

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE VIRTUAL MEETING HELD ON THURSDAY 25 FEBRUARY 2021**

PRESENT:	Cllr Chris Sparks	Chairman
	Cllr Peter Martin	
	Cllr Andrew Millsom	
	Cllr Geoff Moore	
	Cllr Fatima Mitchell	(Items 1-12J)
	Cllr Ope Onimole	(Items 1-8D)
	Cllr Vanessa Roach	
	Cllr Paul Thorpe	
	Mrs Roxana Brammer	Clerk
	Miss Emma Flewin	Assistant Clerk

In Attendance 2 members of the public

Item

Minute 2020/21/

Action point

1 Co-option of Councillor

392 Cllr Sparks reported there had been only one applicant for the Councillor position. It was proposed by Cllr Moore, seconded by Cllr Martin that Fatima Mitchell be co-opted.

2 APOLOGIES

393 Apologies for absence were received from

Cllr Gary Etheridge	Medway Council Meeting
Cllr Elizabeth Turpin	Medway Council Meeting
Cllr John Williams	Medway Council Meeting
Cllr Mrs Sheila Noise	Lack of IT facilities – with dispensation

It was proposed by Cllr Moore, seconded by Cllr Williams and agreed these apologies be accepted.

3 DECLARATIONS OF INTERESTS

394 Cllr Roach and Cllr Thorpe reported a conflict of interest with the Manor Farm development in Wainscott. Cllr Sparks reported a conflict of interest with the development in Upnor.

4 ANY OTHER BUSINESS OF AN URGENT NATURE

395 None.

5 MINUTES OF THE MEETING HELD ON 28 JANUARY 2021

396 It was proposed by Cllr Thorpe, seconded by Cllr Moore and agreed the minutes of the meeting held on 28th January 2021 be signed as true.

6 MATTERS ARISING NOT OTHERWISE ON THE AGENDA

397 None.

7 FOOTPATHS

398 a Representative's Report

The Chairman suspended the meeting to allow Mrs Roscow give her report.

The footpaths across the fields are drying out, but still very muddy in the woods. I haven't needed to use the strimmer yet, as the area that I had planned to trim was done, presumably by Medway Council volunteers.

The Chairman thanked Mrs Roscow and reconvened the meeting.

8 PLANNING

a Applications

399 i **MC/21/0424** 125 Hollywood Lane, Wainscott : Construction of a single storey extension to rear and detached garage to front (Resubmission of MC/20/2750)

Frindsbury Extra Parish Council has no objections to the rear extension, but has concerns regarding the garage due to the maneuverability and sight lines of vehicles accessing the garage which may affect the safety of other road users

400 ii **MC/21/0386** Land Adjacent 89 Hollywood Lane Wainscott : Construction of a detached 3x bedroom dwelling

Frindsbury Extra Parish Council objects to this application due to the lack of parking provisions. This may lead to on-street parking which would be dangerous and obstructive to other traffic on such a busy road.

401 iii **MC/21/0335** 20 Grant Road Wainscott : Part conversion of garage into habitable room with associated works

Frindsbury Extra Parish Council objects to this application due to concerns about the loss of both garages as usable parking and also the size of the proposed addition to the property, which could mean a greater level of occupation and therefore increased need for parking

402 iv **MC/21/0317** Wainscott Military Camp Islingham Farm Road Wainscott : The siting of 2No. proposed temporary Portakabins and 1No. temporary ISO container. The works also include levelling out the existing ground to provide a level surface for the Portakabins

Frindsbury Extra Parish Council has no objection to this application

403 v **MC/21/0303** Manor Farm Barn Parsonage Lane Frindsbury : Listed building consent for the part conversion and extension of Manor Farm Barn to a wedding venue and conference facility including conversion and extension of former cattle byres to provide overnight accommodation; detached building for management facilities and the construction of a new building to provide additional tourist accommodation with vehicular and pedestrian access from Berwick Way, car parking, landscaping and other

associated works. This application was deferred to the Planning Committee meeting.

