

FRINDSBURY EXTRA PARISH COUNCIL
MINUTES OF THE MEETING HELD ON THURSDAY 24 JANUARY 2019 AT THE MEMORIAL HALL, HOLLY ROAD,
WAINSCOTT AT 7.30 pm

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|-----------------|--------------------------|-------------------|
| PRESENT: | Cllr David Coomber | Chairman |
| | Cllr Trevor Archer | |
| | Cllr Mrs Val Archer | |
| | Cllr Peter Martin | |
| | Cllr Mrs Fatima Mitchell | From item 5 |
| | Cllr Chris Sparks | |
| | Mrs Roxana Brammer | Clerk |
| In attendance | Mrs Anne Roscow | Footpaths Officer |
| | 1 member of the public | |

Item *Action point*
Minute number 2018/19/

1 APOLOGIES

417 Apologies for absence were received from

| | |
|---------------------|--------------------------------|
| Cllr Chris Buckwell | On holiday |
| Cllr Gary Etheridge | At a meeting of Medway Council |
| Cllr Peter Hicks | At a meeting of Medway Council |
| Cllr Geoff Moore | Prior engagement |
| Cllr Ope Onimole | At work |
| Cllr John Williams | Indisposed |

It was proposed by the Chairman, seconded by Cllr Martin and agreed these apologies be accepted.

2 DECLARATIONS OF INTEREST

418 Cllrs Archer, Mrs Archer and Mrs Mitchell declared possible conflicts of interest in item17a, Hall Management Committee Representative's report, as members of the Hall Management Committee.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

419 None.

4 MINUTES OF THE MEETING HELD ON 19 DECEMBER 2018

420 It was proposed by Cllr Martin, seconded by Cllr Mrs Archer and agreed the minutes of the meeting held on 19th December 2018 be signed as a true record.

5 MATTERS ARISING

421 No matters were raised.

6 FOOTPATHS

472 a Representative's Report

Mrs Roscow indicated she had nothing to report.

7 PLANNING

a Applications

473 i **MC/18/3264** 49 Wainscott Road: Prior Approval for change of use from shop (Class A1) to residential (Class C3)

After discussion, it was agreed to respond as follows:.

Frindsbury Extra has no objection in principle for change of use from retail to residential. However, the Council objects to this application.

The conversion of the ground floor into 3 flats is over-development. The rooms would be small and it is noted that the bathrooms are shower rooms and that in at least one flat the bathroom door opens outwards and it seems the space would be inadequate to do this. Two flats with larger rooms and proper bathrooms would be preferable.

Parking. The plans indicate 3 parking spaces. It is difficult to see how 3 cars could be accommodated on this space, unless the storage building were to be demolished to provide the space. As the proposal is currently shown, once parked it would be difficult to exit from the spaces and turn round. The access to the parking might have to be used by either driving in and reversing out, or vice versa. Either way this is unsatisfactory and reversing out would be contrary to traffic regulations. The constrained parking spaces depend on the drivers being able to park neatly. In addition, the flats are likely to be occupied by people owning more than one car and there is no provision made for 2 car households or for visitors to park, other than on the road which already causes problems.

The Parish Council requests that the proposal is refused and that the developer be encouraged to reconsider and reconfigure the options of conversion.

474 ii **MC/19/0024:** Veetee Rice Ltd, Neptune Close, Medway City Estate: Details pursuant to condition 6 on planning permission MC/17/4085 - Construction of a storage / distribution warehouse

Noted.

475 iii **MC/19/0042:** Veetee Rice Ltd, Neptune Close, Medway City Estate: Application for non-material amendment to planning permission MC/17/4085 to revise the configuration and position of roller shutter doors

No objection

476 iv **MC/18/3625:** 11 Lingley Drive, Wainscott: Application for Lawful Development Certificate for the construction of gable end to roof with side window, together with insertion of dormer to rear and two roof lights to front

No objection.

477 **b Decisions**

The decisions listed on Appendix A were received.

c Appeals and Other Matters

478 **i Local Plan – Update and Statement of Community Involvement Consultation**

Progress report available on Medway Council's website. Statement of Community Involvement consultation from 11th January to 22nd February 2019.

