

## FRINDBURY EXTRA PARISH COUNCIL

### MINUTES OF THE MEETING HELD ON TUESDAY 24 MARCH 2026 AT FRINDBURY EXTRA MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 PM

<b>PRESENT:</b>	Cllr Chris Sparks Cllr Vanessa Roach Cllr Tony Ashton Cllr Craig Liddell Cllr Paul Martin Cllr Andrew Millsom Cllr Sheila Noise Cllr Elizabeth Turpin Cllr Anne Roscow	Chair Vice-Chair
	Emma Johnson Kim Shubrook	Clerk Assistant Clerk
In attendance	0 Member of the public	

#### Item

Minute 2025/26

*Action point*

#### 1 APOLOGIES

435 Apologies were received from:  
 Cllr Gary Etheridge – Unwell  
 Cllr John Williams – Regen Meeting  
 Cllr Sheila Noise – Unwell  
 It was proposed by Cllr Sparks, seconded by Cllr Roach and agreed these apologies be accepted.

#### 2 DECLARATIONS OF INTEREST

436 None.

#### 3 ANY OTHER BUSINESS OF AN URGENT NATURE

437 None.

#### 4 MINUTES OF LAST MEETINGS

438 It was proposed by Cllr Roach, seconded by Cllr Turpin and agreed the minutes of the meeting held on 24<sup>th</sup> February 2026 be signed as a true record.

#### 5 FOOTPATHS

##### 439 Footpath Officer's Report

Cllr Roscow reported "This month we have been mostly litter picking on RS121 Saxon Shore Way from Berwick Way to Parsonage Lane, and RS120 from Cooling Road towards Cliffe Road. We also cut back nettles and Alexander plants that have been growing well lately on RS120."

#### 6 PLANNING a Applications

440 i **MC/26/0503** – 16 High Street, Upnor : Replacement of existing conservatory roof with insulated flat roof and pyramidal lantern following fire damage arising from neighbouring property

**No Objection**

- 441 ii **MC/26/0502** - 16 High Street, Upnor: Listed Building Consent for replacement of existing conservatory roof with insulated flat roof and pyramidal lantern following fire damage arising from neighbouring property
- No Objection**
- 442 iii **MC/26/0438** - Dillywood Garden Centre Dillywood Lane Wainscott : Application for a Non-Material Amendment on planning permission MC/24/0266 to change the design of the car ports for units 1, 3, 4, 6, 7, 9, 10, 11 and 12; to move the car port location for unit 3; to amend the dwelling type for unit 8 from Type C to Type B.
- No Objection**
- 443 iv **MC/26/0418** - 11 Maritime Estate Maritime Close Medway City Estate : Construction of a permeable hardstanding, kerb removal, accessible parking and entrance to the unit. Electric vehicle charging point.
- No Objection**
- 444 v **MC/26/0421** - 14 Bogarde Drive, Wainscott : Construction of a single storey extension to rear along with a garage conversion to a habitable space with roof light to front/rear to create a self contained annexe ancillary to the main dwelling
- Frindsbury Extra Parish Council raises no objection to this application in principle. However, the Council requests that a condition be imposed to ensure that the extension remains ancillary to the main dwelling and is not used as a separate residence or sublet.**
- 445 vi **MC/26/0401** - 32 Iden Road, Wainscott : Construction of a single storey rear extension.
- No Objection**
- 446 vii **MC/26/0381** - Land South Of Berwick Way, East Of Frindsbury Hill And North And West Of Parsonage Lane (known As Manor Farm) Frindsbury : Details pursuant to condition 4 (retractable bollard) on planning application MC/24/2463 - Reserved matters application relating to appearance, layout, scale, access to and landscaping pursuant to outline planning permission MC/22/2839 for construction of up to 181 market and affordable dwellings with associated access, roads, open space, drainage and other works together with the discharge of conditions 4 (LEMP) 75 (CEMP) 83 (SuDs) 87 (Ev Charging) 88 (Travel Plan) 92 (Landscape details) 93 (Trees) 94 (Parking Strategy) 101 (Climate Change) and 102 (BNG).
- No Objection**
- 447 viii **MC/26/0354** – 50 Bill Street Road, Strood : Part retrospective construction of a vehicle hardstanding and proposed crossover to front to a Classified Road
- No Objection**
- 448 ix **MC/26/0296** - 36 Benenden Road Wainscott : Application for a Lawful Development Certificate (Proposed) to convert the existing front garden into a driveway to provide off-street parking along with associated engineering works.
- No Objection**
- 449 x **MC/26/0171** - 45 Benenden Road Wainscott : Application for a Lawful Development Certificate (Proposed) for the change of use from residential garage to a dog groomers

Frindsbury Extra Parish Council raises no objection to this application. However, the Council has concerns regarding parking provision and the potential increase in vehicle movements on an already congested road. The Council requests that conditions be imposed to ensure that no business-related vehicles use or access the shared driveway, to prevent loss of amenity to neighbouring property. Additionally, the Council recommends a minimum 30-minute interval between appointments to help mitigate vehicle congestion at the front of the property. The Council also notes that planning permission could be sought for the conversion of the front garden into a parking area, for which no application has currently been submitted.

