

SOUTHFLEET PARISH COUNCIL

Minutes of the MEETING of SOUTHFLEET PARISH COUNCIL held on Monday 3rd February 2020 at 8.00pm in the Village Hall, Southfleet.

PRESENT: Cllr M N Salway, Cllr I Brown, Cllr S Carter, Cllr L Tomkins, and Cllr P Tester

APOLOGIES: Cllr C Willis (work commitments)

1/20 DECLARATIONS OF INTEREST. Cllr Salway declared a non prejudicial interest in Kent Men of Trees and under Planning 06/20h re: Declarations of interest matters. Cllr Brown declared a pecuniary prejudicial interest in matters relating to Gravesham Planning; and Enforcement matters in Dartford and Gravesend; and as the Chairman of Sedley's School Governors and Member of St Nicholas PCC. Cllr Carter declared a Prejudicial interest in planning matters relating to Court Lodge Farm. Mrs Hardinges declared a prejudicial interest in Planning matters relating to Dunwich

2/20 MINUTES: The Minutes of the meeting held on 2nd December 2019 were considered. Planning response relating to 15 Barker Fields was amended to neighbouring properties instead of 5&6 which was incorrect, this was not clear on the original plans. With the amendment the Minutes were agreed to be a true record signed by the Chairman.

3/20 MATTERS ARISING: No matters arising.

4/20 HIGHWAYS AND TRANSPORT MATTERS:

a. Kent Highways. Highways report noted.

- Road closures: Betsham Road for 1 day on 9th February was noted.
- Station Road: A resident's complaint re: cutting of vegetation on private land was noted. This was followed up with KCC Highways leading to cutting action.
- Signs: A request for a new Dale Road sign to DBC has been completed.

b. Flooding and Drainage

- Park Corner Road: Flooding and poor drainage reported in 2014 is ongoing, and request for structural improvements and gully cleansing has been reported to KCC Highways
- Station Road: Blocked gullies were reported to KCC Highways. It was noted that works in Foxhounds Lane and excessive mud on the roads was adding to problems.
- Hook Green Road: Closure on 6th January 2020 by KCC Highways was due to a survey carried out to investigate water flows and gullies replaced to solve the issue of flooding in the area. Flooding issues have occurred to due overflow from fields, blocking of a water outlet on private property, and a lagoon on the Millwood Development etc.

c. New Barn Road: It is hoped the KCC Highways Gateway Scheme will go ahead early summer 2020. There will be a night road closure: residents and business will be notified to ease disruption.

d. Road Closures and works by Thames Water:

- Hook Green Road: Photos had been forwarded to KCC Highways of works on the pavement, although the road had been closed. Questions were raised why traffic lights were not used rather than full road closure. KCC have met with Thames Water to discuss complaints and service record.
- Station Road The month-long closure to rectify works carried out 2 years ago were noted. A traffic light system is operating which eases disruption. Complaints of damaged bulbs has been forwarded to TW Customer Complaints Team.

e. Joint Transportation Board. The DBC Forum Officer had notified the PC that the Parish Representatives had increased to 2 and both nominations accepted. A reference to the Nomination Terms of reference to obligatory KALC Membership has been queried. As a non-member, the PC requested assurance that all

Parish/Town Council in Dartford Area would be entitled to nominate and not via KALC. Reassurance was given by the DBC Officer.

- f. Winter 2019/2020: To date it has been a wet and mild winter. Salt will be ordered if the weather worsens.

05/20 FOOTPATHS: A fallen tree on DR133 was reported to KCC Footpaths and removed within 2 days.

