

HIGH HALSTOW PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 11 JANUARY 2012
AT THE MEMORIAL HALL, THE STREET, HIGH HALSTOW AT 8.00 pm**

PRESENT:	Cllr Gary Thomas	Vice-Chairman
	Cllr Martin Andrews	
	Cllr Ray Collins	
	Cllr Josh Gordon	
	Cllr Gary Jerreat	
	Cllr Mrs Lesley Munday	
	Cllr Mrs Christine Watson	
	Mrs Roxana Brammer	Clerk
In attendance	Mr Charles Crouch	Footpaths Officer
	3 members of the public	

Item no*Action point**Minute no 2011/12/***1 APOLOGIES FOR ABSENCE**

332 An apology for absence was received from

Cllr George Crozer Prior engagement

It was proposed by Cllr Collins, seconded by Cllr Mrs Watson and carried unanimously that this apology be accepted.

2 DECLARATIONS OF INTEREST AND MEMBERS' REGISTER OF INTERESTS

333 Cllrs Thomas and Mrs Munday declared personal interests in item 11a, Recreation Hall, as members of the Management Committee. Cllr Mrs Munday declared a personal interest in item 19, Relief in Need.

3 MINUTES OF THE MEETING HELD ON 9 NOVEMBER 2011

334 It was proposed by Cllr Andrews, seconded by Cllr Gordon and agreed that the minutes of the meeting held on 9 November 2011 be signed as a true record.

4 MATTERS ARISING

335 No matters were raised.

5 MINUTES OF THE MEETING HELD ON 14 DECEMBER 2011

336 It was proposed by Cllr Mrs Watson, seconded by Cllr Gordon and agreed that the minutes of the meeting held on 14 December 2011 be signed as a true record.

6 MATTERS ARISING

337 No matters were raised.

7 CASUAL VACANCY

338 Electors had not called for a bye-election. The vacancy would be advertised.

8 PLANNING

a Applications

339 **i MC/11/2516:** Lodge Hill, Chattenden: Outline planning application with some matters reserved (layout, scale, appearance and landscaping) for the demolition of existing buildings and development of a mixed use settlement comprising up to 5,000 residential units, up to 36,750 m² GEA of B1 business floorspace, up to 7,350 m² GEA B2 business floorspace, up to 3,251m² GEA convenience retail floorspace (A1), up to 2,070 m² GEA comparison retail floorspace (A1, A2, A3, A4, A5), secondary school, 3 primary schools, community facility, healthcare facility, assisted living facility, nursing home, garden centre, two hotels, water bodies and associated infrastructure works including access, roads, informal and formal open space, pedestrian, cyclist and public transport infrastructure, utilities, car and cycle parking.

Cllr Thomas informed members that Medway Council's development brief had been agreed and the developer's plans would be considered against the brief. He then read a draft response prepared by the Chairman, following the discussion at the previous meeting of the Council. After discussion it was proposed by Cllr Collins, seconded by Cllr Thomas and agreed the draft be adopted and forwarded as the Council's response, as follows:

We are objecting to the proposals for the development at Lodge Hill and are dismayed to read some of the submissions and comment to the outline planning application MC/11/2516 for around 5000 homes (estimated 12500 people) at Lodge Hill

You will appreciate that as ordinary people we are in no way experts in planning matters, let alone qualified to understand what is required to set up a completely new town. We therefore approach our reaction to the application with common sense and some degree of negative skepticism.

In the entire time since 1947 that the Peninsula has been under the spot light as a potential site for an airport for London, Governments and developers have paid little attention to true environmental importance of the Area or its position in, and value to biodiversity in the wider North Kent Marshes and global bird migratory routes. In 1972 Eldon Griffiths MP (Con, Bury St Edmunds), Parliamentary Under-Secretary of State at the Department of the Environment, referred to the Maplin Sands scheme as the "world's first environmental airport".

