

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 2nd September, 2015

Present: Cllr. G. Herbert
Cllr. R. Ball
Cllr. R. Bartlett
Cllr. P. Paige
Cllr. G. Randall
Cllr. P. England

Lynda Fisher, Clerk
County Cllr. M. Baldock
Borough Cllr. J. Hunt
4 Residents

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone. Apologies were received from Cllrs. Dewar-Whalley, Palmer and Major; the PCSO and the Community Warden.

2. Minutes of the Previous Meeting

The Minutes of the meeting held on the 5th August, 2015, were agreed and signed as a true transcript.

3. Public Session

Borough Cllr. Hunt advised that the footpath between Balas Drive and Cinnabar Drive has now been cut back; Galena Close has been done as well but there are land ownership problems with these. With regards to the roundabouts on Sonora he is looking at getting these taken on with a sponsorship scheme and already has a landscaper on board. Parking – he has been talking to the PCSO regarding this and are looking at trying to do a joint campaign between Swale and the Police. He thanked the Parish Council for supporting the Meads Community Event. The footpath with the cracked paving slabs to the left-hand side of the Medical Centre is not being adopted by KCC or taken on by the Management Company; he has gone back to Abby Homes and is still awaiting a response from them; he will chase.

County Cllr. Baldock advised that the verges have had extra cuts because of the state of them and he is trying to get Swale Borough Council to re-plant and properly maintain the areas on The Meads. At the top of Stanford Road he is putting in for a Traffic Regulation Order for yellow lines on the corner.

4. Declarations of Interest - None.

5. Matters Arising from the Minutes and Last Month's Meeting

- Bobbing Hill – Travellers** – KCC now have agreement from all the utility companies. The next stage is to draw up the scheme and to speak to adjoining landowners.
- Parking in The Meads** – Cllr. Ball advised that a meeting took place with David Warburton, the M.D. of Marshgate, but neither he nor the Clerk has heard anything further from him. However Mr. Warburton did agree to get the car parks patrolled more often.
- Key Street roundabout – Rumble Strips/Accidents** – The Clerk has received an e-mail from Barbara Cooper at KCC, which gives the standard response to this issue - basically that there haven't been enough accidents/fatalities. Still awaiting any further response from Matthew Balfour, who commented during a site visit that he would get his Officers to look into the issues? Clerk to check with Alan Marolia, from Swale Borough Council, as to who owns the land at the top of the A249 Slip Road; between the slip road and the Old Maidstone Road. **Action: Clerk**

County Cllr. Baldock has arranged for the trees to be cut back to make the highway sign, on the left-hand side as you come down the A2 towards Sittingbourne and the Key Street roundabout junction, clearer. Clerk to obtain prices for a new sign and to check with KCC regarding the Tudor Rose advertisement. **Action: Clerk**

4. **Rooks Lane Junction** – Disappointingly still no response from KCC; Clerk to chase yet again for a response to the four suggestions put forward by the Parish Council. **Action: Clerk**
5. **Parking on Pavements** – Cllr. England advised that as a resident he has sent Swale Borough Council a letter on this; if this does not work he might then send out a proposal to all Swale Parish Councils to see if they will offer their support. **Action: Cllr. England**
6. **Parking on Keycol Hill** – Cllr. Randall still looking at two options and will seek Swale Borough Council's opinion of them. Agreed to place on the October Agenda. **Action: Cllr. Randall/Clerk**
7. **Parking on Bobbing Hill** – Cllr. Dewar-Whalley has been in discussion with Borough Cllr. David Simmons. Clerk to place this on the October Agenda. **Action: Cllr. Dewar-Whalley/Clerk**
8. **Updates** – McDonalds, Litter – Cllr. Ball and the Clerk had a meeting with the new Manager; there was a good response and he is looking to recruit a litter picker. Resurfacing of the footpath under cattle arch bridge – this work has now been done.

6. **Councillors' Report**

Cllrs Randall, Bartlett and Ball: nothing further to report.

Cllr. England referred to the complaint e-mails received by the Clerk relating to noise from the Dancing Dog Saloon and parking issues. Clerk instructed to write to Saloon to see if they can help with these issues.

