

Tunstall Parish Council

Minutes of the Parish Council Meeting held on Monday 5 November 2018 in the Midwinter Room, St John the Baptist Church, Tunstall.

Present: Cllr Brian Cook (Chairman), Cllr Lee Burgess (Vice Chairman), Cllr Wendy Harwood, Cllr Mavis Hibben, Cllr David Nutting and Cllr Roger Sills; and Mrs W Licence (Clerk).

Also present were SBCllr George Samuel and one member of the public.

Cllr Cook welcomed everyone to the meeting and ensured that those present were aware of the emergency evacuation procedure.

REPORTS FROM MEMBERS OF THE PUBLIC

SBCllr Samuel said he was disappointed that Parish Councils were not permitted to attend the garden community meeting, it was a confidential meeting for Ward Members only.

SBCllr Samuel said he raised the issue of litter in Ruins Barn Road and Swale Borough Council has agreed a litter pick of the area. Initially Woodstock Road was scheduled for a deep clean but there was confusion as to where Ruins Barn Road started and Woodstock Road ended, this will now be done in the New Year.

Cllr Cook thanked SBCllr Samuel for attending and for his report.

1. COUNCILLOR VACANCY

Cllr Cook reported there had been no applications received yet.

2. WELCOME AND APOLOGIES FOR ABSENCE

All members were present.

Apologies had been received from KCCllr Andrew Bowles, KCCllr John Wright and SBCllr Derek Conway; apologies noted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 1 OCTOBER 2018

Cllr Burgess **PROPOSED** to accept the minutes of the Parish Council Meeting held on 1 October 2018 as a true record; **SECONDED** by Cllr Hibben: **AGREED UNANIMOUSLY**. Cllr Cook duly signed the minutes as a true record.

5. MATTERS ARISING FROM THE MINUTES

Internet banking: Cllr Nutting reported he had contacted CAF Bank and although Parish Councils do not fall into their standard categories, they may be able to offer an account. It might be worth waiting to see what Barclays will offer.

Cllr Harwood said another bank could be approached. Cllr Hibben asked if KALC could offer any suggestions.

ACTION: Cllr Harwood to contact NatWest.

Cllr Cook said internet banking would be useful and other options need to be explored, particularly with closure of so many High Street branches

ACTION: Clerk to contact KALC.

Swale Garden Community Presentation: Cllr Cook said that a request was made for a representative from Tunstall Parish Council to observe the meeting, permission was denied.

Gully by Village Hall: Cllr Cook said there has been no response for a starting date to carry out the work.

Cllr Nutting said the Parish Council is paying for the work and that he had asked Alan Blackburn for a response before this meeting.

Cllr Cook said there is a meeting with Alan Blackburn on 19 November and the matter will be raised.

Damage to road by School View: Cllr Cook said the road has been repaired.

Old School: Cllr Cook reported the site has been tidied.

6. SPEED WATCH

Cllr Cook said the last session has to be cancelled due to inclement weather. There were two Speed Watch sessions in October, one recorded twelve vehicles speeding and the second recorded nineteen vehicles speeding with one driver receiving a letter from Kent Police. There are no more Speed Watch session programmed for 2018 either for Tunstall or Bredgar. The equipment needs to be serviced and a quote will be obtained.

7. FINANCE

i. Cheques raised and accounts

| Chq. No | Payable to | Reason | Amount |
|---------|-----------------------------------|---|---------|
| 1324 | Tunstall PCC | Hire of Midwinter Room: Parish Council meeting | £15.00 |
| 1325 | Mrs W Licence | Salary and expenses | £460.90 |
| 1326 | HMRC | PAYE | £123.00 |
| 1327 | Jane Johnson | Litter Picking | £196.44 |
| 1328 | KALC | Finance Conference | £72.00 |
| 1329 | LexisNexis | Charles Arnold Baker Local Council Administration | £110.99 |
| 1330 | McCabe Ford Williams | Payroll Fees | £39.00 |
| 1331 | Royal British Legion Poppy Appeal | Donation for wreath | £100.00 |
| 1332 | Tunstall PCC | Grant towards the maintenance of the church path | £450.00 |

Cllr Burgess **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Sills **AGREED UNANIMOUSLY**.

Cllr Cook said the poppy wreath had been delivered, last year the Council granted £50 to the Royal British Legion Poppy Appeal. This year marks the centenary of the end of the First World War.

Cllr Harwood **PROPOSED** to give £100.00 to the Royal British Legion Poppy Appeal; **SECONDED** by Cllr Sills: **AGREED UNANIMOUSLY**.

ii. To consider request for grant towards the cost of the church path

Cllr Nutting said the Council is purchasing planters for the parish and should make a meaningful donation towards the path which is used by the community.

Cllr Sills **PROPOSED** to grant £450.00 to the church towards the cost of the church path; **SECONDED** by Cllr Hibben: **AGREED UNANIMOUSLY**.