In 2008, Mayor Boris Johnson said that it was "ever more urgent that we investigate the possibility of a long-term solution, in the form of a new and more eco-friendly international airport at a site in the Thames estuary". The 2009 Oakervee report referred to a 'green airport' in the estuary.

It is unsurprising therefore that we read from KCC that Land Securities have paid scant attention to the value of biodiversity present at Lodge Hill in relation to items listed below.

1. *Areas they recommend for retention for True fox sedge not being on the plans.*
2. *In adequate information given for the protection of Chattenden Woods SSSI.*
3. *Given the variety of habitats available on the site, it is likely that there are areas of the site that would fall into BAP habitat and it is not clear whether the potential importance of these areas has been recognised and adequately assessed.*
4. *Only Three site surveys were undertaken. The Natural England Research Report (NERR005) advises that " a reasonably thorough survey of a terrestrial habitats can be made through seven visits at monthly intervals from April to October" For a site the size of Lodge hill we would consider three visits inadequate.*
5. *Given the size of the site with some thirty four ponds we doubt that all great crested newts are part of the same metapopulation.*

6. *In their Masterplan for Amphibians the proposal will result in the loss of nine great crested newt and common toad breeding ponds and eight additional ponds 49.8 hectares of terrestrial habitat with 250m of existing great crested newt ponds will be lost. which are protected under the Conservation of Species and habitats regulations 2010.*
7. *Mitigation and compensation are proposed but the detail is inadequate.*
8. *The reptile surveys have not been carried out using best practice guidelines and there is insufficient information available to assess the impact on reptile populations.*
9. *The survey has indicated a large number of wintering bird using the site. There is currently insufficient consideration on the increase in the numbers of people will have on the numbers of wintering birds using the site.*
10. *Insufficient information has been provided to adequately assess the potential impact on breeding birds using the site*
11. *Insufficient number of Nightingale territories have been recorded within the site.*
12. *Insufficient information has been provided to adequately assess the potential impact on Bat populations within the site.*
13. *Insufficient information has been provided to adequately assess the potential impact on dormice populations within the site.*

You will appreciate that the A228 is the main and only major access road for the peninsula's entire population, International container port, 4 or 5 power stations, major LNG facility, and many other road dependent businesses. A new town housing an extra 12,500 people at its mouth, with no provision for separate access to the M2 / A2 or Medway towns renders it critical in terms of traffic flow.

The Highways Agency note :-

The transport assessment indicates that the A2/M2 will suffer a material impact from the proposed development.

1. *Due to errors within the capacity assessments presented of A2 / M2 junction 1, these are not able to be acceptable. These should be reviewed, corrected and revised assessments presented to the Highways Agency.*
2. *The assessments currently presented do however indicate that element of the A2 / M2 junction 1, interchange will be overloaded. The transport Assessment has suggested that potentially a ramp metering scheme could be introduced for the A289 approach. A potential layout and assessment of this scheme has not however been presented. If the applicants wish to take forward this option, further details and evidence supporting such a response will need to be provided.*
3. *The Transport assessment suggests that the operation of the Junction 1, westbound diverge will be monitored to see whether upgrade is required. It is not clear how the upgrade will be monitored and funded. Therefore further information should be provided.*
4. *We also consider that the developer should provide details of the additional trips that are predicted to be generated by the proposed development at M2 junctions 2 and 3,*

both on the mainline carriageways, the slip roads and turning movements at the junctions. If the development traffic flows at these junctions exceeds 30 two way vehicle trips in an hour, junction and merge / diverge capacity assessments should be undertaken. The requirements is in accordance with the Highways Agency Protocol for dealing with Planning applications.

Further The Design and Access or other statements do not fully demonstrate how crime prevention measures have been considered.

If the submission is successful we would welcome an assurance from Medway council that the infrastructure indicated in the proposal is delivered in a timely manner so as not to cause disruption to the infrastructure already in place in nearby villages. That road access to the site is up and running before building begins.

