

FRINDSBURY EXTRA PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 25 NOVEMBER 2025 AT FRINDSBURY EXTRA MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 PM

PRESENT:	Cllr Chris Sparks Cllr Vanessa Roach Cllr Tony Ashton Cllr Gary Etheridge Cllr Paul Martin Cllr Andrew Millsom Cllr Sheila Noise Cllr Anne Roscow Cllr Elizabeth Turpin Cllr John Williams	Chair Vice-Chair
In attendance	Kim Shubrook 0 Member of the public	Assistant Clerk

Item

Minute 2025/26

Action point

1 **APOLOGIES**

275 Apologies were received from:
 Cllr Ope Onimole – Work
 Cllr Craig Liddell – Family Emergency

It was proposed by Cllr Sparks, seconded by Cllr Roach and agreed these apologies be accepted.

2 **DECLARATIONS OF INTEREST**

276 None.

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

277 None

4 **MINUTES OF LAST MEETINGS**

278 It was proposed by Cllr Noise, seconded by Cllr Roscow and agreed the minutes of the meeting held on 28th October 2025 be signed as a true record.

5 **FOOTPATHS**

279 **Footpath Officer's Report**

Cllr Roscow reported "This November we have worked on widening the bridleway that starts in Dillywood Lane. Rain has meant that we haven't worked every Monday."

6 **PLANNING** **a Applications**

280 **i MC/25/2189- Riverside House, Sir Thomas Longley Road, Medway City Estate : Demolition of office building and change of use of land to storage and distribution (Use Class B8)**

No Objection

- 281 ii **MC/25/2219** - 19 Hilltop Road Wainscott : Construction of a single storey extension to rear along with a single storey porch to front. Dormer to rear with roof lights to front to facilitate living accommodation within the roof space - demolition of existing conservatory
- No Objection**
- 282 iii **MC/25/2198** - 2 Sword Grove Wainscott : Construction of two dormers to side to facilitate living accommodation within the roof space.
- No Objection**
- 283 iv **MC/25/2177**- Land South Of Berwick Way, East Of Frindsbury Hill And North And West Of Parsonage Lane (known As Manor Farm) Frindsbury : Application for Non-material Amendment on planning application MC/24/2463 to seeks approval for a series of minor amendments to the approved house types apartment blocks, and elements of the site layout. These adjustments have been prepared to improve internal layouts, correct design details, ensure compliance with Building Regulations, and enhance the overall functionality and appearance of the scheme.
- No Objection**
- 284 v **MC/25/2144**- Land South Of Berwick Way, East Of Frindsbury Hill And North And West Of Parsonage Lane (known As Manor Farm) Frindsbury : Details pursuant to part discharge condition 77 (foundation details) in relation to plots 1-57 on MC/22/2839 (S73 variation of condition 1 of MC/22/2839 1 (approved drawings) of planning permission MC/21/0302 for Hybrid consent for the construction 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 up to 181 residential dwellings, together with Parsonage Lane access, parking, landscaping and associated works.
- No Objection**
- 285 vi **MC/25/2255** - Construction of a single storey detached pool house to rear garden : Construction of a single storey detached pool house to rear of garden.
- Frindsbury Extra Parish Council wish to formally object to this application on the grounds of over development of the site, with the loss of a substantial part of the garden and loss of private amenity for the benefit of the property.**
- Councillors are of the opinion that the proposed outbuilding is disproportionately large and overbearing in nature, amounting to an overdevelopment of the site. The scale of the structure when considered in conjunction with the limited size of the garden, would result in a substantial loss of outdoor amenity space for the occupants.**
- 286 vii **MC/25/2116** - Dillywood Garden Centre Dillywood Lane Wainscott : Details pursuant to condition 14 (EV charging) on planning permission MC/24/0266 - Construction of 12 detached dwellings with associated parking, access and landscaping - demolition of existing garden centre and associated buildings
- No Objection**
- 287 viii **MC/25/2037** - 96 Hilltop Road Wainscott : Construction of a new hardstanding, to include three retaining walls and new steps and pathway to access front door. The hard standing will be finished with a permeable resin to include drainage.
- No Objection**