8 FINANCE

479 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

480 **b Payments Made Since the Last Meeting**

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

481 **c Accounts for Payment**

It was proposed by Cllr Martin, seconded by Cllr Sparks and agreed the accounts for payment as listed on Appendix B be approved (cheques 102046 - 1020049).

9 GRANT APPLICATIONS

482 None.

11 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

483 **a Recreation Ground/Hall Garden**

It was proposed by Cllr Martin, seconded by Cllr Mrs Archer and agreed the quotation of £1,611.50 received from Baylis Landscape Contractors for repairs to the fence be accepted

484 **b Wainscott Fields Open Space**

Baylis Landscaping contractors would be asked to fit a new barge board to the damaged fence panel when attending to works at the Recreation Ground.

485 **c Fordwich Drive Open Space**

Nothing to report.

d Playparks

486 i. Recreation Ground. Nothing to report.

487 ii. Wainscott Fields. The Engineering Inspector had reported that the chains on some of the swings were unsafe and must be replaced. It was also noted that the roundabout did not turn. The Clerk had consulted Bradley Walton of Home Counties Play who had advised the roundabout was sited where water collected and as the mechanism was below ground, there would always be a problem. He had advised that the roundabout be replaced by a similar item with its mechanism clear of the ground. The total cost would be £4,250 and this was agreed.

488 iii. Fordwich Drive. Nothing to report.

489 e **Allotments**

Nothing to report.

490 f **Lower Upnor Village Green**

Nothing to report.

499 g **Woodland**

Nothing to report.

500 h **Notice Boards**

It was reported that both the Leigh Road and B2000 notice boards needed some attention.

11 UPNOR

501 a **General Matters**

Cllr Sparks said there had been a road accident because of the opening up of the emergency entrance to Galleon Way. He had written to Taylor Wimpey about it and had submitted a complaint to Medway Council Highways..

502 b **Parking**

There was still no action on the parking signs.

503 c **Fence to Woodland**

Cllr Sparks said because of uncertainty about the Arethusa Venture Centre, he would not progress the matter for the present.

12 DATES OF FUTURE MEETINGS

504 a **Annual Parish Meeting**

The Annual Parish Meeting would be held on Monday 15th April.

505 b **Annual Parish Council Meeting**

The Annual Parish Council Meeting would be held on Wednesday 15th May.

13 HIGHWAYS AND TRANSPORT

506 Nothing to report.

14 LIGHTING

507 Nothing to report.

15 RURAL LIAISON COMMITTEE**508 a Representative's Report**

In the absence of Cllrs Hicks and Moore, there was no report.

16 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE

509 The next meeting was on 20th February

17 HALL MANAGEMENT COMMITTEE**510 a Representative's Report**

Cllr Mrs Archer reported that there had been a break-in and that the lock to the Parish Room had been broken. It was proposed by Cllr Martin, seconded by the Chairman and agreed the Council pay for a new lock.

18 POLICE MATTERS**511 a Police Liaison Committee Representative's Report**

Cllr Williams had circulated the crime figures.

512 b Neighbourhood Watch

In Cllr Onimole's absence there was no report.

19 COMMUNICATIONS**513 a Website**

Nothing to report.

514 b Magazine

In Cllr Etheridge's absence, there was no report.

20 CONSULTATION

515 No documents received.

21 CORRESPONDENCE

516 None.

22 REPORTS AND CIRCULARS

517 None received.

CONFIDENTIAL SECTION

23 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

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

24 LAND ACQUISITIONS

519 Copies of letters between the Council’s solicitor and Taylor Wimpey were passed to Cllr Sparks, who volunteered to speak to a director of Taylor Wimpey with whom he was acquainted.

25 DISPOSAL OF LAND

520 It was proposed by Cllr Sparks, seconded by Cllr Martin and agreed the offer be withdrawn.

26 OTHER LEGAL MATTERS

521 Nothing to report.

The Chairman thanked everyone for attending and closed the meeting at 8.50 pm

SignedChairman

On theday of2019