It is not clear what the impact is on the A228 should there be an incident which causes partial or total closure of this road. What is the contingency plan being put into place should an incident occur? Please note we have been asking for this information now prior to any development at Lodge Hill and want to know what are the contingency plans irrespective of any development.

The extension to the consultation period has allowed further objects to be raised we note however that Land Securities appear not to have used this time to disseminate information about the proposed development. The general feeling of this council is that they have failed to consult positively to sufficient members of the communities on the peninsula.

No consideration has been identified for any S106 issues and would want to know how this would be addressed in relation to our Parish

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Out of Time

None.

341 **c Decisions**

The decisions as listed on Appendix A were received.

d Appeals and Other Matters

342 **i Red Dog Public House**

The Clerk reported that following enquiries from residents, she had contacted the local planning authority about the new take away service, which was being investigated.

343 **e Licensing Applications**

None.

9 OUTDOOR GYM

344 Cllr Mrs Watson reported that the grant application to Sport England had been unsuccessful, but the application had failed on only one point and they had suggested the Council work on this aspect and re-submit in the next round, which opened on 1 February and closed on 4 April.. She proposed that this course of action be taken. This was seconded by Cllr Gordon and carried unanimously.

10 FINANCE

345 **a Bank Balances**

The bank balances as listed in Appendix B were noted.

346 **b Cheques Signed since the Last Meeting**

None.

347 **c Accounts for Payment**

It was proposed by Cllr Thomas, seconded by Cllr Mrs Munday and agreed that the accounts for payment as listed in Appendix B be paid (cheques 100412-100415).

348 **d Budget 2012/13**

Cllr Thomas tabled a draft budget for the year 2012/13, which incorporated suggested amendments following the discussion at the December meeting of the Council. In addition, he had now incorporated a sum to fight the possible proposed airports on the Peninsula or in the Thames estuary. He reported that the rural roads would be removed from the street cleaning schedule by Medway Council from 1 April and there would be a loss of incomer of about £2,000. After discussion it was proposed by Cllr Thomas, seconded by Cllr Mrs Munday and agreed the budget for 2012/13 be adopted.

349 **e Precept 2012/13**

It was proposed by Cllr Thomas that the precept for 2012/13 be £40,000. This was seconded by Cllr Mrs Munday and carried unanimously.

11 GRANT APPLICATIONS

350 None.

12 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

a Recreation Ground

- 351 i. General matters. Nothing to report
- 352 ii. Cricket fence.. Cllr Cllr Collins said he would speak to the Cricket Club about the grass cuttings piled against the fence.

b Play Park

- 353 i. Renewal of surface under kick wall. Cllr Mrs Watson reported on her meetings with contractors and tabled their quotations. Cllr Thomas proposed that standing order, relating to contracts be suspended. This was seconded by Cllr Mrs Munday and agreed. Cllr Mrs Watson proposed that the contract be awarded to Park Leisure. This was seconded by Cllr Collins and carried unanimously...
- 354 ii. RoSPA inspection. Cllr Mrs Watson reported that the contract with park Leisure included repair to the wet pour under the "rock 'n' cross".
- iii. Toddler equipment. Cllr Mrs Watson reported that the application to Awards for All insisted that the main contact was a member. It was agreed Cllr Mrs Watson act in this capacity.

355 d Allotments

Nothing to report.

356 e Forge Common

Cllr Collins reported the brambles had been cut down but needed spraying.

357 f Village Grounds Maintenance

Nothing to report

13 HIGHWAYS & TRANSPORT

358 a Public Rights of Way

Nothing to report.

b Street Cleaning

- 359 i. . General matters. Nothing to report.
- 360 ii. Retraction of roads from contract with Medway Council. This had already been reported when discussing t4he budget. The roads affected would be Dux Court Road, Britannia Road and Cooling Road and Christmas Lane outside the village envelope.

361 c Tree Warden

Cllr Collins reported he would contact Adam Taylor about the dead trees in the hedge in Dux Court Road.