8. PLANNING

i. Ref: 18/505324/FULL

Address: 34A Roseleigh Road Sittingbourne Kent ME10 1RS

Proposal: Erection of a rear conservatory

Councillors considered the application and had no comments to make save that neighbours comments be taken into account.

ii. Ref: 17/505711/HYBRID

Address: Land At Wises Lane Borden Kent ME10 1GD Proposal: Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (nonresidential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS. For clarity - the total number of dwellings proposed across the site is up to 675.

To consider revised detail.

The Council unanimously agreed to object to the proposal. Cllr Hibben agreed to draft a response.

iii. To consider a Neighbourhood Plan

Cllr Cook said the Clerk has contacted Bapchild Parish Council to request a meeting to consider sharing resources for developing a Neighbourhood Plan but the Parish Council is not in a position to take this forward. Lenham Parish Council has a Councillor who is willing to talk to Councillors about Lenham's experience of developing a Neighbourhood Plan.

Cllr Hibben said Lenham Parish Council started their neighbourhood Plan in 2016. There are two residents who have expressed an interest in helping Tunstall Parish Council develop a Neighbourhood Plan if a decision is made to proceed with this.

Cllr Nutting said a neighbourhood Neighbourhood Plan has to sit inside the Local Plan. Swale has a Local Plan at the moment and any Neighbourhood Plan will be considered against that. When Swale's new Local Plan is adopted, a Neighbourhood Plan developed now could conflict with the new Local Plan. A Neighbourhood Plan would have to consider parts of the parish for development and this could be part of the proposed Quinn development.

Cllr Hibben said Lenham has to have one thousand extra houses and the Parish Council is driving where houses go. Maidstone Borough Council is waiting for Lenham Parish Council to finalise its Neighbourhood Plan.

Cllr Nutting said there is extensive public consultation for a Neighbourhood Plan which then goes to the Planning Inspectorate to review. A Local Plan has to be developed within planning parameters.

Cllr Burgess said a Neighbourhood Plan has to highlight areas that could be developed to fulfil housing requirements.

SBCllr Samuel said the issue is not that Tunstall has to take extra housing, it is the whole of Swale so why should a parish identify land for development?

Cllr Harwood said if there is an allocation for Tunstall, the Parish Council will need to act when it happens or the Parish Council would be drawing development to the area.

Cllr Hibben said the Local Designation Review submission has been put in but there has been no response. Katie Miller of Kent ANOB has indicated she would support Tunstall. Alan Best, Swale Borough Council Principal Planner, said Tunstall is a prime area for development.

SBCllr Samuel said the current Local Plan has spread the housing allocation, garden villages are a complete change.

Cllr Burgess said Tunstall has the Kent Science Park and a potential relief road. Currently, everything in the borough is piecemeal so a garden village may be a better.

Cllr Nutting said a garden village is a self-sufficient entity.

Cllr Hibben said there is no provision for a hospital.

Cllr Burgess said a surgery would be included and the developer has to contribute to the NHS, the Swale Clinical Commissioning Group would decide on how the funding is spent.

Cllr Harwood asked if a Neighbourhood Plan would be relevant for a garden village.

Cllr Nutting said the time and effort taken to develop a Neighbourhood Plan would not be worth doing as it would be overtaken by the Quinn development.

Cllr Hibben said it would be worth meeting the Councillor from Lenham. A Neighbourhood Plan is a huge amount of work and members of the public could help as well.

ACTION: Clerk to arrange a meeting with the Lenham Parish Councillor.

iv. Any other planning matter received by 5 November 2018.

Ref: 18/504925/FULL

Address: Land To The Rear Of Hales Cottage Tunstall Road Tunstall Kent ME10 1YQ

Proposal: Demolition of the existing garage and erection of a single storey one bedroom dwelling with basement (Revision to 18/502546/FULL).

Cllr Cook said a decision is yet to be made.

9. REPORTS FROM MEMBERS

No Members were available to attend the KALC AGM.

Cllr Nutting said she had been a meeting of the Village Hall Committee, the Chairman will be standing down and the post needs to be filled. A local resident, who is a qualified Health & Safety professional has undertaken a health and safety review, and has been elected to the Village Hall Management Committee as the Health & Safety Adviser.

Cllr Hibben reported she had attended the Local Plan Panel meeting which was chaired by SBCllr Gerry Lewin. The initial findings on the Looking Ahead consultation was being considered. The meeting was primarily to look at areas where a steering was being requested on several issues as to whether there needed to be further investigation as to evidence base.

Strong representations were made that the environmental issues were being ignored. It was raised that Swale had a strong case under legislation in seeking a reduction in the housing numbers due to the amount of floodplain, AONB, grade 1 agricultural land in Swale. There was concern that the Borough Council were being defeatist in not arguing against the housing numbers. The reason for over delivery on housing was questioned, as with the Local Plan in place Swale would not be subject to the increased housing figures. There had been poor public engagement on the Local Plan Looking Ahead document which was 0.08% compared with the national average of 6%. However Swale councillors seemed to consider this was successful and better than the consultation on Bearing Fruits. The largest proportion of the 280 long questionnaire responses were from ME9 and Sittingbourne areas confirming a lack of public appetite for large scale development in the Sittingbourne area. Brownfield sites were also highlighted, although Swale now have an up to date register, it does not encompass all derelict sites which could be used, known as Greenfield sites, these encompass sites where the land is unused but does not have a structure to be demolished. Air quality, proper social housing, rather than so called affordable housing was raised, and the different percentages of such housing various developers were proposing. Consideration for bungalows for an ageing Swale population was requested.

