

HIGH HALSTOW PARISH COUNCIL**MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 9 AUGUST 2017 IN THE MEMORIAL HALL, THE STREET, HIGH HALSTOW AT 8.00 pm**

PRESENT: Cllr Mrs Christine Watson Vice-chairman
 Cllr Mrs Linda Atkinson
 Cllr Ray Collins
 Cllr Michael O'Hanlon
 Cllr Brian Williams

Mrs Roxana Brammer Clerk

In attendance 3 members of the public

Item no *Action point*
 Minute no 2017/18/

1 APOLOGIES FOR ABSENCE

175 Apologies for absence were received from

Cllr George Crozer	On holiday
Cllr Gary Jerreat	On holiday
Cllr Bill Khatkar	At work

It was proposed by Cllr Collins, seconded by Cllr Mrs Atkinson and agreed these apologies be accepted.

2 DECLARATIONS OF INTEREST AND MEMBERS' REGISTER OF INTERESTS

176 None.

3 MINUTES OF THE MEETING HELD ON 12 JULY 2017

177 It was proposed by Cllr Williams, seconded by Cllr O'Hanlon and agreed that the minutes of the meeting held on 12th July 2017 be signed as a true record.

4 MATTERS ARISING.

178 a **C/07/17/5a minute 2017/18/127: Abandoned Car**

It was reported that the abandoned car had been removed.

5 PLANNING**a Applications**

179 i **MC/17/2575:** Two Acre Farm, Parbrook Road: Change of land use to residential for the stationing of 4 caravans together with the construction of hardstanding and amenity/storage buildings

After discussion it was agreed to object as follows:

High Halstow Parish Council objects to this application. Whilst it is noted there are already touring caravans on the site, the stationing of residential caravans constitutes additional dwellings in the open countryside, which is contrary to local planning policy.

- 180 ii **MC/17/2467:** Travellers Tan, Sharnal Street: Change of use from barn to residential facilitating a 4 bedroom dwelling with garage and associated landscaping

After discussion, it was agreed to object as follows:

High Halstow Parish Council objects to this application. Conversion of the barn to a dwelling would constitute an additional dwelling in the open countryside, which is contrary to local planning policy. Additional dwellings in Sharnal Street have consistently been refused on these grounds. The design and access statement mentions the existing permission on this site as a precedent; however this permission is for stables and not a residential dwelling.

- 181 iii **MC/17/2524:** Buckhole Farm, Buckhole Farm Road: Details pursuant to condition 5 of planning permission MC/15/2493 - Prior notification of a proposed change of use from agricultural building into 3 residential dwellings (C3) with associated building works

No objection

- 182 iv **MC/17/2753:** Barn at Buckhole Farm, Buckhole Farm Road: Prior notification of a proposed change of use of barn A from agricultural building into a residential dwellings (C3) with associated building works

No objection

- 183 v **MC/17/2324:** Land between Chattenden Lane and Peninsula Way, Hoo St Werburgh: Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 530 dwellings with public open space; new primary school and community use; A1 retail unit (up to 200sqm); public house; landscaping; attenuation pond and vehicular access point from Chattenden Lane and the existing roundabout off Peninsula Way

After discussion it was agreed to object as follows:

High Halstow Parish Council objects to this application.

The site is not within the parish of High Halstow but would impact this parish. The proposed "up to" 530 homes is likely to generate 1,450 people and at least 1,000 cars. This would impact Peninsula Way, Four Elms Hill and Four Elms roundabout, which is already a problem for traffic. Even when the new slip road off the Wainscott bypass is constructed, designed to ease pressure on the roundabout for traffic from the A2 to the Hoo Peninsula, traffic leaving the Peninsula will still have to use the existing road. Traffic not coming from the eastbound A2 will still need to use the roundabout. The entrance to the development will encourage "rat runs" through inadequate country lanes in the Wainscott area and through Upnor. Peninsula Way is the only practical route for traffic to access/egress the Peninsula. Traffic connected with this development would increase the pressure.

The application for the proposed development mentions the provision of a shop and primary school. Both would increase the amount of traffic with deliveries to the shop and transport of children from outside the development by car to the school. There are shops within walking distance of the development in Hoo and an existing primary school in Chattenden.

