leave the membership of Committees as they are.

5. Visitors/Public Time

1. **Visitors** – Residents attended to raise concern at the outline planning application for land to the South of Dunlin Walk. Issues raised were insufficient parking and the impact of existing parking. Vehicular access to site. Safety of public right of way/existing footpath and safety of children using route to access school/bus stop. Traffic implications in conjunction with the proposed development to the rear of Sanderling Way; safety and the need to redesign the junction of Sanderling Way with The Street/Ferry Road; overlooking and privacy (both residential and the School); flooding and emergency vehicle access; lack of infrastructure. Residents were advised when they purchased their properties, that the site was for the expansion of the School. The land has been used for recreational purposes for at least 15 years.

2. **County and Borough Councillors** – County Cllr. Whiting sent a written report - Police and Crime Commissioner Matthew Scott agreed to visit Swale West and will be at Lower Halstow on 15 February for an informal coffee morning drop in to discuss Rural Crime. Cllr. Whiting has asked KCC officers to set up a programme of footway clearance. Many footways, particularly those adjacent to earth banks, suffer when soil and weeds start to encroach, narrowing the path and making it

hazardous for those with pushchairs, wheelchairs and mobility scooters. He is aware of various emails between the Clerk and Kent Highways regarding Sheppey Way (new gateway) and Section 278 works.

3. **Community Warden/PCSO** – Checked fly tipping. Found Graffiti on new bus shelter. Fifty black sacks dumped Sheppey Way near Dancing Dog public house, evidence found and the Borough Council to prosecute. Cormorant Road parking problems. Was unaware of issue in the fields to the rear of Woodpecker Park, suggested residents be made aware of the need to phone 101, report on-line or in an emergency call 999 if similar incidents occur. He added that by reporting incidents to the Police it would enable them to establish if there is a pattern to these events. Clerk to place this comment in the next edition of the Iwade Observer. **Action: Clerk**

6. **Matters Arising from the Minutes**

1. Dark Nights = Double the Dog Poo – Assistance from Dog Warden – Clerk reported that the Dog Warden had suggested targeting Iwade with an anti-dog fouling campaign after the Christmas break, including getting coverage in local media etc. She had taken up this offer.
2. Christmas Lights Competition – Three individuals took separate trips around the village to look at all the lights; they each came back with a list and only the winner appeared on all three lists.

7. **Planning**

1. **18/506328/OUT: Outline Application for the erection of 20 residential dwellings (access being sought all other matters for future consideration): Land To The South Of Dunlin Walk Iwade Kent ME9 8TG** – Agreed to object on the following grounds:

In the adopted local plan, Bearing Fruits 2031, the parcel of land to the south of Dunlin Walk was not included in the council's development plans highlighted in A17. It must therefore, have been deemed unsuitable for any such development and not in accordance with policy ST4 as indicated on the planning statement and as defined in the adopted local plan. The Local Plan has already identified in Table 4.3.5 that Swale has a surplus of 932-982 dwellings against the requirements placed upon the Council. This would suggest that these dwellings are not even required and as Iwade has already more than contributed to Swale's housing targets (from an original 350 homes to at the present time well over 1654) residents feel that other parts of Swale (that are yet to see significant development) should be targeted first.

Policy DM7 - vehicle parking is not adequately covered. Land Registry documents pertaining to this estate show no designated visitor parking space currently for the western end of Dunlin Walk (houses 1-6). We understand residents currently use the end of the cul-de-sac between houses 4 and 5 (the proposed access to this development) for the purposes of visitor parking; we assume they have done so since the completion of Dunlin Walk. The loss of this parking is not be offset by any new provision of visitor parking for the current Dunlin Walk residents.

Policy DM14 - Conserve and enhance the natural and/or built environments taking in to account the desirability of sustaining and enhancing the significance of heritage assets – is not met by the proposed development. The site is used regularly by residents of all ages for recreational purposes; it is a safe area for children to play.

Policy DM14 - Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location. Does not appear to meet this Policy: the proposal is to construct 20 houses up to 2.5 storeys high directly abutting a primary school, with the development accessed via roads with limited capacity across a pedestrianised walk.

