

**HIGH HALSTOW PARISH COUNCIL****MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 10 JANUARY 2010 IN THE MEMORIAL HALL, THE STREET, HIGH HALSTOW AT 8.00 pm**

<b>PRESENT:</b>	Cllr George Crozer	Chairman
	Cllr Martin Andrews	
	Cllr Mrs Linda Atkinson	
	Cllr Ray Collins	
	Cllr Gary Jerreat	
	Cllr Michael O'Hanlon	
	Cllr Mrs Christine Watson	
	Cllr Brian Williams	
	Mrs Roxana Brammer	Clerk
In attendance	Mr Mike Hardware	Redrow Homes
	4 members of the public	

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

**1 APOLOGIES FOR ABSENCE**

371 An apology for absence was received from

Cllr Bill Khatkar Away from home

It was proposed by Cllr O'Hanlon, seconded by Cllr Collins and agreed this apology be accepted.

**2 DECLARATIONS OF INTEREST AND MEMBERS' REGISTER OF INTERESTS**

372 None.

**3 MINUTES OF THE MEETING HELD ON 13 DECEMBER 2017**

373 It was proposed by Cllr Mrs Watson, seconded by Cllr Collins and agreed that the minutes of the meeting held on 13<sup>th</sup> December 2017 be signed as a true record, subject to the following amendment:

C/12/17/15a minute 2017/18/378: Minute to read: "Mrs Peek said the club was running every other week".

**4 MATTERS ARISING.**

374 No matters were raised.

## 5 PLANNING

### a Applications

- 375 i **MC/17/4049:** Fisherwood House, Sharnal Street Construction of a detached single storey annex to rear

After discussion, it was agreed to respond as follows:

High Halstow Parish Council has no objection in principle to this application, but asks that a condition is imposed whereby the annex is solely for the use of the resident of Fisherwood House and cannot be detached from the main property.

- 376 ii **MC/17/4338:** The Coach House, Buckhole Farm, Cooling Road: Conversion of the existing coach house to a residential dwelling and the construction of single storey side extension.

No objection.

- 377 iii **MC/17/4408:** Land at Walnut Tree Farm, Britannia Road: Construction of 68 dwellings (1 x 1 bed flats, 11 x 2 bed flats, 4 x 2 bed Houses, 38 x 3 bed houses, 8 x 4 bed houses and 6 x 5 bed houses) together with associated new access road, car parking, landscaping and open space.

The Chairman suspended the meeting to allow Mike Hardware of Redrow Homes and members of the public speak.

The members of the public expressed concerns over the infrastructure and loss of amenity. It was pointed out that there were already problems with flooding off the land and the inadequacy of the existing foul water system. Medical facilities were a big concern, as was lack of room in the school. Extra traffic movements both during the construction period and afterwards would put more pressure on village roads and construction traffic especially should be routed through Britannia Road and not through the rest of the village. Residents of Longfield Avenue were not happy about the arrangement for screening the buffer zone between the old and new houses with close boarded fences at the rear of their gardens. They would prefer an open view of the buffer zone and close boarded fences to the new houses. Mr Hardware said he had taken note of all these concerns and would pass them back to his principals. He mentioned that Hoo Primary School would become 2 form entry and it was expected fewer children would come from Hoo in future.

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

After discussion it was agreed to object as follows:

High Halstow Parish Council objects to this application. The application is predatory and the Parish Council believes the development is unsustainable and should be refused on those grounds. There are major concerns over it being unsuitable land for building, infrastructure and loss of amenity to both neighbouring residents and others elsewhere in the village.

Drainage. The land is inclined to flood, making it unsuitable for building. At present water runs off the field affecting existing residents. Buildings and roads on the land would make the drainage problem worse. Clause 3.32 of the document on flooding supplied with the application is incorrect - Medway Council has an outfall into the ditch. The Environment Agency Flood Risk Agreement states that flood risk to other people cannot be increased. Foul water drainage is already a problem as it is taken from existing houses under Britannia Road and through the Taylor Wimpey Estate. This is already at its limit. It is understood that one resident in Leaman Close is unfortunate that when the system cannot cope, it comes up into his house. The sewerage from an additional 68 dwellings would put increased pressure on the already inadequate system

Traffic. All construction traffic must use Britannia Road. It is believed that the traffic modelling is a result of monitoring done during a week when the local primary school and the Hundred of Hoo secondary school in Hoo were not in session. Britannia Road is not suitable for an increase in traffic.

Infrastructure. Concerns have been expressed to the Parish Council by many residents that the development would put pressure on services such as the provision of water, medical facilities, school places, the A228, Four Elms roundabout etc.

Loss of Amenity. Residents of Longfield Avenue and Willowbank Drive in particular have concerns over their loss of amenity. Some of those whose gardens would back onto the site do not want close boarded fences provided. They don't see why they should look at a fence rather than the intended buffer zone, when they have been used to a view of open fields.

Should the development be approved by Medway Council, or should it be allowed by a Planning Inspector on appeal, the Parish Council would like the Section 106 agreement to include the handing over of the open spaces on the development (ie everything except front and back gardens attached to the houses and roads) to be handed over to the Parish Council, together with a commuted sum. This would save the need for a Land Management Plan as the Parish Council would own and maintain the land.

376 **b Decisions**

The decisions as listed in Appendix B were received.

**c Appeals and Other Matters**

377 **i Neighbourhood Plan**

Councillors were reminded of the special meeting to be held on Tuesday 16<sup>th</sup> January 2018 in the Memorial Hall at 8 pm.

