

## IWADE PARISH COUNCIL

### MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 9<sup>th</sup> July 2014

**Present:** Cllr. J. Hunt – Chair  
Cllr. M. Gale – Vice Chair  
Cllr. S. Plumb  
Cllr. L. Mitchell  
Cllr. D. Wastall

Cllr. L. Preston  
Cllr. J. White  
Lynda Fisher, Clerk  
14 Parishioners  
County Cllr. Burgess

#### **1. Welcome and Apologies**

The Chair welcomed Parishioners to the meeting. Apologies were received from County Cllr. Truelove; Borough Cllr. Stokes; Parish Cllrs. Hyde and Rook, the Community Warden, PCSO and Andrew Shankster MD, Persimmons.

#### **2. Declarations of Interest and Dispensations**

Councillors Rook, Hunt and Gale, have already been granted a Dispensation relating to the School. In addition Cllr. Wastall has a non-pecuniary interest in Iwade School and the Clerk has agreed to grant him a dispensation with effect from 1st July, 2013 until 1st May 2015 (unless revoked by the Council before then) as follows:

“Matters relating to Iwade Primary School – Non-pecuniary interest; could impede the transaction of the business – i.e. the meeting would be inquorate if insufficient Members were present”

Cllrs. Plum and Hunt declared an interest in Item 7.

#### **3. Minutes of the Previous Meeting**

Proposed by Cllr. Gale and seconded by Cllr. Plumb, the Minutes of the Monthly Parish Council meetings held on the 11<sup>th</sup> June, 2014, were agreed and signed as a true transcript.

#### **4. Visitors/Public Time**

1. **Visitors** – A resident raised the subject of the football pitches and asked if there had been any news; the Chair responded that the planning application for the pavilion has already been submitted but Swale Borough Council asked the developers to hold it back until they have had a discussion about it. Rob Bailey, Planning Officer, has advised that it has been lodged but they are having difficulty with the new planning system. A resident asked if the green next to the Medical Centre could be released early due to the lack of informal open space; the Chair advised that a drainage scheme needs to be installed but the Parish Council will write to Persimmon to see if this is possible. **Action: Clerk**

2. **County and Borough Councillors** – County Cllr. Burgess apologised for not being able to attend the past couple of meetings. He is happy to fund one lighting column out of his KCC Members Fund.

3. **Community Warden (Nick Mayatt)/PCSO** – Nick’s report has been circulated to Members and contents noted. During the last month he has dealt with scrap, car sales, graffiti, fly tipping, flower pot thefts and charity workers.

#### **5. Matters Arising from the Minutes**

1. **Parish Councillor Vacancy** – Members met candidates on Monday; the Chair advised Cllr. White as to how this had progressed and following a vote of 5 to 2 in favour of Lou Preston he was welcomed to the Council; invited to join in the meeting and duly sign the Declaration of Acceptance of Office.

2. **Twinning** – In Cllr. Hyde’s absence this was postponed until the August meeting. *Action: Clerk*
3. **Persimmon Development** – Lorries have now stopped using School Lane; the new entrance is open and the temporary bridge in place. The Chairman commented that issues regarding planning and enforcement were raised at the Localism Meeting on Monday. The subject of weekend working was raised but Planning Officers stated that there had been no complaints from residents; apart from one. The football pitches were also raised and that they should be handed back now that 100 houses have been built; Parish Council representatives made it clear that they were not happy with the situation. The Enforcement Officer denied all knowledge of the reptile barrier being down, despite the Clerk receiving a ‘read receipt’ for the e-mails sent to him. After the meeting the Clerk re-sent all the e-mails to Planning Enforcement, proving that the Parish Council had written to them; no response has been received. Members agreed that the Parish Council should now put in an official complaint regarding Enforcement and the lack of action relating to numerous issues and associated conditions. *Action: Clerk.*

The Chairman advised that he; Cllrs Gale and Mitchell and Borough Cllr. Ben Stokes will be attending a site meeting on Friday morning, when they will be meeting Persimmon’s Site Manager and seeing what is happening on the development. The Chair has also written to Andrew Shankster regarding the Henge but as yet has not received a reply.