Cllr Cook thanked Cllr Hibben for attending the meeting and for her report.

Cllr Cook said there had been a response from Anna Stonor, Swale Borough Council, and asked if it should be circulated to those recipients on the original list.

Cllr Hibben said it should be circulated to the original list.

ACTION: Clerk to obtain permission from Anna Stonor to circulate the response.

Cllr Sills reported he had attended the CPRE Kent Environmental Committee meeting, the group has many members who give up their time and use their expertise to help CPRE.

Cllr Cook thanked Cllr Sills for attending the meeting and for his report.

10. HIGHWAYS

Cllr Nutting said there were seven outstanding issues, mainly drainage and this will be raised at the meeting with Alan Blackburn on 19th November
Cllr Cook thank Cllr Nutting for his report.

11. ENVIRONMENT

i. Village Sign

Cllr Harwood said the contractor is creating the artwork and that she will circulate it when received.

ii. Old school playing field

Cllr Cook said KCC wants information on how the Parish Council might expect an allotment garden to work and what the Council might be seeking.

Cllr Nutting said allotments could be of benefit to the community and the Council must ask residents to indicate their interest.

ACTION 1: Clerk to gain feedback from residents.

ACTION 2: Clerk to inform KCC the Council is reviewing and assessing the proposal to establish extent of demand.

iii. Planters

Cllr Cook said the Cultivation Licence has been approved.

Cllr Hibben **PROPOSED** to accept the quotation from Amethyst Horticulture for two cascade planters full planted at a cost of £895 each: **SECONDED** by Cllr Burgess: **AGREED UNANIMOUSLY**. The new cascade planters will be in Sterling Road and on the site of the old phone box in the village.

It was **AGREED UNANIMOUSLY** to accept the quotation from Mossy's to replant the existing planters for £145 for cascades, £40 per trough.

Cllr Nutting asked for an update on the new litter bins as they seem to be a very long time being delivered. It was established they were ordered around April.

ACTION: Clerk to chase up the litter bins.

12. BATTLE'S OVER

Cllr Cook said the order of service has been agreed and one hundred copies will be printed. The refreshments have been organised in conjunction with the Tunstall WI. The bugler will also sound the Last Post at the church.

13. CORRESPONDENCE

1. 15.10.18- Cllr Bowles: Newsletter
 2. 16.10.18- KALC: Effective Higher Level Planning For Local Councils at Lenham Community Centre on 7 December at 6.30pm
 3. 18.10.18- Cllr Wright: Notification of the dermatology consultation
 4. 23.10.18- SBC: details of Tikspac dispensers and the costs involved
- Councillors discussed the merits of purchasing a Tikspac dispenser and considered suitable sites.

Cllr Burgess **PROPOSED** to have a Tikspac dispenser placed at the alley near 71 Sterling Road, where one of the new bins will be sited; **SECONDED** by Cllr Nutting: **AGREED UNANIMOUSLY**.

ACTION: Clerk to order dispenser.

5. 25.10.18- KCC: budget consultation
6. 26.10.18- Police and Crime Commissioner: Newsletter
7. 01.11.18- Porchlight: Newsletter

14. ANY OTHER MATTERS ARISING

Cllr Cook said the agenda will be revised to have a allocated time for County and Borough Councillors during the meeting rather than prior to the meeting, where it can conflict with public allocated time

Cllr Cook said the Annual Parish Meeting will be a separate meeting next May and this will allow more time for the meeting.

Cllr Hibben said there has been a recommendation from KALC for Councillors to have a dedicated email for Council business.

Cllr Cook said all Councillors should have a separate email with a disclaimer on the email and an emphasis in confidence.

ACTION: All Councillors to add disclaimer to their email accounts and those that have not done so, create a dedicated Parish Council account.

Cllr Hibben said bags of rubbish are being left by the bin in the layby in Bredgar Road.

Cllr Sills said it could encourage flytipping. Cllr Hibben asked if Swale Borough Council could be contacted to see if a notice could be erected which makes clear that no bags of rubbish are permitted to be left there.

ACTION: Clerk to contact to Swale.

Cllr Burgess said the middle bollard by Coffin Pond has been knocked over.

Cllr Cook said this will be reported to Alan Blackburn at the meeting on 19th November.

15. DATE OF NEXT MEETING

Monday 3 December, 2018, 6.45 p.m. in the Midwinter Room, St. John the Baptist Church, Tunstall.

There being no further business the meeting closed at 8.55pm.

Signed as a true record of the meeting:

Chairman

Date: 3 December 2018