

## **SOUTHFLEET PARISH COUNCIL**

Minutes of the MEETING of SOUTHFLEET PARISH COUNCIL held on Monday 5<sup>th</sup> June 2017 at 8.15pm in the Village Hall, Southfleet.

PRESENT: Cllr M N Salway, Cllr I Brown, and Cllr S Carter

APOLOGIES: Cllr P Tester (domestic) Cllr L Tomkins (holiday), Cllr C Willis (work)

63/17 DECLARATIONS OF INTEREST. Cllr Salway declared a personal interest in Sedley's School and a prejudicial interest in Planning – 5 Station Road Betsham, Cllr Brown declared a pecuniary prejudicial interest in matters relating to Gravesham Planning and Enforcement matters in Dartford and Gravesend; and as a Member of St Nicholas Church PCC, Cllr Carter declared a prejudicial interest in matters relating to Court Lodge Farm land.

64/17 MINUTES: The Minutes of the meeting held on 2<sup>nd</sup> May 2017 were considered, agreed and signed by the Chairman.

65/17 MATTERS ARISING: No matters arising

66/17 HIGHWAYS AND TRANSPORT MATTERS:

- a. Kent Highways Report: Noted and circulated to Members.
  - The Chairman will inspect the drain near Orchardlea and take remedial action if possible.
  - KCC Highways Land: It was noted that cutting took place on the 5<sup>th</sup> June. Areas missed will be reported to KCC i.e. Sedley bank, Hook Green Road
  - Westwood Road: Resurfacing will take place on 25<sup>th</sup> June for 2 days.
- b. Betsham Road and use of amenity land: The KCC Enforcement Officer email of 23<sup>rd</sup> May was noted. Residents had been discouraged to use the amenity land to access the road and bollards had been suggested. The Clerk had chased the proposal of 30mph repeater signs in Betsham/Station Road with the KCC Member Cllr Kite, and costing had been forwarded by KCC Highways for approval.
- c. Section 106 Hook Place Farm (Safety Improvements to Hook Green Road). The implementation of the Scheme on 30<sup>th</sup> May 2017 was noted.
- d. Starling/Firecrest Close, New Barn: The PC has pleaded with LNBPC to arrange a meeting to discuss the historical and legal findings. The Chairman had also spoken to the Chairman of LNPC. It was agreed that if a date is not fixed by Tuesday 13<sup>th</sup> June, a letter will be forwarded informing LNPC that the process of transferring the land to them will commence.
- d. Bus Services:
  - Wall at Red Street bus Stop. Arriva has admitted liability for the damage and the contractor has been instructed to carry out the repair.
  - No complaints received on service or timekeeping
- e. Lower Thames Crossing: The decision was noted on the confirmed route west of Shorne
- f. Kent Route Study 2017: An invitation will be forwarded to Network Rail for representatives to present the plans affecting Southfleet at the next PC meeting on 4<sup>th</sup> July.
- g. South East Rail Franchise: The email dated 3<sup>rd</sup> May re: consultation was noted.

## 67/17 FOOTPATHS:

- a. Low level footway in Station Road – The correspondence to DBC re: bollards to prevent horse riders was noted. No reply had been received from DBC who will be chased
- b. PROWs on Watts Farmland, Hook Place: 2 residents from Longfield had applied for a variation of the order to allow all the tracks on the land leading up to and on the gallops to be PROW status. This has been copied to LNBPC: No reply to date.

## 68/17 PLANNING:

- a. The following observations given by the Planning Sub Committee on planning applications were noted:- (Appendix A)
  - Provision of a garage door to the open end of the existing attached car barn for nos 2,4,10,11,12,13,16,20,23 and 2 Lambert Mews to be studied by the sub committee
  - 2 Lambert Mews DA/17/00552/FUL Erection of a detached outbuilding (retrospective application) – to be studied by the sub committee
  - 7 Weavers Orchard DA/17/00693/FUL Erection of a single storey rear extension- to be studied by the sub committee
  - 5 Station Road DA/17/00833/FUL - Demotion of existing detached garage and erection of a single storey rear/side extension with dormer window in front elevation of side extension and roof lights in rear elevation of side extension in connection with providing additional room in the roof space of side extension
  - The Annexe, Chapter Farmhouse DA/17/00814/RCON removal of condition 1 of planning permission DA/77/235 to allow it to become a separate dwelling and removes the restriction to ancillary use only of the annexe to Chapter Farm House (formerly 1&2 Dean and Chapter Cottages)
- b. The following planning permission granted were noted:
  - Hook Green Lodge DA/17/00534/TRCON Notification of proposal to fell 3 No. Leylandii trees within Hook Green Conservation Area:
- c. The following planning permission refused were noted:
  - Land At Broadditch Farm DA/17/00385/FUL - Provision of an energy storage Unit
  - Opposite Old West Barn DA/17/00572/FUL
- d. The following planning applications were considered: - Appendix B
  - Wastdale Red Street Southfleet DA/17/00894/LBC Application for Listed Building Consent for structural repairs to wall, roof and ground floor, replace windows and redecoration of pebble dash rendered areas.
  - Wastdale, Red Street Southfleet DA/17/00923/LBC Demolition of small detached storage building
- e. The following planning application was received as of 5<sup>th</sup> June.
  - Ivy House DA/17/00984/FUL: Provision of a vehicular access onto B255 – subcommittee will inspect the site and formulate a response.
- f. LDC applications: Westwood Farm Units 1B and 2: It was noted that DBC had contacted SPC for recorded evidence of breaches to existing planning consent. The PC does not hold such record; however confirmed to DBC that residents had made formal complaints to DBC over a number of years which should be on record.
- g. Planning Appeals: Appeals noted for the following properties: Colt Lodge, 2 Court Hill Cottages, Land adjacent Elmbank and East Lodge.
- h. Consideration and responses to consultations. None.