4. **Swale Parish and Town Councils – SBC Draft Statement of Intent** – Cllr. Plumb attended the meeting and this was for the Localism act for the Borough Council to delegate to community groups, Town and Parish Councils. The question was raised as to whether it should be a ‘Statement of Intent’ or a ‘Charter’. Swale will be looking at what services it can allow Parish Councils to undertake so that there is no ‘doubling up’. Iwade was held up as a role model with the Localism Project, where the Borough Council works with the Parish Council. Notes on this meeting will be circulated, with a further one planned for September and then in October a decision will be taken as to whether it is a Statement or Charter.
5. **Solar Farm Proposal, School Lane** - The public consultation took place on the 12<sup>th</sup> June; it was attended by 28 people; 9 feedback forms were completed; there were 3 objections.
6. **Countrystyle Update** – Previously Cllr. Mitchell informed that the perfume sprays were on 24 hours 7 days a week and were not on the day he visited the site. He has been back several times since and they have not been on! He will wait for the wind to change and the smell to come over the village and will check again. However, the sprays are on the Southern fences, but Iwade is on the West of the site, so they will not stop smells in the village; he will set up another meeting and put this to the company. Clerk instructed to place this item on the August Agenda. *Action: Cllr. Mitchell/Clerk*
7. **Government Consultation on Underground Drilling Access** – Cllr. Plumb to prepare a draft response for approval by Members prior to submission. *Action: Cllr. Plumb*

## 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 – The Chairman referred to the Parish Council’s Public Consultation held in the Church on the 30<sup>th</sup> June, for residents to view the revised site layout; many expressed concerns about the proposed entrance. Since then further discussion have taken place with the Architects and KCC Highways and there is the possibility that a revised site layout will be submitted but in the meantime Members have to respond to those in the current submission. Members agreed to object on the following grounds:
  - Referring to Great Crested Newts, information given states that at the time of the survey it wasn’t possible to look for newts. The Ecology Report states that a survey was carried out beyond the end

of the optimum period, although the warm autumn weather of 2013 significantly extended the survey season, and the weather conditions at the time of the visit were good. Nevertheless, some faunal groups would be absent, notably reptiles and amphibians, whilst there would be no breeding birds. Some flora may also have died back and would not be showing.

Concern that the survey was carried out in November whilst newts would be hibernating therefore a full survey should be done. They also note that the nature area was excluded from the survey and the long grass around the edges (seen on the aerial view photo) connect the ponds to the area where building work will take place making it highly likely Great Crested Newts will be present on the site. It also states in the survey about some flora and fauna may have died back – being November the long grass around the edges may have been mown. The report also states that the last records from the school ponds were in 2006 but the details on the Kent Reptile and Amphibian Group (KRAG) and the Kent and Medway Biological Records Office files say 2008; and during one of KRAG's surveys a Great Crested Newt was found wandering across the school playground.

- Needs a shelter for the Bike Rack
- To the rear of the building steps go up on to the playground; there is no other access for anyone in a wheelchair.
- In the event of a fire Members would query whether adequate provision has been made relating to escape routes for wheelchair users.
- The new entrance on School Lane will cause traffic problems. The automatic gate means that cars will need to stop on the highway to key in a number to open the gate; this in turn will produce a queue of vehicles.
- There is inadequate space to allow cars to go out of the entrance. A sweep analysis shows a 7.5 tonne truck but it is very close to another vehicle; if cars are parked it will be very difficult for people to drive in/out. The School Mini Bus has a wider turning circle than the truck used; this will drive straight into another car. A Fire Engine needs an even larger turning circle and will not get on to the site.
- Members are not happy with the pupil drop off point as regards the safety of the children.
- There will be insufficient car parking spaces; the area where the 4 drop off spaces has been allocated on the plan at present provides 10 spaces for staff/visitor cars.
- Yellow lines will be necessary on the opposite side of School Lane to prevent congestion.
- Will there be adequate on-site parking for contractors' vehicles?
- Need to consider the use of Lorries on the highway, safety and residential amenities and there should be no lorry movements during School picking up or dropping off times.
- School Mews is a private road and Lorries cannot use this.
- Parking associated with the current two form entry is having a major effect on the businesses in the village centre and clients/shoppers have problems finding a space or accessing the car park because it is clogged with parents' cars - it is parking for the businesses not the school.
- School Mews residents are concerned about parking in the village centre car park and in particular the residential area car park. With the existing two form entry school there is a huge problem associated with parents using this area during picking up and dropping off times; with parking on pavements, double parking and blocking of access ways which stops residents from being able to exit to drive to work. Vehicles trying to deliver to the centre shops are unable to gain access. The Police are unable to take enforcement action because this is private land.

