

FRINDSBURY EXTRA PARISH COUNCIL4
MINUTES OF THE MEETING HELD ON THURSDAY 25 OCTOBER 2018 AT THE MEMORIAL HALL, HOLLY ROAD,
WAINSCOTT AT 7.30 pm

PRESENT: Cllr David Coomber Chairman
 Cllr Trevor Archer
 Cllr Mrs Val Archer
 Cllr Chris Buckwell
 Cllr Peter Martin
 Cllr Geoff Moore
 Cllr Chris Sparks
 Cllr John Williams

Mrs Roxana Brammer Clerk

In attendance 3 members of the public

Item

Action point

Minute number 2018/19/

1 APOLOGIES

270 Apologies for absence were received from

Cllr Gary Etheridge	At a meeting of Medway Council
Cllr Peter Hicks	On holiday
Cllr Mrs Fatima Mitchell	Family commitment
Cllr Ope Onimole	Indisposed

It was proposed by the Chairman, seconded by Cllr Martin and agreed these apologies be accepted. An apology for for absence was received from Mrs Anne Roscow, Footpaths Officer.

2 DECLARATIONS OF INTEREST

271 None.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

272 None.

4 MINUTES OF THE MEETING HELD ON 27 SEPTEMBER 2018

273 It was proposed by Cllr Williams, seconded by Cllr Martin and agreed the minutes of the meeting held on 27th September 2018 be signed as a true record.

5 MATTERS ARISING

274 No matters were raised.

6 FOOTPATHS

275 a Representative's Report

The Footpath Officer's report was read:

The Ivy that had blocked RS126 last month has been cleared. There have been some recently ploughed fields which have not had the footpaths reinstated. I intend to return to them soon, to check that this has still not been done, before I report them.

7 PLANNINGa **Applications**276 i **MC/18/2275:** 218 Brompton Farm Road, Frindsbury Extra: Application for a Lawful Development Certificate (proposed) for construction of a detached garage and access road/turning area to side/rear (demolition of existing garage)

The Chairman suspended the meeting to allow residents to speak.

They said they lived in Hertsfield Avenue behind the applicant's property. They explained that their garden was much lower than that of the applicant's and that the proposed garage would appear considerably higher from their garden. They were also concerned that the necessary groundworks would cause soil slippage into their garden.

The Chairman thanked the residents and reconvened the meeting.

After discussion, it was proposed by Cllr Sparks, seconded by Cllr Martin and agreed to object as follows:

Frindsbury Extra Parish Council objects to this application on the grounds of backland development and loss of amenity to the residents of Hertsfield Avenue located at the rear of the application site.

The proposed garage is sited at the bottom of the applicant's garden and is of a larger size than is normal for a garage and constitutes backland development. The applicant indicates that the existing garage adjacent to the house is to be demolished. If the applicant requires a larger garage, there seems no reason why a reconfigured garage should not replace it, adjacent to the house. There is also a concern that at sometime in the future, the owner of the property might seek to convert such a large building into a dwelling.

The neighbours to the rear in Hertsfield Avenue have small gardens of about 30' long and due to the slope of the ground are lower than the applicant's garden. The Chairman and Vice-chairman of the Parish Council paid a site visit to 8 Hertsfield Avenue, which is directly behind the proposed garage (incidentally already under construction) and estimate the difference in level to be about 4'. This means that from the garden of 8 Hertsfield Avenue the finished garage would appear over 13.5' high. The new structure would appear as a dominant and overbearing feature when viewed from the rear private garden of 8 Hertsfield Avenue. It would be closer to the house at 8 Hertsfield Avenue than to its host building at 218 Brompton Farm Road. In addition,

there is the possibility that the construction of foundations for the garage on the boundary between the properties might cause soil to slip into the garden of 8 Hertsfield Avenue, causing damage to that garden and inconvenience and distress to the owner.

The Parish Council draws attention to objections from residents of Hertsfield Avenue and requests that unless refused under delegated powers by the case officer, the application go to the Planning Committee of the Local Planning authority for determination.

- 277 ii **MC/18/2911:** 218 Brompton Farm Road, Frindsbury Extra: Construction of a two storey extension to side

No objection.

- 278 iii **MC/18/2856:** 4 Leigh Road, Wainscott: Conversion of garage to habitable room including blocking up existing garage door and inserting new window at front

No objection.

- 279 iv **MC/18/2966:** 2 Islingham Farm Cottages, Islingham Farm Road, Wainscott: Application for a non-material amendment to planning permission MC/18/1450 - to reposition bi-fold doors and finish of side extension (side elevation only) to be brick finish not render

No objection

- 280 b **Decisions**

The decisions listed on Appendix A were received.

- 281 c **Appeals and Other Matters**

None.