- 450     **b**     **Decisions**
- The decisions as listed on Appendix A were noted.
- 451     **c**     **Appeals and Other Matters**
- Cllr Sparks reported that we had now submitted our statement of case to the planning inspectorate for the 800 homes Richbrough are appealing planning permission for. It was confirmed we are a rule 6 party and Cllr Sparks will be attending the appeal to represent residents. It was also confirmed that the HMO in Upnor was refused.
- 452     **d**     **Neighbourhood Plan**
- The Assistant Clerk reported that our first survey was now live. Posters and letter which were going to be posted to residents were organised. The Clerk would investigate creating a paid AD on Facebook to help generate interaction with the survey.
- 7**
- 453     **a**     **Finance**  
**Bank Balances**
- The Bank balances at 28<sup>th</sup> February as listed on Appendix B were noted.
- 454     **b**     **Paid since last meeting**
- Payments made since the last meeting as listed on Appendix B were ratified.
- 455     **c**     **Accounts for payment**
- It was proposed by Cllr Liddell, seconded by Cllr Ashton and agreed that the accounts for payment as listed on Appendix B be paid.
- 8**
- 456     **GRANT APPLICATIONS**
- It was proposed by Cllr Sparks, seconded by Cllr Roach and agreed for a grant via email before this meeting of £2000 will be paid to Frindsbury Extra Memorial Hall under under S19 of the Miscellaneous Provisions Act 1976.
- 9**
- 457     **Playpark Sign Quotes**
- After Looking at the quotes, it was proposed by Cllr Liddell, seconded by Cllr Turpin and agreed to use Informative Signs to create our playpark signage.
- 10**
- 458     **Memorial Bench Quotes**
- The Clerk provided a few quotes and different bench options which were considered by Councillors. A few suggestions were made and it was agreed to investigate some more options.
- 11**
- 459     **a**     **MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**  
**Recreation Ground/Hall Garden/Playpark**
- Nothing to report.
- 460     **b**     **Wainscott Fields Open Space/Playpark**
- The Clerk reported the sunken path was now repaired.
- 461     **c**     **Coomber Green Open Space/Playpark**
- Nothing to report.
- 462     **d**     **Schooner Walk Open Space/Playpark**
- Nothing to report.

- 463 e **Allotments**
- The Assistant Clerk reported that invoices and contracts had been sent out for the New Financial Year and was sending reminders out.
- 464 f **Woodland**
- Nothing to report.
- 465 g **Notice Boards**
- Nothing to report.
- 466 h **Defibrillators**
- Nothing to report.
- 12 UPNOR**
- 467 i Cllr Ashton reported that cars parking in the bus stop was becoming a safety issue as its forcing vehicles into oncoming traffic on a blind corner and forcing pedestrians into the road getting off the bus in Upper Upnor. The Clerk will request the bus stop be marked out or double yellow lines extended. Cllr Martin reported that residents were having issues with the road being blocked, lorries mounting pavements and increased noise levels into the night from the GPS MACS Patman’s yard. The Clerk will try to arrange a meeting with the company.
- 13 FRINDBURY EXTRA MEMORIAL HALL**
- 468 It was reported a fight had broken out outside the hall after a party and police had to be called which the hall secretary had sorted.
- 14 SCHOOLS**
- 469 It was reported the rescheduled meeting with Wainscott Primary would be taking place on the 6<sup>th</sup> of May. The school crossing position was also still available and had not been filled.
- 15 HIGHWAYS AND TRANSPORT**
- 470 a It was discussed that the Parish Council had received responses from Medway Highways regarding the potholes and from SGN regarding the frequent closure of Station Road. It was agreed that we were going to post the responses on social media.
- 16 RURAL LIAISON FORUM**
- 471 Cllr Millsom reported there had been two presentations, one about Medway Drainage Board and the other on the Lower Thames Crossing. The next Lower Thames Crossing public meeting was going to be held on the 12<sup>th</sup> of May at the Corn exchange in Rochester. It was also reported that the Council now wish for a climate action plan to be incorporated in all Neighbourhood Plans.
- 17 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE**
- 472 a **Representatives’ Report**
- Cllr Sparks reported the next meeting would be held on the 16<sup>th</sup> April.
- 18 POLICE MATTERS**
- 473 a **Police Liaison Committee Representative’s Report**
- In Cllr Onimole’s absence no report was given.
- 474 b **Neighbourhood Watch**
- Nothing to report.

**19 COMMUNICATIONS**

475 The Clerk reported she was awaiting the transfer code from Domain Name Shop to move to Hugofox for our domain and emails as applications must be submitted for the transfer.

**18 Consultation**

476 The Medway Developer contribution guide consultation was discussed.

**19 Correspondence**

477 None.

**20 Annual Parish Council Meeting 5<sup>th</sup> May**

478 The Clerk reported the Annual Parish meeting would be taking place on the 5<sup>th</sup> of May and it was suggested an update on the Neighbourhood Plan and the Rule 6 involvement in the 800 Homes proposed by Richborough would be useful to residents.

**MEDWAY COUNCILLORS' REPORT AND PUBLIC SESSION**

Cllr Turpin reported there was currently a consultation running for HMOs and how Medway are trying to stop them in towns which may push such developments into rural areas. Also the Local Government Reorganisation consultation was ongoing.

The Chairman thanked everyone for attending and closed the meeting at 21:16

Signed ..... Chairman

On the ... day of .....2026