

IWADE PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 8 July 2026

Present: Cllr. S. Tolhurst – Chair
Cllr. D. McBeath – Vice-Chair
Cllr. J. Hartley
Cllr. P. Holowczycki
Cllr. K Rivers-Simpson
Samantha Gray, Clerk
County Cllr. R. Palmer
Mike Babic, Tree Warden

1. Welcome and Apologies

The Chair welcomed everyone to the meeting. Apologies were received and accepted from Cllr P.Hyde.

2. Declarations of Interest and Dispensations – None.

3. Minutes of the Previous Meeting

Proposed by Cllr. Rivers-Simpson and seconded by Cllr. P. Holowczycki, the minutes of the Monthly Parish Council meeting held on 13 June 2026 were agreed and signed by the Chair as a true record.

4. Visitors/Public Time

1. Residents: Nothing to raise.

2. County and Borough Councillors: Cllr. Palmer discussed the following:

- The Bobbing Garden Village outline planning application was approved by the planning committee, 6 councillors voted against it and 8 councillors voted to approve. The full planning application needs to be submitted, and water supply issues are a concern with this application and should be highlighted as a material consideration. There are also concerns the sewage network will not cope with this development.
- A new rule came into force on 1st April 2026 that applies to applications for 150 home or more; if the local authority refuse an application it is sent to the Secretary of State before a decision is issued. A new scheme of delegation will come into force in October 2026 to allow planning officers to approve applications for up to 149 homes.
- More repairs are needed on the Sheppey Crossing and may be scheduled in August, avoiding the same dates that The Street is closed for gas works.
- KCC (Kent County Council) have a new contractor for pothole repairs. Report all potholes on the reporting portal and they will be repaired within a set time frame: https://kentcc-self.achieveservice.com/en/AchieveForms/?form_uri=sandbox-publish://AF-Process-1fad4ed5-8be6-43ae-838d-be1ec462d3d0/AF-Stage-3066648e-abbb-4561-b013-01703c61d141/definition.json&redirectlink=%2Fen&cancelRedirectLink=%2Fen&consentMessage=yes
- Overgrown vegetation is a current concern and if you find this is causing an obstruction report this to KCC using the reporting portal. It is helpful to take a photo and provide a what 3 words location: <https://www.kent.gov.uk/roads-and-travel/report-or-track-a-problem-on-the-road-or-pavement>
- KCC are preparing for winter with new gritters and stocks of salt.

3. Police Constable: None attended, report provided – see appendix A.

5. Village Matters

1. To discuss the first draft Traffic Survey – Members discussed the report and noted that up to 7,000 cars per day are passing through the village, and over 500 HGV's are using Grovehurst Road. Council members to provide feedback to the Clerk and will arrange a meeting with Bruce Bamber from Railton Ltd. ***Action: Clerk***

2. To receive an update on trees in Iwade and decide what action to take for dead Hornmean trees in Woodpecker Park – The tree warden advised the council he has cut back the hedge on the right hand side of Grovehurst Road and reports there are two Ash trees that are in bad condition, both issues should be reported to KCC who can contact the owner. The hedge running along Sheppey Way by the doctors surgery is also overgrown. Council members to send photos of issues into the Clerk to submit to KCC. ***Action: Clerk/Councillors***

Defer decision for Hornbeam Trees in Woodpecker Park to the September agenda when the quotation for tree planting should be available from Swale Borough Council. ***Action: Clerk***

6. Planning – applications are viewable on Swale: <http://pa.midkent.gov.uk/online-applications>; KCC: <https://cloud2.atriumsoft.com/KCCePlanningOPS/searchPageLoad.do>

1. 26/502255/EIFUL: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to the site layout including removal of some areas of solar panels, additional wildflower meadow, and changes to proposed ancillary equipment) and variation of conditions 5 (archaeology), 6 (CEMP Biodiversity), 7 (CEMP), 8 (LEMP), 9 (BNG Management and Monitoring Plan), 10 (Great Crested Newts), 11 (Landscaping), 12 (SUDs), 14 (PROW Scheme of Improvement), 17 (SUDs Verification Report), 18 (Sound Monitoring Report), and 19 (Infiltration) pursuant to 22/502778/EIFUL for - Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements. Land West Of Iwade Kent ME9 8QG.

Following the Parish Council meeting on Wednesday 8 July, Iwade Parish Council raises **no objection** to the proposed Section 73 amendments. The Council recognises that the overall scale and nature of the consented renewable energy development remains unchanged, and that several elements of the revised layout appear to reduce visual, ecological, or operational impact.