Action: Clerk

Cllr. Paige advised that the next meeting of the KALC Area Committee takes place on Monday 7th September and the JTB meets on the same evening. The Rose Hill group met a few weeks ago. Swale Borough Council is keen for them to go back next year to carry out more digs.

7. **Correspondence**

1. KCC Consultation: Kent Environment Strategy – Clerk to respond.
2. Minerals & Waste Local Plan 2013-30 - Proposed Modifications Consultation – Noted.

8. **Planning Applications**

1. **15/505488/OUT:** Outline Application for residential development for 100 dwellings (access being sought): Land at Church Farm Sheppey Way Bobbing Kent ME9 8PL – agreed the Parish Council to strongly object on the following grounds:
 - The development falls within the “Strategic Gap” in the adopted SBC local plan (Adopted February 2008). Although this plan is considered by some to be outdated the site does now fall within the “Countryside Gap” in the new “Emerging Local Plan” (Sent to the Planning Inspectorate April 2015). SBC Local Plan ref DM25.
 - The purpose of this gap is to prevent the developed parts of the villages of Bobbing and Iwade merging together and to form a green wedge/corridor between the urban area of Sittingbourne and the western Swale parishes. If allowed it would fill in one of the few remaining green countryside areas remaining and set a precedent for further development in this area and other similar sites along the Sheppey Way.
 - Piecemeal ribbon development at South Iwade, Howt Green, the Crematorium, and small business parks are little by little infilling the general area.

- It is believed to be grade 1 agriculture land (map attached).
- The sites are close to four listed buildings in the village centre (1x grade1 and 3 x grade 2) (map attached). The grade 1 listed building is the parish church and any development on this scale and type would change the village centre.
- It is a Greenfield site. (PDL should have priority. Significant current ‘town centre regeneration’ proposals currently ongoing).
- It falls outside the emerging Local Plan built up area boundary SBC local plan ref ST3.
- The development should not be loaded with unreasonable amounts of ‘Social housing’ Bobbing parish has in recent years accepted ‘Social housing’ on both the Meads and Watermark estates.
- If both parcels, which are either side of Church Farm Business Park, are given permission it is quite conceivable the business park itself would eventually be developed for residential purposes. Although this is not an attractive business park it does offer some local employment. This would result in unwelcome, unattractive development in Bobbing.
- Any development in this area is unsustainable. The transport infrastructure in the general area is woefully inadequate and cannot accommodate any additional vehicles (cars or HGV’s).
 - a) At peak times morning and evening Stockbury roundabout generates traffic queues backing up the A249 of up to 2 miles, delaying people going to work, shipment of goods and services and generating pollution. The roundabout itself is known to be one of the most accident prone in SE England which compounds traffic congestion when there is an accident
 - b) Key Street roundabout is often gridlocked at peak times because traffic backs up from entering Sittingbourne and does not allow traffic to flow off of the roundabout.
 - c) When operation stack is operating every lay-by and spare parking verge is full of parked Lorries. This is happening ever more frequently.
 - d) This part of Sittingbourne is popular with commuters who park their cars and go off to London on commuter buses. Leaving their cars parked all day narrowing roads for general use and at times making passing difficult.
 - e) When diversions or closures are in place on the M20 and M2 (operation stack and traffic accidents) vehicles look for alternative routes. One of which is the A2 through Bobbing parish. Keycol Hill can be gridlocked for hours at a time. Businesses, Staff, children going to school and emergency vehicles (fire, police and ambulances) get caught up and delayed.
- The scale and type of the development proposal is:
 - a) Out of character with Bobbing village.
 - b) This is NOT just a residential extension to the village. The development would increase and overwhelm the existing number of properties in the village area at least four fold. It would in general terms, little by little over time, lead to a poorer quality of life for residents living in Bobbing Village.
 - c) Would place pressures on the local village school.
 - d) Would generate additional traffic issues (parking and speed) through Bobbing Village.
 - e) Would place additional traffic pressure on both the Stockbury roundabout (already significant delays at peak times) and Key Street roundabout which has similar problems.