8 **FINANCE**

- 282 a **Bank Balances**

The bank balances as listed on Appendix B were noted.

- 283 b **Payments Made Since the Last Meeting**

It was proposed by Cllr Mrs Archer, seconded by Cllr Archer and agreed the payment made since the last meeting as listed on Appendix B be ratified.

- 284 c **Accounts for Payment**

It was proposed by Cllr Martin, seconded by Cllr Moore and agreed the accounts for payment as listed on Appendix A be approved (cheques 102022 - 1020024), with the addition of £550, D Reddick (cheque 102025)

285 **d Finance Committee**

The next meeting of the Finance Committee would be held on Thursday 6th December at 7.30 pm.

9 GRANT APPLICATIONS

286 None.

10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

287 **a Recreation Ground/Hall Garden**

A resident of Miller Way had complained about shrubs from the ecreation Ground coming through his fence. The landscape contractors had attempted to speak to the resident but had not found him in. A resident of Hollywood Lane had complained of vegetation growing into her garden and the landscape contractor had been asked to see her about it.

288 **b Wainscott Fields Open Space**

Nothing to report.

289 **c Fordwich Drive Open Space**

Nothing to report.

d Playparks

290 i. Recreation Ground. Nothing to report.

291 ii. Wainscott Fields. Nothing to report.

292 iii. Fordwich Drive. Nothing to report.

293 **e Allotments**

Nothing to report.

294 **f Lower Upnor Village Green**

Nothing to report.

295 **g Woodland**

Quotations from three tree surgeons had been sought.

296 **h Notice Boards**

Cllr Moore reported that the Upnor noticeboards had been refurbished.

11 UPNOR**297 a General Matters**

Cllr Sparks said he would approach his contact at Taylor Wimpey for an update on the works to the cliff face and how long it would be before Galleon Way was completely open again. Cllr Moore said that the Medway Yacht Club might be considering a housing development to pay for a new clubhouse..

298 b Parking

The Clerk said she had received an apology from the officer concerned about the lack of action on signage but in spite of this, still nothing had been done.

299 c Lower Upnor Riverside Project

Cllr Sparks said he had to speak to the Head of Planning about the application for the fence to the woodland at the rear of the car park.

12 HIGHWAYS AND TRANSPORT

300 Nothing to report.

13 LIGHTING

301 Nothing to report.

14 RURAL LIAISON COMMITTEE**302 a Representative's Report**

Nothing to report.

15 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE

303 Cllr Moore reported on the last meeting, which had been well attended. The main topic had been proposed building in the various parishes.

16 HALL MANAGEMENT COMMITTEE**304 a Representative's Report**

Cllr Mrs Archer said there were few issues.

17 POLICE MATTERS**305 a Police Liaison Committee Representative's Report**

Cllr Williams had circulated the crime figures prior to the meeting. He said that he and Cllr Etheridge were having a meeting with the police inspector and Community Safety officer.

306 **b Neighbourhood Watch**

In Cllr Onimole's absence there was no report.

18 COMMUNICATIONS

307 **a Website**

Nothing to report

308 **b Magazine**

Cllr Etheridge reported that the magazine continued successfully.

19 DECEMBER MEETING

309 As the fourth Thursday in December fell on 27th, it was agreed the meeting would be held on Wednesday 19th December.

20 CONSULTATION

310 No documents received.

21 CORRESPONDENCE

311 None

22 REPORTS AND CIRCULARS

312 He reports and circulars as listed on the agenda were received.

CONFIDENTIAL SECTION

23 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

313 It was proposed by the Chairman, seconded by Cllr Martin and agreed to exclude the press and public on the grounds that the items concerned legal matters.

24 LAND ACQUISITIONS

314 The Clerk reported that the Council's solicitor was still attempting to obtain a map showing the right of access requested by Taylor Wimpey. Cllr Sparks agreed to speak to his contact at Taylor Wimpey to ask that their solicitor act promptly in this matter. Meanwhile the Clerk had taken photographs, which she had forwarded, to show that the current access was at the end of the piece of land in question and did not involve the land.

25 DISPOSAL OF LAND

315 Ongoing.

26 OTHER LEGAL MATTERS

316 Nothing to report.

27 PLAN AND QUOTATIONS FOR SCHOONER WALK PLAY AREA

317 Although, as reported in minute 2018/19/314, the area had not yet been transferred to the Council, the Clerk had obtained proposals and quotations from 3 providers for a replacement play park and outdoor gym equipment. After consideration and discussion, it was proposed by Cllr Mrs Archer, seconded by Cllr Sparks and agreed to accept the plan and quotation from Home Counties Play. The order would be placed immediately the transfer had completed.

The Chairman thanked everyone for attending and closed the meeting at 9.05 pm

SignedChairman

On theday of2018