Policy DM14 - Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities and services, together with parking and servicing facilities in accordance with the County Council's standards. This proposal would fail to provide safe vehicular access. Apart from the issues of the junction of The Street and Sanderling Way, access to the site is unacceptably unsafe. Vehicles exiting the proposed development from the western end run the very real

risk of collision with vehicles entering and exiting the parking spaces of residents at houses 1-4. Pedestrians are at greater risk of collision going east to west along Dunlin Walk with vehicles entering the proposed development, particularly as the electricity substation next to No. 5 Dunlin Walk results in a restricted view. Dunlin Walk is the main pedestrian thoroughfare for residents in the northern and north-western part of the village to the village centre. It is currently a safe route for children walking to school or nursery with their parents from the Sanderling Way estate. It is also a safe route for youngsters walking to bus stops to get onward travel to their secondary schools in Sittingbourne. If this proposed development is approved it will mean the unhindered path to the village centre will be broken up by an access road to the new houses. Children and young families will face a less safe route to their destinations with the crossing of a road.

Policy DM28: Biodiversity and geological conservation – It is well known that Great Crested Newts are present on this parcel of land, this is backed up by Ward's Estate Management's comments to residents that grass cutting can only be carried out at certain times of the year.

Kent Police raised issues with the development layout, the perimeter, boundary and divisional treatments including neighbouring boundaries and that of Iwade School, adding that the proximity of the school requires a CSE policy or additional boundary treatments. Parking, including visitor spaces and lighting policy were also of concern.

Provision of parking - inadequate, particularly only four spaces for visitor parking. Tandem parking is not efficient and often not be used. The existing parking facilities within Sanderling Way are not adequate for the current residents and their visitors and the proposed allocated parking will have a further detrimental effect on this.

Concern that increased parking in this area will impede emergency vehicle access.

Access to the site will be via Sanderling Way, already overpopulated with parked vehicles and pinch points. The proposed junction is on a corner and will struggle to cope with the additional demand of a possible two to four cars per new household. Coupled with the proposed access for a potential new development (18/505157/OUT) on a blind corner, it will create a traffic nightmare in an area that already has issues. The junction of Sanderling Way/The Street is also a blind corner for those turning right from Sanderling Way onto The Street; many vehicles do not stay on the correct side of the road at this junction and this has resulted in several near misses. Indeed the Parish Council has used this objection in relation to 18/505157/OUT, requesting that the junction is redesigned to improve safety. Recent accidents on the A249 have again seen Iwade used as the main through road from Sheppey to Sittingbourne and visa versa. The Village is no longer capable of receiving such traffic demands, due to increasing numbers of parked cars, inconsiderate driving and the pinch points at several points along Ferry Way and The Street and the impact this has on the junction of Sanderling Way/The Street.

Public footpath ZR91 passes over the proposed vehicular access to the site. KCC have commented that this is an adopted highway is used as a cycle route. They have also advised that no furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority. Furthermore, there must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development.

Privacy - The development as proposed will (western end) overlook a number of houses on Mallard Close/Sanderling Way.

The School sits at the southern edge of the proposed development's boundary and its playing field and playgrounds will be directly overlooked by the new houses. Parents expressed views that this creates a significant child safety and child protection concern; they do not feel their children, whilst on their lunch break or in P.E. attire, should be overlooked by houses so close to the playing field.

This could be classified as an 'infill' development and over intensive development of a small site.

A transport assessment is necessary before any comments can be made regarding traffic figures.

When purchasing their properties in Dunlin Walk, many residents were assured that the area of land would not be built on; as the village grew and the School needed to expand and the land was to be handed over for expansion of the school's playing field so that this amenity was not reduced. The School could reach its maximum size of 630 pupils in 2 years' time. With further housing proposed in the current Local Plan, another expansion of the school is very realistic.

Drainage – Iwade suffers from flooding – this is well known and many properties around the site suffer issues. Drainage in this area is not good and any development on this site could result in run-off on to the playing field, compounding the problem the School already has with flooding.