- Residents in School Lane, School Mews, Meadow Close, Evergreen Close, The Waterway, Woodpecker Drive and Linkway have concerns regarding the extra traffic and the added impact this will have, as they are already affected by vehicles accessing the existing School. Whilst Members have no objection to the buildings they do feel that access, sufficient parking (for staff/visitors) and drop off points need to be carefully looked at and planned, so that if the new build goes ahead Iwade Village is not left with a huge traffic problem and health and safety issues created through inadequate attention to detail.
2. **KCC/SCO/SW/0212/2014** - Request for a scoping opinion as to the scope of an environmental impact assessment (EIA) for a proposed combined Heat and Power Plant at Ridham B, Ridham Dock, Ridham, ME9 8SR – This will be a copy of Ridham A; Members still have concerns about the Grovehurst Junction but note that KCC are mindful of their ongoing concerns. Members were also pleased to see mention of improving the old access road.

Determined Applications: None

7. **Iwade Allotments**

Cllr. Hunt had a meeting with Len Mayatt, Swale Borough Council. The land is held on a 10 year lease; however Swale cannot supply the allotments because it is illegal for them to do so if there is a Parish Council in place. Tom Ledger has leased the land to Swale Borough Council (at a cost of £100 per annum) and the Borough Council has sub-let it to the Allotment Association (at a cost of £1 per annum). Proposed by Cllr. Gale and seconded by Cllr. Wastall, two abstentions; agreed to investigate further, but should this be passed over to the Parish Council it should be at no cost. **Action: Clerk**

8. **Ward Homes**

Cllr. White asked how long Woodpecker Drive is going to be closed; the Chair advised that the work will be finished by the 26<sup>th</sup> July.

At the recent Localism meeting Parish Councillors were informed that Planners had not been approached by Wards about their latest proposal. Parish Councillors advised of their meeting with representatives from Wards and made it clear that the Parish Council is not happy with the proposed 300 houses.

9. **Sheppey Crossing Concerns**

The Chairman referred to the latest incident on the bridge, which falls within the Parish Boundary; many residents have grave concerns. He has spoken to Gordon Henderson, M.P. but the Police report is not out yet so he cannot give any views. Members agreed to write to the Highways Authority letting them know these crashes are within our Parish and residents are concerned; the bridge is dangerous; there is no hard shoulder and it needs a matrix board giving up to date information. **Action: Clerk**

10. **Correspondence**

1. **Swale in Bloom – Centenary Poppy Campaign** – On hold until the Medway Swale Estuary comes forward.
2. **S.106 – Procurement** – Medway Swale Estuary Partnership has funding agreed for a Landscape Architect to prepare some plans.
3. **Empowering Parish Councils to sell electricity** – Agreed to support in principle.
4. **Rural Housing Policy Review** – Noted, unable to complete questionnaire as this does not apply.
5. **Iwade Bridge / Weedscreen** – It looks as though Swale Borough Council are part-owners of the bridge; funding is problematic as both Swale and the Environment Agency cannot financially support it. Members agreed that the Parish Council should not take on this responsibility.
6. **Children’s Right to Play** – The chairman read out a letter concerning this and Members agreed with the sentiment but at the moment the lack of School Lane Playfield field does not help the situation.

The Parish Council has looked at trying to locate other amenity areas but without luck. It was agreed to forward the E-mail to Andrew Shankster, M.D. of Persimmon, stating that these are all problems that are being caused by the lack of the recreation ground. **Action: Clerk**

7. **Lights Out 4th August** – Noted.