However, the Council requests that the following matters are fully considered and secured through conditions to ensure that previously agreed safeguards remain effective under the revised scheme.

1. Noise Management

The updated Noise Management Plan indicates small increases at certain receptors compared with the previously approved layout. While these remain within acceptable limits, the Council requests:

- Confirmation from Environmental Health that the revised modelling is robust.
- That the Noise Management Plan includes clear procedures for monitoring, complaint handling, and review mechanisms.
- That acoustic fencing is installed wherever modelling shows a need, and not left discretionary.

2. Access and Construction Routing

Removal of the northern access track concentrates all construction and operational access onto School Lane. The Council asks that:

- KCC Highways confirms the revised routing is acceptable.

- Construction traffic management measures remain in place to protect verges, PROWs, and residential amenity.

3. Archaeology

The Council notes the removal of panelled areas following advice from KCC Archaeology. We request:

- Assurance that the Archaeological Mitigation and Management Plan and WSI remain fully enforceable.
- Confirmation that micro-siting elsewhere does not introduce new impacts.

4. Drainage and Surface Water

The updated drainage note identifies a reduced sealed area and reliance on gravel sub-bases for storage. The Council requests:

- LLFA confirmation that the revised approach is acceptable.
- That removal or re-wording of Conditions 17 and 19 does not weaken oversight of drainage performance or groundwater protection.
- That a verification report remains required prior to first export.

5. Battery Energy Storage System (BESS) Reconfiguration

The shift from 11 larger BESS units to 13 smaller stations alters the distribution of noise sources and emergency access considerations. The Council requests:

- Confirmation from the Fire & Rescue Service that emergency access, fire safety and containment arrangements remain appropriate.
- That all BESS compounds include required acoustic and safety measures.

6. Biodiversity Enhancements

The Council welcomes the inclusion of additional biodiversity features (bat boxes, bird boxes, reptile hibernacula, hedgehog hotels, ponds, etc.). We request:

- That these enhancements are secured through the updated LEMP and BNGMMP.
- That long-term management funding and responsibilities are clearly defined for the 30-year period.

7. Lithium-ion batteries

The Parish Council notes that the application appears to involve lithium-ion batteries as part of the ancillary equipment. The Council would like clarification on what arrangements are in place for the safe replacement, removal and end-of-life disposal of these batteries when they no longer perform effectively. In particular, the Council asks what provision there is for their recycling or responsible waste management, and whether this has been fully considered within the scheme.

8. Condition Wording

Several conditions are proposed for re-wording to align with previously approved documents. The Council requests:

- That no condition is weakened or loses its trigger point (e.g., “no development shall take place until...”).
- That all referenced documents are clearly listed and appended to the decision notice.

Conclusion

The Parish Council does not object to the Section 73 amendments, subject to the above matters being fully addressed and secured through updated conditions. The Council's position is based on ensuring that the revised layout maintains the protections, standards and assurances established through the original permission.

7. Correspondence

- 1. Complaints received regarding positioning of the CCTV camera in Iwade Allotments:** The Parish Council received complaints from residents regarding the positioning of a CCTV camera installed by Iwade Allotments, with concerns raised about privacy. The camera is owned by the Allotment Association and monitored by Swale Borough Council (SBC). The Parish Council has no direct power in this dispute but referred the complaint to the relevant stakeholders. The SBC Data Protection Officer advised that no personal data is recorded, as the system uses masking to prevent footage being taken of properties other than the allotments. The masking feature cannot be removed by an administrator without following a formal process and providing a valid reason. Council members agreed to invite the resident to a meeting with the Swale Borough Council CCTV control room to see how the camera is operated. **Action: Clerk**
- 2. Swale CVS Impact Statement and Sector Consultation:** Members agreed the consultation is not relevant to the parish council and asked the Clerk to send the consultation to community groups. **Action: Clerk**