06/20 PLANNING:

- a. The following observations given by the Planning Sub Committee on planning applications were noted: -
- 7 New Barn Road: The PC did not reply to the 2nd consultation as previous comments were applicable.
 - Hook Green Farm Lodge DA/19/01615/TPO. Application for T1 sycamore to prune tip, T2 sycamore reduce crown, T3 large conifer to allow 2.5 m clearance and to fell T4 Goat willow and Sycamore. The PC has no objection to the proposals and the works indicate proper management of trees, in our opinion the removal of two small mature trees is needed to protect the ancient wall. It is noted no tree felling is proposed for any of the mature trees as they are not a damage and show no sign of disease, if in the course of the works the situation changes, we suggest DBC's arboriculture officer is consulted prior to any remedial works taking place.
 - "Dunwich" DA/19/01318/FUL: Demolition of existing garage, store and lobby and erection of a 2-storey side extension including basement, first floor accommodation and alterations. The Parish Council has studied the proposed changes. We are of the opinion the new proposals do not reduce the bulk of the building and the concerns previously expressed by this Council remain.
 - "Marielyst" DA/19/01682/FUL. Erection of a single storey side extension. The Parish Council is not opposed to the application, but is of the opinion that, as the house has been extended previously, there should be a condition to prevent further built development without prior planning consent. Also, Crayburne is a privately owned access way, and we support the applicant's communications with the other households to avoid problems with construction and service vehicles during the works.
 - The Mast DA/19/01697/FUL Upgrade of existing Greenfield communication apparatus. No objection, however, reminds DBC of the Roman Settlement site nearby.
 - "Charthurst" DA/19/01620/FUL. Erection of 2 storey side extension, 2 storey rear extension, single storey front extension for double garage and lean to. The Parish Council is not opposed to the application however we make the following comments: -
 1. No working on Saturdays and Sundays on Public Holidays
 2. Strict control of working hours
 3. As the application involves demolition, information to be supplied on disposal of spoil.
 4. As the site is close to Anglo Saxon burial grounds and former grounds of Georgian "Joyce Hall" an archaeological brief may be useful.
 5. Crayburne is a private road, in two ownerships and is narrow. The PC suggests the applicant holds an informal meeting with other Crayburne residents to discuss construction and service traffic matters before start of works. This matter has been a source of annoyance with previous applications.
 6. The hedge to the rear of Charthurst is owned by another and should not be disturbed.
 - 48 Brakefield Road DA/19/00605/COU. The Parish Council has now studied the latest plan and remains opposed to the current amendment.

1. In our opinion this remains an unwarranted intrusion into the Green Belt.

2. Families increase in size and generations move into other villages, towns, cities etc. The case as presented here is that the increasing generations must expand within one area. It has been our understanding that legislation of a few years back when Sir Eric Pickles was the Secretary of State removed the anomaly between living accommodation for Gypsy/Travellers and settled persons. Having been represented at previous Inquiries with regard to this site, it was clear the Inspector's intention was to limit the site's expansion.

3. The Parish Council finds there is no mention of equine matters which appeared to be such an important part of the previous application. Is this likely to be the subject of a further amendment?

The Parish Council remains opposed to the application and refers you to its previous comments of the 27th June 2019.

- b. The following planning permission granted was noted:
- 15 Barkers Fields DA/19/01459/FUL Erection of a detached summerhouse (Retrospective Application)
 - “Dunwich” DA/19/01318/FUL: Demolition of existing garage, store and lobby and erection of a 2-storey side extension including basement, first floor accommodation and alterations.
- c. The following planning applications were considered:
- 8 Axtane DA/20/00009/FUL – Demolition of existing rear conservatory and erection of single storey extension. (DBC Planning links with more information will be sent to Cllrs for views)
 - NorthEnd: DA/20/00029/LDC, DA/00030/LDC Existing use of B8 and B2 storage purposes. (DBC Planning links with more information will be sent to Cllrs for views)
 - 11 Ridgewood DA/20/00049/TPO. Prune back overhanging branches and remove epicormic growth of oak tree, remove deadwood and crown lift of Cherry Tree. To be observed in situ and response forward to DBC.

The meeting was adjourned for the Owner of Storefast Mrs Sharon Kirby to address the PC with details of the history of the site at Northend and issues that are affecting the site.