362 d Bus Shelters

Cllr Thomas reported a resident had requested the Parish Council consider installing a shelter in Christmas Lane near the junction with Half Moon Way as soon as possible. He would speak to the Highways Manager about the provision of a hard surface path to

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the stop. The shelter at Eden Road had wind damage and this would be looked at as part of Project 90.

363 e **Parking**

Cllr Andrews said that parking was becoming an issue again. Cllr Collins remarked on the vehicles now being parked on The Street, close to the junction with Goodwood Close and opposite Longfield Avenue, which was dangerous. Cllr Gordon said the parking for the Red Dog was bad again and that cars were obscuring sightlines.

14 **HALLS**

364 a **Recreation Hall**

Cllr Thomas reported phase 1 was almost complete. He proposed a vote of thanks to Cllr Collins and his team who had redecorated the main hall. He was seeking grants for phase 2, which would include refurbishing the old library, the toilets and re-wiring, plumbing and heating. Phase 3 would be a new kitchen, stairs to the new room and the stage.

365 b **Memorial Hall**

Cllr Collins reported that the hall had not incurred any losses over its last financial year. They were hoping to refurbish the kitchen and put another coat of varnish on the floor.

15 **YOUTH**

366 a **General Matters**

Cllr Mrs Munday said Youth Club would be restarting the following week.

367 b **Skateboard Park**

Item deferred to next or a subsequent meeting.

16 **RURAL LIAISON COMMITTEE**

368 a **Representative's Report**

No meeting.

17 **KALC/MEDWAY AREA COMMITTEE**

369 No meeting.

18 **POLICE LIAISON**

370 a **Police Liaison Representative's Report**

Cllr Andrews said the extended shifts had been explained at the last meeting. Cllr Mrs Munday reported that youths had been climbing onto the new roof and asked Cllr Andrews to pass this on.

19 **PARISH COUNCIL SURGERIES**

371 Cllr Mrs Watson reported that she and Cllr Collins had spoken to King's Kitchen, who

were happy with the idea and they had decided on 2nd Tuesday in the month. Cllr Thomas said they would do the farmers market as well.

20 COMMUNICATION

372 **a High Halstow Times**

Nothing to report.

373 **b Web Site**

Cllr Thomas said he had placed a rolling news feed at the top and that there was now a Twitter account.

21 COMMUNITY ACTIVITIES

374 **a Project 90**

The next Project 90 would be held on 14 January and would include repairs to the cricket fence, Eden Road bus shelter and litter picking in Dux Court Road.

375 **b Queen's Diamond Jubilee**

Cllr Gordon reported he would register for a beacon and was in the process of gathering together an organising committee formed from councillors, residents and local organisations.

22 HIGH HALSTOW PRIMARY SCHOOL

376 Cllr Gordon reported the Headteacher was retiring in July. The Governing Body was investigating the implications of acquiring Academy status.

23 RELIEF IN NEED

377 Nothing to report.

24 CONSULTATION

378 No documents received.

25 CORRESPONDENCE

379 None.

26 REPORTS & CIRCULARS

380 The reports and circulars as listed on the agenda were received.

27 ANY OTHER BUSINESS

381 **a Mobile Phone Coverage**

Cllr Andrews complained about the bad mobile phone coverage.

382 **b Broadband**

Cllr Thomas said that Medway and Kent County Councils had been awarded jointly funding to improve rural broadband. In Medway the intention was to improve broad band speed on the Peninsula.

383 **c Drainage**

It was reported there would be new drainage in Medway Avenue and that the pump house in Dux Court Road had broken down and that tankers had been sent in.

The Chairman suspended the meeting for the public session.

Mrs Smith said she supported the provision of a shelter in Christmas Lane.

Mrs Forward said she had telephoned Medway Council about the parking opposite Longfield Avenue.

The Chairman thanked everyone for attending and closed the meeting at 9.40 pm.

SignedChairman

On theday of2012