8. Finance

- 1. To remove member signatory from Unity Bank:** Cllrs. Tolhurst and Holowczycki signed the form to authorise the removal of Cllr. Scott Waters as a signatory. **Action: Clerk**
- 2. Festive Lights Hire Contract:** The council agreed to the hire contract for motifs at a cost of £11,000.00p per annum. The Clerk will organise a meeting with Sam Wood to walk around and discuss the positioning of the festive lighting. **Action: Clerk**
- 3. Donation request from Kent Air Ambulance:** Proposed by Cllr. Holowczycki and seconded by Cllr. Rivers-Simpson, members agreed a S.137 donation of £300.00p. **Action: RFO**
- 4. Internal Audit Report 2025/26:** The internal auditor reported the financial records are accurate and up to date and no issues were found.
- 5. To approve staff overtime:** Proposed by Cllr. Tolhurst and seconded by Cllr. Hartley, members agreed 7 hours overtime for the Responsible Financial Officer for extra hours worked for the annual audit. **Action: RFO**
- 6. To consider and approve the pay increase for the Clerk following completion of the CiLCA qualification:** Proposed by Cllr. Rivers-Simpson and seconded by Cllr. Holowczycki, in accordance with the Clerks employment contract members agreed to increase the Clerks salary 3 points to pay scale 28. **Action: RFO**
- 7. To consider a quotation to replace a broken planter in The Street:** Members considered the quotation and agreed to ask the handyman to include a membrane and ask what materials will be used for the wood and bolts. **Action: Clerk**
- 8. Accounts and Cheques raised at this meeting:** Proposed by Cllr. Tolhurst and seconded by Cllr. Holowczycki, members noted the budget figures and the accounts to 30 June 2026. The following payments were agreed, Cllrs. Tolhurst and Holowczycki to log in and authorise payments. **Action: Cllrs. Tolhurst/Holowczycki**

EXPENDITURE				
Pay Date	Pay Method	Payable to	Reason	Amount
08.07.26	BACs	L. Ives	Expenses – Tele., home as office, 3 Ink Cartridges – June	£81.72p
08.07.26	BACs	S. Gray	Expenses – Tele., home as office, Land Registry Fees – June	£72.00p
08.07.26	BACs	H.M.R.C.	Tax June	£336.97p
08.07.26	BACs	Steve Wakeling	Handyman Fee and Materials 05.05.26 to 30.06.26	£263.00p
08.07.26	BACs	Lionel Robbins	Internal Audit 2025-26	£175.00p
08.07.26	BACs	Traffic Survey Partners Ltd	Traffic Survey Iwade 2026	£1872.00p
08.07.26	BACs	Citizens Advice N.E. Kent	S.137 Donation	£100.00p
08.07.26	BACs	The Heart of Kent Hospice	S.137 Donation	£100.00p
01.07.26	SO	Staff Salaries	June	£1659.30p
01.07.26	DD	NEST	Pension Contributions June	£85.54p
01.07.26	DD	HugoFox	Website monthly fee	£35.99p
27.07.26	DD	Npower	Electricity Supply June	£102.76p
31.07.26	DD	Countrystyle	Supply of Waste Wheelie Bin	£44.59p
INCOME				
Pay Date	Pay Method	Received from	Reason	Amount

9. Parish Council Matters

- To confirm date of meeting with Bellway Homes and the Village Hall Committee to discuss the specifications of the new Village Hall:** Council members and members of the Village Hall Committee will meet with Bellway on 7th April, the Clerk will suggest the time of 3pm to discuss the specifications of the new hall. The Clerk will arrange a meeting for Cllr. McBeath to meet with Bellway to discuss the technical drawings, preferably at 1pm on 7th April.

The Clerk will follow up with KCC about a footpath connection to the Village Hall. **Action: Clerk**

Bellway informed the council that they are unable to provide a stage in the new Village Hall. Council members agreed to ask the Village Hall committee to provide a full design specification to present to Bellway at the meeting on 7th April. **Action: Clerk**

- To discuss the council's action plan following the Village survey results – see Appendix B:**

- Village cleanliness, maintenance and appearance:** The council aim to review contractor performance and maintenance schedules. The Clerk will create a list of contractors. **Action: Clerk**

Members discussed the cleaning of the Village square and noted that there are times when bins overflow and litter builds up, but this is regularly cleared away by the management company.

Members asked the Clerk to contact Wards Construction to request the fence behind the car park is repaired or removed. **Action: Clerk**

Members discussed a “proud of our Village” initiative and asked the Clerk to add this to a future agenda. **Action: Clerk**

10. Projects

- Litter Pick – Sunday 23 August:** The council would like to set up and meet outside of the Mews Brewhouse, Cllr. Tolhurst will confirm with the owner. A voucher for a free tea or coffee will be provided to each volunteer. Swale Borough Council will loan litter picking equipment which can be collected from Swale House on 19th August. **Action: Clerk/Cllr.Tolhurst**
- Bulb planting:** Council members agreed to order 1000 Hyacinths, Tulips, Crocus, Allium, and Narcissus. The Clerk will prepare an order for approval at the September meeting. **Action: Clerk/RFO**
- Festive Lighting:** Discussed in item 8.2.
- Future public events:** Iwade Barn are holding a Rum and Reggae event on 29 August, Octoberfest at the end of September, and Halloween and Christmas events.