- d. The following planning applications were received as of 3rd February 2020.
- Wastdale DA/20/00064/FUL – Erection of a 1.8m high close boarded boundary fence (The subcommittee will view the site and a response forwarded to DBC)
- e. Enforcement Issues: (Cllr Brown left the room)
- 48 Brakefield Road: Residents correspondence with DBC planning and Councillors was noted.
 - Foxhounds Lane: Works and structures: DBC has inspected the site the Landowner invited to apply for Planning Permission.
 - “Russell’s Yard” Lighting: A CDNA application has been approved and the case closed.
- f. Theme Parks: It has been reported in the press that many activities at the London Resort will be indoors.
- g. Consultations:
- DBC’s New Local Plan. Cllrs will review the details online and forward views for a response. Extracts from the plan include: There will be no strategic release of greenfield in the Green Belt for major new development, and the SHLAA found that no greenfield land in the Green Belt was deemed suitable in the assessment, or is proposed for housing etc. Consultation period from 10th January to 21st February 2020.
 - KCC – Strategic Statement – 5-year plan. It was agreed not to comment.
- h. Correspondence: A Resident’s letter with allegations of noncompliance with Planning and Code of Conduct procedures was noted. The Chairman declared she was not on personal terms with another resident as alleged, only professional terms in her role as the Parish Council Chairman. The Clerk confirmed the procedures and rules and it was agreed that all Members of the Parish Council have complied with the Standing Order regarding the use of a Sub Committee and the Declaration of Interests regulations. The Clerk has informed the resident of the outcome of the investigation into the allegations. It was also noted that any resident or Landowner has the right to contact the Parish Council to express an opinion and the Parish Council will listen to the views before giving an independent response to a planning consultation.

07/20 CORRESPONDENCE/COMMUNICATION:

- Allotments: - There is no update from the proposed Allotment Society with confirmation of the Constitution of Society or Lease. The offer of donation of the water tanks has been rejected, it was agreed to write to confirm the PC accepts no responsibility for the tanks or pipes if the water supply is connected without the prior consent of the PC.

- Mr John Saunders: The PC noted the sad news that Mr Saunders, who was a Parish Councillor from 1976 until 2003, and owner of the former post office, has passed away.

08/20 ENVIRONMENTAL MATTERS/POLICE

- a. Police, Kent Fire and Rescue:
 - The PC has been made aware of neighbourhood tensions involving the police in parts of the parish. The Parish Council will involve itself in any dispute between neighbours.
 - “Strengthening powers to tackle unauthorised encampments” The Consultation was noted.
- b. Environment:
 - Urgent Treatment Centre: The Consultation into options for a treatment centre in Gravesham and Dartford or one in Dartford has found that most residents are in favour of 2 sites.
 - Correspondence: The Chairman has replied to a resident’s email re: Environment matters. It was noted and agreed that the PC has limited powers to action complaints and can only report and follow up with the responsible Authorities
- c. Trees, Hedges and Bulbs: Shrubs have been delivered and KCC notified of the required location. Unfortunately, one of the locations has been used as a storage area for Thames Water equipment which has caused damage to bulbs.

09/20 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS

- General Election 13th December 2019: A majority win for the Conservative Party was noted.
- Dartford Forum: The meeting on 14th January was noted. Apologies had been forwarded.

10/20 VE Celebrations 8th May 2020. The Chairman reported on the meeting on the 8th January 2020. There are many ideas being suggested, and a children’s street party had been confirmed. The Clerk reminded Members that any requests for donations should be made in writing to the PC. £100 already donated.

11/20 DONATIONS/GRANTS: No requests received.

12/20 FINANCE:

- a Cheques for signature: Noted and agreed
 - a Cheques for signature:
 - Sky Net Ltd (Laptop set up and transfer of data) £100 (paid)
 - b. Seat at Betsham: Members agreed that Mr Watson has carried out a fantastic refurbishment of the seat and thanks will be forwarded to him