- 288 **b** **Decisions**
- The decisions as listed on Appendix A were noted.
- 289 **c** **Appeals and Other Matters**
- It was discussed that Medway Council were becoming extremely far behind with their determinations on planning applications which was causing issues. Cllr Sparks will draft a letter to Medway Council to express the concerns on the Parish Council.
- 290 **d** **Neighbourhood Plan**
- The Assistant Clerk reported herself and Cllr Sparks would be taking a tour of the Parish with Dave Chetwyn and discussing the next steps forward including policy themes.
- 7**
- 291 **a** **Finance**
Bank Balances
- The Bank balances at 31st October as listed on Appendix B were noted.
- 292 **b** **Paid since last meeting**
- Payments made since the last meeting as listed on Appendix B were ratified.
- 293 **c** **Accounts for payment**
- It was proposed by Cllr Williams, seconded by Cllr Roach and agreed that the accounts for payment as listed on Appendix B be paid.
- 294 **d** **Christmas Volunteer Voucher/Meal**
- The volunteer footpaths group lead by Cllr Roscow work hard all year maintaining all the footpaths in the Parish keeping them clear, clean and open for all residents to use. It was discussed that the Parish Council would like to give a donation of up to £200 for the team to attend a Christmas meal together for their hard work. This was proposed by Cllr Sparks, seconded by Cllr Roach and agreed under section 137 of the Local Government Act 1972.
- 294 **d** **Budget 2026/27**
- The draft budget was discussed, it was noted that after the 0% precept increase last year and using reserves to supplement funds could not be done so again this year so a few increases to funds and reserves were needed. The finance committee members recommended it for approval.
- 295 **e** **Precept 2026/27**
- After looking at the budget and working out the finances for the year 2026/27 it was proposed by Cllr Etheridge, seconded by Cllr Noise and agreed that the precept will need to increase to £99,538 which is an increase of 4.58% on last years Precept figure.
- 8**
- 296 **wHoo Cares Christmas Meal**
- The Parish Council were contacted by wHoo Cares a local charity who assist vulnerable and isolated members of the community on the Peninsula asking for donations towards the Christmas Meal they are running on Christmas Day for those who might otherwise be alone. It was proposed by Cllr Turpin, seconded by Cllr Williams and agreed a £50 donation be made under section 137 of the Local Government Act 1972.
- 9**
- 297 **a** **MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**
Recreation Ground/Hall Garden/Playpark
- It was reported that off road bikes had been churning up the ground at Wainscott Fields, the Clerk had posted on social media asking residents not ride electric or off road bikes on the green open spaces as its causing damage and is a danger to pedestrians.

- 298 **b** **Wainscott Fields Open Space/Playpark**
Nothing to report.
- 299 **c** **Coomber Green Open Space/Playpark**
Nothing to report.
- 300 **d** **Schooner Walk Open Space/Playpark**
Nothing to report.
- 301 **e** **Allotments**
Nothing to report.
- 302 **f** **Woodland**
Nothing to report.
- 303 **h** **Notice Boards**
Nothing to report.
- 304 **i** **Defibrillators**
Nothing to report.
- 10** **UPNOR**
- 305 **i** It was reported parking on Upnor High Street was becoming an issue for residents, the issue will be monitored.
- 11** **FRINDBURY EXTRA MEMORIAL HALL**
- 306 Cllr Sparks reported the hall was in a good position with steady revenue stream.
- 12** **SCHOOLS**
- 307 Cllr Roscow reported she had been in contact with Maritime School and SLT and students would be keen to be involved with the Neighbourhood Plan.
- 13** **HIGHWAYS AND TRANSPORT**
- 308 Nothing to report.
- 14** **RURAL LIAISON COMMITTEE**
- 309 Cllr Millsom reported he will email slides out to Councillors.
- 15** **KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE**
- 310 **a** **Representatives' Report**
Nothing to report.
- 16** **POLICE MATTERS**
- 311 **a** **Police Liaison Committee Representative's Report**
In Cllr Onimole absence no report was given.
- 312 **b** **Neighbourhood Watch**
Nothing to report.

17 COMMUNICATIONS

313 Website/Social Media

Nothing to report.

18 Consultation

314 None

19 Correspondence

315 None.

20 Gift or Charitable Donation for Geoffrey Moore for long service on the Parish Council

316 Cllr Sparks is organising this.

MEDWAY COUNCILLORS' REPORT AND PUBLIC SESSION

Medway Coucillors reported they had attended a budget meeting and stated that some items were delayed due to the Local Plan, but the budget was not very healthy. It was also reported the new ANPR cameras were bringing in good revenue for Medway Council.

21 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

317 It was proposed by Cllr Sparks, seconded by Cllr Roach and agreed the press and public be excluded from the following item on the grounds that the matter was regarding the purchase of land.

22 Purchase of Patmans Land Update

318 Awaiting response from Taylor Wimpey.

The Chairman thanked everyone for attending and closed the meeting at 21:06

Signed Chairman

On the ... day of2025