- 404 vi **MC/21/0302** Land South Of Berwick Way, East Of Frindsbury Hill And North And West Of Parsonage Lane (known As Manor Farm) Frindsbury : Hybrid application seeking:
- Full planning permission for the construction of a new three-storey secondary school with sixth form and sports block with vehicular and pedestrian access from Frindsbury Hill, together with associated car parking and drop off area, multi-use games area, sports pitches, landscaping and other associated works.
 - Full planning permission for the part conversion and extension of Grade I Listed Manor Farm Barn and change of use to a wedding venue and conference facility, including conversion and extension of former cattle byres to provide overnight accommodation, construction of single storey detached building for management facilities and construction of a new building to provide additional tourist accommodation with vehicular and pedestrian access from Berwick Way, car parking, landscaping and other associated works.
 - Outline permission (with Frindsbury Hill access-detailed as part of the full planning permission for the school element) to be considered in detail and all other matters reserved for future consideration for the construction of residential dwellings, together with access, parking, landscaping and associated works.

This application was deferred to the Planning Committee Meeting.

- 405 v **MC/21/0275** 8 Albion Place Upnor : Replacement wooden balcony with glass balcony to front

Frindsbury Extra Parish Council has no objection to this application.

- 406 vi **MC/21/0134** 6 Dillywood Fields Wainscott : Construction of a Two storey extension to rear with balcony to first floor, raised patio and external access steps to ground floor

Frindsbury Extra Parish Council objects to this application due to the loss of amenity to neighbours and the eventual occupiers of the property

- 407 vii **MC/20/2764** 28 Hollywood Lane, Wainscott : Demotion of existing dwelling house and construction of a five bed roomed dwelling with detached garage and associated parking.

Frindsbury Extra Parish Council has no objection to this application.

- 408 viii **MC/20/1478** Land At Upnor Road, Upper Upnor : Erection of 72No. residential dwellings including 18 x affordable housing and erection of Childrens Nursery (Use Class E(f)) associated car parking and infrastructure; new landscaping and public open spaces including new public rights of way and new bus stop; sustainable urban drainage system and associated earthworks and a new vehicular access from Upnor Road.

Frindsbury Extra Parish Council continues to object to this application, including the amended description. I reiterate the previous objection:

Frindsbury Extra Parish Council objects to this application.

The site lies within the Hogmarsh Valley and would be significant in the landscape. In refusing a recent application MC/20/0185 for a site also in the Hogmarsh Valley, the Local Planning Authority said:

“The benefits of proposed development would not outweigh the significant harm caused by the proposal due to its size, scale and location appearing intrusive and out of character with the landscape character and function of Hogmarsh Valley, particularly when viewed from the vantage points at the pedestrian bridge over A289 and the elevated section of the Upchat Road public right of way. As such the proposal would be contrary to Policies BNE1, BNE25 and BNE34 of the Local Plan, the advice in the MLCA and paragraphs 124, 127 and 170 of the NPPF.”

All these reasons for refusal apply equally to this application.

About 20 years ago, there were around 200 houses in Upnor, split between the two settlements. Lower Upnor has since doubled in size, with 200 houses currently and more planned. The 75 houses in this application would almost double the other half of the village, now referred to as Upper Upnor

There are also concerns about the impact of an additional 75 homes on the existing village and its infrastructure. The extra traffic generated impacts directly on the roads in the area. To exit the village, drivers would either have to use the Medway Tunnel approach road and the roundabout at the entrance to the Medway City Estate, which already has such a traffic flow at peak times that there are long waits to exit the industrial estate. Alternatively drivers might be tempted to join Upchat Road from Upnor Road and thence onto Four Elms Hill towards another highly congested roundabout. The area is poorly served by public transport and it is inevitable that there would be more than one car per house, possibly 3 or 4 if young adults are in the household.

