

SOUTHFLEET PARISH COUNCIL

Minutes of the MEETING of SOUTHFLEET PARISH COUNCIL held on Monday 7th November 2016 at 8.15pm in the Village Hall, Southfleet.

PRESENT: Cllr M N Salway, Cllr L Tomkins, Cllr I Brown, Cllr P Tester, Cllr Willis and Cllr S Carter

APOLOGIES: None

123/16 DECLARATIONS OF INTEREST. Cllr Salway declared a personal interest in Sedley's School and a prejudicial interest in Planning: land Adjacent 2 Colyers Place, Cllr Brown declared a pecuniary interest in matters relating to Gravesham Planning and Enforcement matters in Dartford and Gravesend also Planning: Colt Lodge. Cllr Tomkins declared a prejudicial interest in planning matters relating to Highfield Farm if discussed. Cllr Carter declared a prejudicial interest in Court Lodge Farm and Scadbury Farm.

124/16 MINUTES: The Minutes of the meeting held on 3rd October were considered, agreed and signed by the Chairman.

125/16 MATTERS ARISING: No matters arising

126/16 HIGHWAYS AND TRANSPORT MATTERS:

- a. Kent Highways Report: Noted and circulated to Members.
 - Betsam Road/Station Road: Request for traffic monitoring has been acknowledged by KCC.
 - Station Road: Works and cameras had appeared on 7th November. No information to date.
 - Brakefield Road, adj no 20: KCC had confirmed highway would be reinstated, once the new houses were completed.
- b. Dale Road footway: Chairman reported on discussion of this item at Sedley's School Governors meeting on 5th October. It was minuted that legal matters re: ownership should be dealt with before the scheme could go ahead. The PC agreed to support a feasible scheme when proposed. KCC advised the PC that parents had starting a fund raising webpage. With agreement of the Headteacher it was agreed to circulate this information to the PC's residents email list.
- c. Section 106 Hook Place Farm (Safety Improvements to Hook Green Road): It was confirmed by KCC that a design scheme would be available in December 2016 and contracted in March 2017. No update
- d. Starling/Firecrest Close, New Barn: The lands in question were transferred to SPC by Taylor Woodrow Ltd in June 1969 and the information appears to have "lain forgotten" and not passed on to ensuing Chairmen and Clerks: thus these areas were not transferred to Longfield and New Barn Parish Council at the time of boundary changes in 1987 who now confirmed they not wish the land to be transferred to them. The PC now has to regularise the matter for the future and has contacted a solicitor and the insurance company for advice: as KCC have been maintaining the area regularly since 1969 as part of the general maintenance of the New Barn area. The land will be offered to KCC to ensure continuity of maintenance. In the meantime the cherry trees will be inspected and action taken if a hazard.
- e. Dale Road closure due to Thames Water leak. The Clerk emailed Thames Water to complain about lack of signage once again. Apologies were given and this will be recorded for the future.
- f. Winter 2016/2017: It was agreed to accept salt bags if offered by KCC Highways and arrange delivery to the Village Hall for residents on our salt bag list to collect.
- g. Dartford Forum: Cllr Tomkins reported on Highways matters: including removal of road work signs and consultation with PCs on diversion routes.
- h. Dartford Crossing: the article in the Kent Messenger was noted: Cllr Kite is writing to the Prime Minister to call for an inquiry into congestion.

- i. Boot Fairs: Complaints by a resident of increased traffic in New Barn Road had been forwarded to County Cllr Kite.
- j. Highways England: It was noted that the A2 Ebbfleet/Bean junctions were included in the future plan.

127/16 FOOTPATHS:

- DR142 – Courtwood House: Cllr Tomkins reported the PRoW is still blocked. The Clerk will contact KCC footpaths.
- D69 -The Chairman is researching the matter.

128/16 PLANNING:

- a. The following observations given by the Planning Sub Committee on planning applications were noted:-
 - Coxwell and Highfield House DA/16/01511/TRCON (appendix A)
 - Old Friary DA/16/01522/TPO (appendix B)
 - Hook Place Farmhouse DA/01599/TRCON (appendix C)
- b. The following planning permission granted was noted: None
 - Halls Cottage DA/16/01467/TRCON Application to crown by 30% 1 Walnut tree with Red Street Conservation Area
 - Rose Cottage, Westwood Road DA/16/01256/FUL Erection of a boundary wall, entrance gates and outbuilding for use a dog kennel (retrospective application: Listed Building site). Conditions noted
 - Millbrook Garden Centre 16/00958/FUL Demolition of existing garden centre buildings and the erection of replacement buildings, extension to car park. Conditions noted
 - Hook Place Farm DA/16/00568/FUL erection of 4 bedroom detached bungalow with detached car port.
 - The Woodyard DA/16/01251/FUL: Provision of a back up generation facility
 - 8 Dean and Chapter Cottage DA/16/01352/FUL – Demolition of existing conservatory and garage and erection of a two storey and single storey rear extension

The following planning permission refused was noted:

- Adjacent Elmbank DA/16/01269/FUL Demolition of 2 outbuildings and erection of a 4 bedroom chalet style detached bungalow with new vehicular and pedestrian access

The following planning permission has been withdrawn: Signs adjacent to Pepperhill roundabout: due to the conditions of Area of Special Advertisement Control, the owners have been asked to remove the signs. This has already impacted on the number of HGVs getting lost in the village again. KCC will liaise with the owner to suggest improved Highways signage.