The proposed site is a greenfield site on good agricultural land. Construction on greenfield sites is easier and cheaper for developers than brownfield sites. Farmland should be preserved for agriculture and food production and not sacrificed for the convenience of developers. Once gone, the land and rural landscape is gone forever.

There are concerns that the necessary infrastructure for a development of this size, such as water, drainage, power and electronic communications would stretch the already stretched existing services even further.

High Halstow Parish Council supports the comments of Hoo St Werburgh Parish Council.

184 **b Decisions**

The decisions as listed in Appendix B were received..

185 **c Appeals and Other Matters**

None.

6 FINANCE

186 **a Bank Balances**

The bank balances as listed in Appendix B were noted.

187 **b Payments Made since the Last Meeting**

None.

188 **e Accounts for Payment**

It was proposed by Cllr Collins, seconded by Cllr Williams and agreed that the accounts for payment as listed in Appendix B be paid (cheques 100955-100959).

7 GRANT APPLICATIONS

189 **a Women's Institute**

It was proposed by Cllr Williams, seconded by Cllr O'Hanlon and agreed a grant of £1,000 be made to the Women's Institute under S19 of the Miscellaneous Provisions Act 1976 (cheque 100960).

8 INFORMATION TECHNOLOGY

190 Cllr Mrs Atkinson said that she and the Clerk were still researching and asked that the

item be deferred to the next meeting.

9 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

a Recreation Ground

191 i General Matters

The Clerk reported that the Football Club was now in direct contact with the foreman of the landscape contractor.

192 ii Litter Bin

The Clerk had sourced a steel litter bin with steel liner and marketed as fireproof, supplied by Glasdon. It was agreed this be ordered, delivered to Cllr Williams, who would liaise with V Sinclair for installation.

b Playpark.

193 i General Matters

Nothing to report.

194 ii Basket Swing

The replacement basket had been installed.

195 iii RoSPA Report

Cllr Williams said that the RoSPA report gave as high risk the concrete edging of the half-pipe. It was agreed to ask the landscape contractor to remove the shuttering and fill in with soil. The welding that needed doing would have to be done with a portable welder. Cllr O'Hanlon said he had a contact and volunteered to organise it. The outdoor gym needed new handles.

c Allotments

196 i General Matters

Nothing to report.

197 ii Water Pipe

Cllr Collins reported he had seen a plumber but had understood from Turfsoil they would be able to do the entire job. It had transpired this had been a misunderstanding and the plumber would be called back.

198 d Forge Common

Cllr Collins reported that the farmer was waiting for dry weather to cut the grass.

199 e **Village Grounds Maintenance**

Taylor Wimpey would be reminded about the fence.

200 f **Village Signs**

In Cllr Crozer's absence, there was no update on replacing the "Home of the Heron" signs. Cllr Williams said he liked the sign the WI was proposing to install and suggested the same company be approached. The re-siting of the original WI sign was discussed and it was suggested it could be put at Sharnal Street.

10 HIGHWAYS & TRANSPORT

201 a **Public Rights of Way**

Nothing to report.

202 b **Street Cleaning**

The Clerk reported that Mr Balciunas would be on holiday from 21st to 25th August and Mr Gallivan from 29th August to 8th September.

203 c **Bus Stop, Christmas Lane**

Medway Council was proposing a clearway by the bus stop in Christmas Lane near the cricket pitch. It was agreed there was no objection.

204 d **Tree Warden**

Cllr Collins had nothing to report.

205 e **Hedges**

The complaints about overhanging trees and hedges had been reported to Medway Council.

206 f **Blocked Drainage Pipe, Willowbank Drive**

It was reported that the drainage pipe from Willowbank Drive was blocked and water was coming onto Britannia Road.

11 HALLS

207 a **Recreation Hall**

Cllr Collins said he had not attended the last meeting.

208 b **Memorial Hall**

Cllr Collins reported that they were in the process of changing the lights. They were now being charged rates.