However, should Swale Borough Council decide the development will be granted then Bobbing Parish Council would like the following planning obligations:

- The speed limit through the village reduced to 30 or even 20mph. In particular outside the village primary school, church and village hall. With flashing speed indicator devices outside the primary school during term time.
- All the houses to have a least two off road parking spaces, more for larger properties.
- The houses in the development to be of high quality, rural in character, as they will, given the size, position and scale of the site(s) define the character of Bobbing Village for years to come.
- Would like to see some self-build plots included, in line with current government thinking. This would offer a modicum of variation which is what you would expect in a rural/village setting.
- There should be sufficient different building architectural styles, vistas and types such that any new development does not look like an extension of the Meads estate but looks as if it fits with a rural village.
- A roundabout placed at the northern end of the village. At junction of Quinton Road and the Sheppey Way. This was originally suggested when the Meads was developed to slow traffic through Bobbing village and ensure pedestrian interaction between the Village Hall, Church and Primary School was safe. At that time an oak tree stood in the way at the junction but that was the victim of a traffic accident and no longer exists.
- Investigate the possibility of a roundabout to replace the existing junction at the southern end of Bobbing Village (by the village sign); to slow traffic and at the same time improve safety and access to the A249 services (Hotel, public house, restaurants, shop and petrol station). An area which has become increasingly popular with all types of vehicles (including HGV's) resulting in more and more drivers taking risks.
- Section 106 money to support community improvements to the village hall.
- Prospective purchasers should be made aware that they will be residing adjacent to a Grade 1 Listed Church, whose bells are rung on a weekly basis for practice purposes, at the weekends and for weddings; this has been going on for numerous years and any threat to these bells (i.e. noise complaint) will be frowned upon by existing villagers and the Parish Council.

Members agreed that when this goes to Swale's Planning Committee, Cllr. Randall will address the meeting. **Action: Cllr. Randall**

2. **15/505954/FULL:** Proposed shed in the churchyard to store gardening tools and equipment: St Bartholomew's Church Sheppey Way Bobbing Kent – No comments.
3. **15/506256/FULL:** Removal of existing pitched roof, fit new dual pitched roof with front and rear flat roof dormers, conversion of new roof space to form two bedrooms with en-suite: 41 Bobbing Hill Bobbing Kent ME9 8NY – No comments.

9. **Finance**

1. **Noticeboard The Grove** – As only three residents came forward requesting a noticeboard, with the only suggested site being outside the shops and that area has land ownership implications, it was agreed to remove this from the Agenda until this is raised again. **Action: Clerk**
2. **Internal Audit Report 2014/15** – Members noted the contents and agreed to accept the Internal Audit Report prepared by the new internal Auditor, David Bucket.
3. **Accounts and Cheques Raised** – It was proposed by Cllr. Paige and seconded by Cllr. Bartlett, the accounts to the 31st August, 2015, were agreed and the following cheques were agreed and signed:

Date	Cheque	Details		Amount
02.09.15	0472	L. Fisher	August – Tele, Use of Office, Refreshments	£11.83p

02.09.15	0473	H.M. Revenue & Custom	Tax due August 2015	£46.60p
02.09.15	0474	David Buckett	2014/15 Year End Internal Audit	£207.45p
02.09.15	0475	Swale Borough Council	Printing of 2 Newsletters	£153.60p
02.09.15	0476	Steve Wakeling	Grass cutting 5 th Cut	£100.00p
Five Cheques in total				

Payment:

Wages - £186.08p - salary August 2015 Paid by Standing Order

Paid in:

Cheque from Iwade Parish Council re SLCC subscription one third share £55.67p

Cheque from Borden Parish Council re SLCC subscription one third share £55.67p

10. Any Other Matters Arising

Clerk had been advised that residents would be attending to complain about the speed of traffic down Keycol Hill, but none were in attendance.

11. Next Meeting(s)

The next monthly Meeting will take place on Wednesday 7th October, 2015, commencing at 7.30 p.m. in Bobbing Village Hall.

The meeting closed at 09.35 p.m.

These minutes are certified to be a true and just record.

Signed: _____ Date: _____