Infrastructure - the planning proposal mentions good facilities, including the Medical Centre. Iwade Medical Centre has issues and difficulty with staffing. Swale Clinical Commissioning Group wrote in August 2018 (in connection with the Wises Lane development) expressing concern that there will be a lack of funding to provide medical facilities. The Surgeries in Iwade, Grovehurst and The Meads are already at capacity and patients face unprecedented waiting times for appointments. Swale NHS Clinical Commissioning Group, acknowledge that further planned population increase will not be sustainable in the provision of their already overstretched services.

Infrastructure in the Village needs improvement to cope with future housing; this should be done prior to any further development and not retrospectively (or not) as so often has happened in the past.

2. **18/506588/FULL: Erection of single storey side extension: 31 Meadow Rise Iwade Kent ME9 8SB:** no objections.

8. Correspondence

1. **Air Quality Consultation 2018** – Clerk delegated to respond. *Action: Clerk*
2. **Community Awards** – Clerk advised, despite advertising this in the Village Facebook pages, no recommendations have come forward. Agreed no action this year.

9. Finance

1. **National Pay Award 2019/20** – noted the 3% increase as from 1 April 2019.
2. **Budget and Precept 2019/20** - Proposed by Cllr. Dollimore and seconded by Cllr. Dicker, agreed 2019/20 Budget and no increase in the 2019/20 Precept, which equates to a Band D property rate of £35.43p, the same figure as for 2018/19. *Action: Clerk*
3. **Accounts and Cheques raised at this meeting** – Proposed by Cllr. Hyde and seconded by Cllr. Langham agreed the following cheques and accounts to the 31 December 2018:

Date	Chq.	Details		Amount
09.01.19	2081	Clerk's Expenses	Telephone, Office Use, AVG Renewal – Ultimate, Password, VPN, Virus Removal 50% of cost – December	£64.48p
09.01.19	2082	H.M. Revenue & Customs	Tax due for December	£299.81p
09.01.19	2083	Steve Wakeling	Work carried out in December	£212.56p
09.01.19	2084	Lemar Ltd	Bus Shelter Base & Install New Shelter – Ferry Road	£2250.00p
09.01.19	2085	Kent County Council	Admin fee for Festive Lights and Load Testing	£1196.50p
09.01.19	2086	Aylesford Electrical Contractors Ltd	Removal Fee re. Festive Lights	£900.00p
09.01.19	2087	Iwade Village Hall	Hall Hire October to December 2018	£65.25p
09.01.19	2088	South East 4 x 4 Response	Donation re assistance with Xmas Lighting Up Event	£100.00p
09.01.19	2089	A. Dollimore	Prize for Best Xmas Lights Competition	£29.99p
Nine cheques in total				

Plus:		
Staff Wages - December	£1183.25p	Paid by Standing Order
Eon: Energy Supply, Street Lighting – December	£60.56p	Paid by Direct Debit
Countrystyle: Hire of 110 Ltr. Envirobin – December	£51.41p	Paid by Direct Debit

10. Projects/Project Updates

1. Suggestions for Projects 2019/20 – Agreed to look at the following:

- Extending the festive lights from the Christmas tree to Grovehurst Road gateway.
- Bollards in The Street, to look at this due to parking in between the existing ones, making it impossible for traffic to pass on both sides of the road.
- Organise a Village running event.
- Village Clean Up Day

Action: All Councillors

11. Reports from Representatives

2. Hall – The Village Hall now has a full complement of Trustees. The Xmas Disco was very successful. There will be a Valentines Disco on the 16 February, Quiff and the Shades on the 3 July and a Murder Mystery Evening in June. Now have Wi-Fi in the hall and are redesigning the website. Finances are looking good.

3. KALC – nothing to report.

12. Any Other Matters Arising

1. Clerk advised of an emergency in the Pub when an ambulance attended. The Call Centre was not aware of any defibrillators in the village (there are four - Medical Centre, School, Pavilion and the Barn) and commented none were registered with Secamb. Cllr. Trower advised that the Barn has definitely registered its defibrillator and he will check to see why this statement was made. The village has two First Responders and one has now given a Defibrillator to the Pub. There is good coverage in Iwade.

13. Next Meeting(s)

Wednesday 13 February 2019, commencing at 7.30 pm in Iwade Village Hall.

The meeting closed at 9.45 p.m.