5. Tracker: Cllr. Tolhurst circulated the work in progress document to council members.

11. Reports from Representatives:

1. Village Hall Committee: No updates.

2. KALC Area Representative: Cllr. Holowczycki advised that he attended the area committee meeting and has been elected to the all purpose committee. The Chief Inspector for Sittingbourne gave a report at the meeting and advised they have been focused on anti-social behaviour, now they will focus on fly-tipping. The Swale CCTV control room will be expanding and area committee members will form a sub-committee to look at CCTV and funding.

3. Western Councillor & Residents Forum: The representative was unable to attend the meeting. Local Government Reform was on the agenda; the parish council will receive an update about this at the next Local Councils Liaison Forum.

12. Items to note for the Next Agenda: Highway improvement plan.

13. Next Meeting(s): Full Council meeting, Wednesday 9 September 2026 7.30 p.m. in Iwade Barn, All Saints Close.

The meeting closed at 9.53 p.m.

Appendix A:

Drop-in surgery at

- 10am 11/07/26 @ The Mews Brewhouse
- More surgeries to be announced.

PLEASE FEEL FREE TO ATTEND ANY OF MY SURGERIES REGARDLESS OF WHERE YOU LIVE

Your local beat police officer
is **PC 13812 Adam
Blakeman**

My name is **PC Adam Blakeman**, and I am the Beat Officer for Iwade. I am actively engaging with the local community and building on the strong relationships already in place to help keep Bobbing safe. As I further embed myself within the area, please feel free to contact me if you are organising any events where a police presence would be beneficial, or if any local groups, of any age would welcome police advice or engagement. I am always happy to attend or deliver a talk when I am on duty.

Lets start with what has been happening in the last month

- I am aware of on-going reports of nuisance bikes in the area. I am actively trying to stop those bikes and hold the riders to account. I have recently attended the address of someone identified as riding a nuisance bikes. I gave strong words of advice to that person and there have been no further reports to me.
- I have had a report made to me of a potential catapult incident as a deceased duck was found by the lake with an injury. I have been actively patrolling this area since the report and there have been no further issues identified or raised to me.

Now let's look at what matters to you and what is being done about it:

Your Top 3 priorities in your area have changed:

Kent Police have sent out another survey on My Community Voice to find out your top 3 priorities.

Iwade Ward top 3 priorities:

1. Fly tipping
2. Nuisance E-Scooters & E-Bikes
3. Road safety issues - speeding

What am I doing to reduce these problems?

Fly Tipping –

- Liaise with the Council for clearance of rubbish
- Consider feasibility of camera deployment in repeat locations
- Hi Visibility patrols in repeat& rural locations

E-Scooters/E-bikes –

- Proactive Hi-Vis patrols in village areas.

- Liaison with schools' officers for educational inputs around the dangers/requirements for using such vehicles.
- I will deal robustly with any stopped scooters/bikes and consider powers of seizure.
- OP Fold to be utilised to deal with E-scooters/Bikes

Speeding –

- Liaison with Road Safety/Camera partnership to look for support in the area.
- Arrange speed checks utilising Special Constable assistance to show visible presence and act as a deterrent (times of reports – the most common time is between 1100 – 1130 hours. Other times are all around school pick up and drop off

Appendix B

Priority 3 - Village Cleanliness, Maintenance & Appearance

Key Issues

- Litter, weeds, broken fencing, poor planters
- Mews Square car park issues
- Desire for improved gateways and village pride initiatives

Actions

Immediate

- Review contractor performance and maintenance schedules.
- Ask Omnicroft to increase the cleaning of Mews Square to weekly.
- Establish who own the broken fence at the back of the Square carpark and approach to repair/remove it.
- At the next council meeting establish a plan for the broken planters and ongoing maintenance / planting.

Medium Term

- Develop a “**Proud of our village**” initiative.(Maybe a prize for best kept road/street or similar).
- Look at increasing the community litter-pick to quarterly and actively promote.
- Develop a “Village Appearance Improvement Plan” including signage, gateways, and planting.
- Audit all bins and dog bins; increase provision where needed.

Long Term

- Explore sponsorship for planters, gateways, and green-space enhancements.
- Create a rolling maintenance programme with clear KPIs.

Partners

Swale Borough Council, contractors, volunteer groups, local businesses.