**6 FINANCE**

378 **a Bank Balances**

The bank balances as listed in Appendix B were noted.

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

None

380 **c Accounts for Payment**

It was proposed by Cllr Collins, seconded by Cllr Mrs Atkinson and agreed that the accounts for payment as listed in Appendix B be paid (cheques 100999-101003).

381 **d Allotment Rents and Advertising Rate from 1 April**

It was proposed by Cllr Collins, seconded by Cllr Mrs Watson and agreed the allotment rents be increased to £25 per annum for full plots and pro-rata for half plots. The advertising rates for High Halstow Times were discussed. Cllr Mrs Atkinson said she was attempting to off-set the cost of the magazine by increasing the advertising, but thought such a large increase would put advertisers off. After discussion, Cllr Mrs Atkinson was asked to review the advertising and 12 page issues.

382 **e Budget 2018/19**

Budget adoption was deferred to enable Cllr Mrs Atkinson do her research on High Halstow Times.

**7 GRANT APPLICATIONS**

382 None.

**8 RECRUITMENT**

383 Cllr Andrews reported that there had been 7 applications and 5 candidates would be interviewed on Saturday 13<sup>th</sup> January.

**9 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY**

384 **a Recreation Ground**

Cllr Williams said that he now had a quotation of £216 to repair the second drain cover. This was proposed by Cllr Williams, seconded by Cllr Jerreat and agreed.

**b Playpark.**

385 **i General Matters**

Nothing to report.

386 **ii Welding**

Cllr O'Hanlon said the welding and groundworks agreed at the last meeting were scheduled to take place the following Monday.

387 **c Allotments**

Nothing to report.

388 **d Forge Common**

Nothing to report.

389 **e Village Grounds Maintenance**

Nothing to report.

390 **f Village Signs**

Cllr Crozer said he had approved the artwork.

**10 HIGHWAYS & TRANSPORT**

391 **a Public Rights of Way**

Nothing to report.

392 **b Street Cleaning**

Nothing to report.

393 **c Tree Warden**

Cllr Collins had nothing to report.

394 **d Bus Shelters**

Cllr Williams said the shelters and installation works would be ordered for implementation in early April.

395 **e Bus Clearway**

Rob Carmen of Medway Council said that after consultation residents were not in favour of a bus clearway at Heronsbank and that therefore it would not go ahead.

**11 HALLS**

396 **a Recreation Hall**

Cllr Collins said consideration was being given to new lighting in the hall.

397 **b Memorial Hall**

Nothing to report.

**12 RURAL LIAISON COMMITTEE**

398 **a Representative's Report**

The next meeting would be held on 16<sup>th</sup> January.

**13 POLICE MATTERS****399 a Police Liaison Representative's Report**

Cllr Andrews said he had attended the last meeting. No police had been present. Cliffe and Cliffe Woods Parish Council had reported problems at Cliffe Woods, where a fire had been started while the Parish Council was meeting. A van was bringing motor bikes, which had damaged the woods. Their clerk had personally experienced vandalism. The police were now involved. There were two new PCSOs on the Peninsula. He had attended the police surgery and discussed parking issues.

**400 b CCTV**

Cllr O'Hanlon said he had done some research. The matter would be progressed by Cllrs O'Hanlon and Andrews.

**401 c Neighbourhood Watch**

Cllr Mrs Atkinson said she had not forgotten but had not been able to get in touch with the police.

**14 KENT ASSOCIATION OF LOCAL COUNCIL MEDWAY AREA COMMITTEE**

402 The next meeting was in February 2018.

**15 COMMUNICATION****403 a Councillors' Surgery**

Cllr Mrs Watson said there had been a complaint about a loader parked in Longfield Avenue near Willowbank Drive. Cllr Andrews said he would mention it at the next police surgery. There had also been complaints about potholes in Longfield Avenue and Christmas Lane.

**404 b High Halstow Times**

In Cllr Mrs Atkinson said she was working on the February issue and was trying to keep to 12 pages.

**405 c Website**

Cllr Mrs Atkinson said the website needed updating.

**15 YOUTH****406 a Youth Club**

The next session was on 16<sup>th</sup> January.

**16 HIGH HALSTOW PRIMARY SCHOOL**

407 Cllr Mrs Watson had nothing to report.

**17 FRIENDS OF ST MARGARET'S**

408 Cllr Collins reported on the successful Christmas Tree Festival.

**18 RELIEF IN NEED**

409 Nothing to report.

**19 CONSULTATION**

410 No documents received.

**20 CORRESPONDENCE**

411 None.

**21 REPORTS & CIRCULARS**

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

**22 ANY OTHER BUSINESS**

413 a **Dog Bins**

Cllr Crozer said he had received a query about dog bins as there were none in the vicinity of Harrison Drive and Longfield Avenue.

**PUBLIC SESSION**

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

No matters were raised.

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

**CONFIDENTIAL SECTION**

**23 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC**

414 It was proposed by Cllr Crozer, seconded by Cllr Mrs Watson and agreed to exclude the press and public from the following items on the grounds that they concerned legal matters.

**24 BOUNDARY DISPUTE**

415 The Council's solicitor had written to the owner of the property concerned.

**25 REGISTRATION OF LAND**

416 The Council's solicitor had asked for details of the construction of the Recreation Hall. Cllr Crozer said it had been built in 1961 and had been paid for by BP Ltd and the then District Council.

The Chairman thanked councillors for attending and closed the meeting at 9.55 pm.

Signed ..... Chairman

On the .....day of ..... 2018