Local employment is offered by Medway City Estate which is within walking distance, but the lack of footways on Upnor Road and the need to use the very busy A289 road with a roundabout to cross makes this a less than desirable option.

Great pressure would be put on other aspects of infrastructure. There is already pressure on local services, such as medical practices and schools.

It is recognised that in planning terms nobody has the right to a view, but the potential loss of their view is of great concern to residents of Castle Street. These residents would suffer loss of an amenity they have enjoyed in some cases for 30 years or more. They are also worried about the loss of biodiversity in their immediate surroundings that they currently appreciate and this loss again would impact on their amenity.

The response from Natural England is noted, especially their comment on mitigation. Surely the best way to “mitigate” would be to refuse the application entirely.

There are three houses shown on the plan that it is considered may suffer from flooding, due to their being sited at the bottom of the slope and within contours identified as potential flooding risk from the flood risk consultant. There are a number of the buildings whose approach paths appear to be steeper than the current recommended parameters and this is due to the blocks of those houses set perpendicular to the contours.

Should the Local Planning Authority be minded to grant permission, or should it be granted on appeal, the Parish Council requests that the green spaces that are not part of the properties or roads and parking areas are handed to the Parish Council for future maintenance.

In addition to the above, we would make the following comments concerning ecological aspects of the Hogmarsh Valley, which should be protected:

Hogmarsh bird population

Cettis Warbler resident all year requires water and local scrub and hedgerow along the water course. Schedule 1 bird, confirmed on site 28.02.21

Whitethroat summer visitor

Reed Warbler summer visitor

There are many others that require large areas of habitat to survive and a regular sightings of Buzzards is due to the mixture of woodland and farmland.

The fenced off hedgerow has also been used by Nightingales as a nesting site although this is not an every year occurrence.

The marsh this year had a regular flock of Linnet visit to feed it is on the Red List.

The area also supports a number of butterflies.

Marbled White, Chalk Hill Blue, Common Blue, Large Skipper, Small Skipper, Red Admiral, Painted Lady, Peacock, Brimstone

There are many other invertebrates on site such as bush crickets, and dragon flies.

409 **b Decisions**

The decisions as listed on Appendix A were noted.

410 **c Appeals and Other Matters**

None.

411 **d Neighbourhood Plan**

Cllr Sparks reported he had spoken to Dave Harris who explained the Parish Council needed to make a decision about what area to designate for the neighbourhood plan. The decision was made to create it for the whole parish. Cllr Sparks will arrange a Parish map.

CS

9 FINANCE

412 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

413 **b Payments Made Since Last Meeting**

The payments made since the last meeting as listed on Appendix B were ratified.

414 **c Accounts for Payment**

It was proposed by Cllr Moore, seconded by Cllr Martin and agreed the accounts for payment as listed on Appendix B be approved.

10 GRANT APPLICATIONS**415 a Frindsbury Extra Memorial Hall Insurance Premium**

It was proposed Cllr Martin, seconded by Cllr Thorpe and agreed that the Parish Council will pay Frindsbury Extra Memorial halls insurance premium.

11 URBAN TREE PROJECT

416 a The Assistant Clerk reported that Medway Norse were due to start the planting of the trees in the next two weeks. There had been some trees which could not be sourced and Sean from EPR had agreed similar replacement species.

12 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**a Recreation Ground/Hall Garden****417 i General Matters**

The Clerk reported that Baylis Landscapes would be fixing the fence in the coming weeks as the weather improves and that a resident had requested if we were cutting the trees back to do the work could the trees be felled. Chris will speak to MHS homes about felling the trees.

CS

b Wainscott Fields**418 i General Matters**

Nothing to report.

419 c Wainscott Fields Working Group

The Assistant Clerk reported that Nurture Landscapes have been on site preparing for the planting of the trees. The planting map had to be amended slightly due to the dense dog wood on site. It was reported planting will take place in the next week or two.