- d. The following planning applications were considered:-
 - Land opposite Colyers Place DA/16/01685/TPO: Removal of 1 twin stemmed Ash Tree. (Cllr Salway left the room). As the Ash tree is sited within an ancient hedgerow and in the past there has been evidence of bats present: The Parish Council suggests that the tree be independently assessed by DBC's arboricultural Consultant to ascertain if the tree can be retained. The PC would prefer the ivy to be removed and the tree crowned to give it a chance of survival rather than completely removing it. If DBC is mindful to grant consent: The Parish Council suggests a condition whereby a replacement tree is planted.
 - Friary Court DA/16/01707/FUL: Demolition of existing detached garage and erection of a detached outbuilding providing parking pace at ground floor and studio above. (Appendix D)
 - Colt Lodge DA/16/01631/FUL (Cllr Brown left the room) (Appendix E)
- e. The following planning application was received as of 7th November. None

- f. Consideration and responses to the following consultations were noted including.
 - DBC Local Plan Examination: The hearing at DBC will be the 18th to 21st of October. The Chairman did not attend.
 - Neighbourhood Planning Document: The Chairman wrote to the MP with concerns that planning conditions re: heritage and environment would not be “policed” after house building had commenced under the Bill. She also wrote to DBC Planning to inform them SPC responds to every planning application received: also clarification on “trivia” or non material applications.
- g. Ebbsfleet Urban Development Corporation:
 - There will be a consultation on Highways infrastructure in January 2017
 - The Planning Inspectorate notes on the 7th October indicated that the boundary around the Ebbsfleet junction takes account of a potential need for a construction compound south of the A2
- h. Paramount: The Chairman and Cllr Tester reported on the liaison group meeting on Tuesday 4th October at Eastgate, Springhead. An article in the Kent Messenger stated that investment could come from the East and also the proposed waterpark would not be going ahead, extra car parking is proposed instead.
- i. Enforcement Issues: No updates
- j. Planning Appeals: Land Adjacent High View DA/15/01827/OUT noted.
- k. Metropolitan Green Belt in Southfleet: Cllr Tomkins reported on statement from Leader of Dartford Borough Council at DBC Forum “There will be no development in his villages south of the A2”
- l. Street Naming: DBC had consulted with the PC as the new Developer’s wished to re-name Fred Close to Hook Place. As there are already a number of similar street names, the PC consulted with the previous owner Mr Tremlett and advised DBC they would not support a change to Hook Place, as it would cause confusion.
- m. Revaluation of house bandings: DBC had confirmed that extended dwellings would only be re-valued for Council tax when re-sold or leased and only after a period of 7 years.
- n. Planning services: The Chairman had written to thank a resident who had offered planning services; however this is not required in the near future.

129/16 KENT ASSOCIATION OF LOCAL COUNCILS:

- a. Parish News: None available
- b. Dartford Area: Meeting 4th October 2016. Not attended due to the clash with the Paramount meeting.
- c. AGM: Meeting planned for 19th November. Noted

130/16 ALLOTMENTS:

- a. There were 2 recent enquiries from residents, there are 2 full plots and 1 half plot available to rent.
- b. Maintenance is good for the time of year. A plot holder was asked to remove vegetation that had been cut from his property and left on the allotment.

131/16 CORRESPONDENCE: Nothing to report.

132/16 ENVIRONMENTAL MATTERS/POLICE/LICENSING

- a. Police, Kent Fire and Rescue. The dumped car in Dale Road was noted

b. Environment:

- Rubbish/Recycling/Dog Bin: Resident litter pickers had written to DBC to complain that loads of flytipping was not being dealt with by DBC, who had responded they are unable to clear from private land. The Clerk will write and thank the litter pickers for their assistance.
- The Chairman will write to KCC to complain about the amount of rubbish around the Pepperhill Transfer Unit.

d. Trees and Bulbs:

- The planting plan: The daffodils and narcissus had been delivered.
- Kent Men of Trees: The supporting report was noted. Ditton is the only winner this year
- Rectory Meadow amenity area. The Chairman has written to DBC re: bollards for protection of daffodils and grass.
- “Pick your own” in Station Road: It was noted that the land will be unavailable after April 2017 and the trees will be carefully transplanted to a site in Wilmington. A letter of thanks will be forward to Mr and Mrs Mills who has managed the pick your own for 18 years

133/16 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS:

Nothing to report

134/16 DONATIONS/GRANTS: None received.

135/16 WWII Plaque.

- WWII: The plaque was approved and will be erected on the wall of the school. It was agreed to hold a small ceremony for relatives which will take place on Saturday 19th of November at 10.15am.

136/16 VILLAGE SIGNS:

- Southfleet sign by Sedley’s School: KCC had agreed to replace the sign with a standard street sign
- Aqua Cut Sign. Acorns had been added to the design and installation will be arranged. Once in situ, Aqua will be contacted to design a sign for Southfleet to be installed at the top of Dale Road.

137/16 PRECEPT:

- Preliminary consideration was given to the precept for the financial year 2017/2018 and will be finalised at the December meeting
- Local Government Finance settlement: The proposals re: Referendum for PC’s precept increases over 2% was noted.

138/16. PLANNING PROCEDURES: Cllr Brown’s suggestion for future procedures will be discussed at the December meeting.

139/16 FINANCE:

a. Cheques for signature: Agreed

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| • J Parkers (daffodil bulbs) | £76.14 |
| • Petty Cash | £100 |
| • WWII Plaque(in vat and delivery) | £498.00 |
| • Railways Cottages name sign | £167.52 |

a. Balances in Bank accounts as of 31.10.16

Current Account £5492.73

Business Reserve £18,633.14 included £3372 CIL for future projects.