## 12. **Finance**

1. **Year End Internal Audit Report 2013/14** – not received at time of meeting.
2. **New Street Lights** – Proposed by Cllr. Gale and seconded by Cllr. Hunt; agreed the sum of £4000 for two new lighting columns and to carry on with the existing contractor.
3. **Grass Cutting (Verges) - Grass Cutting** – Proposed by Cllr. Hunt and seconded by Cllr. Gale, Members agreed to go with the extra cut at a cost of £44.23 + VAT per month, therefore from the 1<sup>st</sup> June 2014 to 31<sup>st</sup> March 2015 will total £442.25 + VAT; then from 1st April 2015 to 31<sup>st</sup> March 2016 will total £530.70 plus indexation + VAT. Indexation is usually 2-3% increase. Extra areas need to be added in so will request a revised cost from Swale Borough Council, but Members agreed to go with a notional £50 per cut. **Action: Clerk**
4. **Daffodil Bulbs** – not this year.
5. **Iwade Garden Competition** – The Parish Council will support a competition and perhaps have a shield in memory of Cllr. David Manning, but there is insufficient time to organise one this year. Clerk to ask the resident who raised the matter if she would like to organise this next year? **Action: Clerk**
6. **KALC Dynamic Councillor** – Proposed by Cllr. Plumb and seconded by Cllr. Mitchell, all agreed; Cllrs Gale and Hunt to attend the ‘Dynamic Councillor’ Course, at a cost of £70 each, this includes V.A.T.
7. **SLCC Membership** – Proposed by Cllr. Gale and seconded by Cllr. Mitchell; all agreed to renew the subscription either at a cost of £116, if Iwade only; or at a cost minimum cost of £41.25p if all four of the Clerk’s Parish Councils agreed to the expenditure. **Action: Clerk**
8. **P.O. Box Renewal** – agreed not to renew.
9. **Cheques raised and Accounts** – Members signed the following cheques and agreed the accounts to the 30<sup>th</sup> June, 2014:

Date	Chq.	Details		Amount
09.07.14	1706	Clerk’s Expenses	Telephone; use of Home as office, quarter share Registered post; mileage to meetings; car park fee - June	£28.09p
09.07.14	1707	H.M. Revenue & Customs	Tax due April 2014	£79.68p
09.07.14	1708	Steve Wakeling	Handyman duties June and materials	£190.00p
09.07.14	1709	McCabe Ford Williams	Payroll preparation quarter to 30 <sup>th</sup> June	£39.00p
09.07.14	1710	KALC	Clerks’ Conference – Quarter Fee	£18.00p
09.07.14	1711	Kent, Surrey & Sussex Air Ambulance	Donation 2014/15	£75.00p
<b>Six cheques in total</b>				

Clerk’s Wages	June 2014	£547.10 – Standing Order
Eon:	Energy Supply, Street Lighting June	£50.63 – Direct Debit
Countrystyle	Hire of 110 Ltr. Envirobin May 2014	£47.76 – Direct Debit

**13. Iwade Localism Project (Swale Borough Council)**

**10 Point Plan** – nothing further to report.

**The Barn** – Ward Homes have agreed to carry out remedial work to the wooden cladding; hopefully within the next couple of weeks. A locksmith is sorting out the door that leads out onto the car park. Have now got a Committee set up as a Trust; comprising Cllrs Mitchell and Hunt, Graeme Horner and Nicola McKenzie; have also got an Accountant who will be dealing with finance. A Constitution will be agreed and the Trust is meeting with Swale Borough Council on the 21<sup>st</sup> July to finalise the lease.

**14. Any Other Matters Arising**

1. The Chairman referred to the sensory equipment for the village park; Swale Borough council have agreed in principle that some items can be put in the village park; items need to be purchased from 'Wickstead'.
2. The Chairman advised that Public Right of Way ZR96, which is not on the maintenance list, has now been added to the contract and will be cut.
3. The Chairman informed that funding for the Grovehurst roundabouts has been turned down.
4. Cllr. Plumb asked about the litter bin for Ferry Road; Clerk advised that Swale Borough Council have bins on order and will let her know when they arrive.
5. Cllr. Plumb raised a query about the overgrown vegetation in Public Right of Way ZR92; Clerk advised that she has lodged this complaint with PROW and they will get it cleared.

**15. Next Meeting(s)**

The next Monthly meeting will take place on Wednesday 13<sup>th</sup> August, 2014, commencing at 7.30 pm in Iwade Village Hall.

**The meeting closed at 11.05 p.m.**