420 d Coomber Green

Cllr Martin reported a tree had fallen down, The Clerk had contacted Laverock Tree Care to take a look. The Clerk reported the wording, plaque and installation for David Coomber's memorial bench had been agreed, but the Assistant Clerk will need to meet Bradley from Home Counties Play and David's wife to agree a location.

EF

e Playparks**421 i Recreation Ground**

Nothing to report.

422 ii Wainscott Fields.

Nothing to report

423 **iii Coomber Green.**

Nothing to report

f Allotments

424 **i General Matters**

The Clerk reported two allotment holders had given up and one could not be gotten hold of to clear the lot or pay rent owed. A concrete path has been left which needs to be removed, the Clerk will arrange a quote from Nurture Landscapes to get this removed.

425 **ii New allotment site**

It was reported that no allotments had been included in the planning application. The Clerk had contacted Walter Roberts regarding this and it had been decided not to include them on this site but potentially on another nearby field.

426 **g Lower Upnor Village Green**

Cllr Moore reported Nurture Landscapes was keeping the area very tidy.

h Woodland

427 **i General Matters**

Nothing to report.

428 **l Notice Boards**

Nothing to report.

13 UPNOR

429 **a General Matters**

Nothing to report.

430 **b Parking and Signage**

It was reported that the yellow lines were still not complete. Cllr Sparks said he would contact Highways.

CS

14 COCKHAM WOOD COMMUNITY PARK

431 Cllr Sparks reported he would contact Medway Council again regarding this.

CS

15 HIGHWAYS AND TRANSPORT

432 Cllr Millsom reported a lot of pot holes had appeared in Upnor since the snow and that he would contact Medway Council. AM

16 LIGHTING

433 Nothing to report.

17 RURAL LIAISON COMMITTEE**434 a Representative's Report**

Cllr Millsom reported that the next meeting will be held on the 10th of April.

18 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE**435 a Representative's Report**

Cllr Moore reported the next meeting is on the 10th March.

19 HALL MANAGEMENT COMMITTEE**436 a Representative's Report**

In Cllr Mrs Noise's absence there was no report.

20 POLICE MATTERS**437 a Police Liaison Committee Representative's Report**

In Cllr William's absence there was no report.

438 b Neighbourhood Watch

In Cllr Onimole's absence there was no report.

21 COMMUNICATIONS**439 a Website**

Nothing to report.

440 b Magazine

Nothing to report.

441 c Social Media

The Assistant Clerk reported she attended a KALC social media training on Zoom.

22 CONSULTATION

442 Nothing to report.

23 CORRESPONDENCE**443 a Frog Island Wild Flower Verge**

The Chairman suspended the meeting to allow Mrs Davis to speak, she reported she had contacted Medway Council and requested Frog Island in Upnor become a wild flower verge. This requested was accepted. The Chairman thanked Mrs Davis and reconvened the meeting.

24 REPORTS AND CIRCULARS

444 None.

The Chairman suspended the meeting for the Medway Councillors' report and public session.

MEDWAY COUNCILLORS' REPORT

Nothing to report as all Medway Councillors were at a Medway Council meeting.

PUBLIC SESSION

Nothing to report.

The Chairman reconvened the meeting.

CONFIDENTIAL SECTION**25 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

445 It was proposed by Cllr Sparks, seconded by Cllr Moore and agreed the press and public be excluded from the following item on the grounds it was a legal matter.

26 LAND ACQUISITION

446 Cllr Sparks reported that our solicitor has responded to Taylor Wimpey's and that it was moving forward us receiving the land. We would have to get the section 106 agreement amended. CS

27 RETAINING WALL TENDERS

447 Cllr Sparks reported that 6 tenders were sent out and we only had 2 replies. One of the replies did not fill out the paperwork properly so was automatically disqualified which left one company. This was worrying to the councillors as no comparison. Cllr Sparks and Millsom agreed to contact the company and ask them to qualify their quote. CS
AM

The Chairman thanked everyone for attending and closed the meeting at 22:07

Signed Chairman

On the ... day of2020