12 RURAL LIAISON COMMITTEE

209 **a Representative's Report**

Cllr Collins reported on the last meeting. The police in attendance had been from other areas, not the parished areas. It had been announced that in two years' time the rural toilets would be closed. Cooling Road was collapsing by Cooling Barn. Medway Council had tried to buy land to improve the road but English Heritage would not allow them to pole drive because of the proximity of the remains of the castle moat.

210 **b Hosting Arrangements**

The Women's Institute had agreed to do the catering for the meeting on 6th September and it was agreed a budget of up to £100 be allowed from the Chairman's allowance.

13 POLICE LIAISON

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

In the absence of Cllrs Andrews and Khatkar, there was no report.

14 KENT ASSOCIATION OF LOCAL COUNCIL MEDWAY AREA COMMITTEE

212 The next meeting was in October.

15 COMMUNICATION

213 **a Councillors' Surgery**

Cllr Mrs Watson reported that a resident had seen surveyors on land at Britannia Road, behind Willowbank Drive and Christmas Lane. It was believed they had been employed by a developer on behalf of a local farmer.

214 **b High Halstow Times**

Cllr Mrs Atkinson said she had had positive feedback on her first issue as editor. The advertising was going well and was now being paid for in advance.

215 **b Website**

Cllr Mrs Atkinson said that she had uploaded the new complaints procedure.

16 YOUTH

216 **a Youth Club**

The Chairman suspended the meeting to allow Chris Peek to speak.

Mrs Peek said the club would be re-opening in September.

The Chairman thanked Mrs Peek and reconvened the meeting.

17 HIGH HALSTOW PRIMARY SCHOOL

217 Cllr Mrs Watson said that it was the school holidays so there had been no contact. She mentioned the overgrown hedge and brambles. The Clerk would inform Medway Council but it was suspected this was now the responsibility of the academy trust.

18 FRIENDS OF ST MARGARET'S

218 Cllr Collins there had been no meeting. The choral evening had been successful and another was planned. They would be holding open days with Medway History Group explaining the history of the church.

19 RELIEF IN NEED

219 It was understood from Mrs Peek that the next meeting was on 11th September.

20 CONSULTATION

220 No documents received.

21 CORRESPONDENCE

221 None.

22 REPORTS & CIRCULARS

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

23 ANY OTHER BUSINESS

223 **a Heronsbank Bridge**

Cllr O'Hanlon said he had been asked by a Heronsbank resident to raise the matter of the bridge at Heronsbank. He was informed of the past history and he would relay this to the resident.

224 **b Data Protection Act**

The Clerk reported that there was to be a new Data Protection Act and the Council would have to appoint an Internal Data Protection Officer, who would have to be informed about the new Act and its provisions. This would have to be taken into account when preparing the budget.

PUBLIC SESSION

The Chairman suspended the meeting to enable members of the public to speak.

Mr Brunt mentioned that there had been problems with some telephone lines and that Open Reach had been seen working near the church.

The Chairman thanked the members of the public and reconvened the meeting.

CONFIDENTIAL SECTION

24 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

225 It was proposed by Cllr Collins, seconded by Cllr Mrs Watson and agreed to exclude the press and public from the following items on the grounds that the first two were legal matters and. the third concerned members of staff.

25 BOUNDARY DISPUTE

226 Cllr Mrs Watson read a letter which had been hand delivered that evening. The resident had increased her offer for the land. It was proposed by Cllr Williams, seconded by Cllr O'Hanlon and agreed this did not alter the Council's position that the fence be moved back to the boundary. The Clerk would inform the Council's solicitor.

26 REGISTRATION OF LAND

227 The Clerk reported that Ernest Harold Harrison's will had not mentioned the land. The Council's solicitor would now prepare everything to go forward to the Land Registry. He had said that there was a long delay for voluntary registration and once lodged, it could be 6 months before it was even looked at.

27 PERSONNEL MATTERS

Cllr Collins said that as Chairman of the Finance Committee he had been asked if he would agree to a joint meeting with the Personnel Committee. He was not in favour and said the two committees should remain separate.

The Chairman thanked councillors and closed the meeting at 10.30 pm.

Signed *George Crozer*.Chairman

On the *13th* day of *September* 2017