- i. Enforcement Issues:
  - Green Belt Agricultural land, Westwood Road. Report of possible enclosure as a domestic garden forwarded to DBC and location confirmed.
  - Boot Fairs: Moved location to Foxhound Lane on the 28<sup>th</sup> of May 2017 due to reaching the limit of 14 per annum at the site adjacent roundabout at New Barn Road.
- j. Utility Services Access to private land: The Chairman explained that Utility Companies have a legal right to access properties without seeking planning permission and any disputes by third parties are a civil matter. Planning matters only arise if built development takes place.
- h. Ebbsfleet Urban Development Corporation: Nothing to report.
- i. Paramount: The meeting on 20<sup>th</sup> of June to discuss transport was noted, the Chairman will attend. It was noted that Disneyland Paris was suffering from low tourist numbers.

#### 69/17 KENT ASSOCIATION OF LOCAL COUNCILS:

- a. Parish News: Not available
- b. Dartford Area: Apologies will be sent for the meeting on Tuesday 13<sup>th</sup> June

#### 70/17 ALLOTMENTS:

- a. There is one allotment available and 2 more half plots becoming available at renewal in October.
- b. General maintenance of allotments: The allotments are in overall good condition. The Sedley's School "Mums and children" are enjoying their plots and have worked hard to create a gardening environment for the children to enjoy.
- c. Water system: As a result of requesting plot holders to conserve water and turn off taps after use, a complaint had been received that the system was not working; this was due to a valve switched off at the bottom of the pipe.

71/17 CORRESPONDENCE: An invitation from Igham Mote was noted: re: Service to commemorate centenary of the death of Thomas Riversdale Colyer-Fergusson on 31<sup>st</sup> of July.

#### 72/17 ENVIRONMENTAL MATTERS/POLICE/LICENSING

- a. Police, Kent Fire and Rescue. Nothing to report
- b. Environment:
  - Rubbish/Recycling/Dog Bin: Reports of littering of Dale Road and Station Road will be forwarded to Prep world to ask for assistance in advising workers to put cans in bins.
  - Defibrillators: The Chairman will seek confirmation as to whether Sedleys School or Southfleet Village Hall is pursuing a scheme to install a unit. DBC have confirmed a course for 12 people would cost in the region of £350, part of which may be claimed for via the County Member.
  - Bird Scarer noise on farmland: A resident complaint was investigated, however confirmed that this was an annual occurrence on farmland and within reasonable hours so to avoid annoyance to the majority of residents.
- c. Trees and Bulbs: Nothing to report
- d. St Nicholas Church: The retirement of the Rector, the Reverend David Houston and his last service on the 9<sup>th</sup> of July was noted.

73/17 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS: A copy of the new Councillors Guide 2017 has been ordered from KALC at a cost of £2.99

74/17 DONATIONS/GRANTS: Members considered a request for a donation for renewal of St Nicholas Church heating system. As Cllr Brown declared a prejudicial interest, the matter will be discussed at the July Meeting.

75/17 VILLAGE SIGNS:

- Southfleet sign by Sedley's School: KCC had erected the replacement sign. No reply had been received from a resident answering SPC's query as to details of the benefactors if a cast iron sign was offered as a replacement.
- Aqua Cut Sign for Southfleet. The Southfleet sign and double back for the Betsham Sign will be installed this week.

76/17 FINANCE:

a. Cheques for signature: Agreed

- David Johnson (internal auditor) £30
- Came and Co (Insurance) £462.93 (cheque already sent)

b. Dartford Community Infrastructure Levy: The receipt of an incorrect amount of £7,611.66 which was returned to DBC by cheque was noted. The correct amount should be £4,238.66.

c. LOCAL COUNCILS IN ENGLAND AND WALES – ANNUAL RETURN FOR YEAR ENDING 31ST MARCH 2017: To note completion of paperwork and procedures.

1. It was resolved to approve the Statement of Assurances for year ending 31<sup>st</sup> March 2017.
2. It was resolved to approve the Statement of Accounts for year ending 31st March 2017

d. DBC Capacity Building Fund: The confirmation of a bid for bollards to protect amenity areas and a village sign for Highcross & Westwood was noted. The Chairman has been re-appointed to the DBC Committee. The Chairman also suggested a bench would be beneficial at the bus stop in Dale Road for future consideration.