

## **SOUTHFLEET PARISH COUNCIL**

Minutes of the MEETING of SOUTHFLEET PARISH COUNCIL held on Monday 2nd March 2020 at 8.00pm in the Village Hall, Southfleet. Cllr C Willis

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

APOLOGIES: Cllr P Tester (health reasons), Parish Clerk, Mrs J. Hardinges (health reasons)

13/20 DECLARATIONS OF INTEREST. Cllr Salway declared a non prejudicial interest in Kent Men of Trees, 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.

14/20 MINUTES: The Minutes of the meeting held on 3<sup>rd</sup> February 2020 were considered, agreed to be a true record and signed by the Chairman.

15/20 MATTERS ARISING: No matters arising.

The meeting was adjourned for a presented by Mr J Besley regarding plans for Northend, Park Corner Road, Betsham

A large number of Betsham residents attended the meeting to hear the presentation and to raise their concerns with Mr. Beslee. He outlined his plans are to demolish two barns on his Northend site and replace with a 'smallish development' of six or seven houses. These would be built and designed in accordance with the local heritage and in character with other buildings in the area. The plans were for erection of 4 two- bed houses, two 3- bed houses, and one 4-bed house. Mr Beslee stated that the plan was to 'tidy up' and enhance the area currently taken by the two barns, built in 1973, which are not attractive or of architectural interest. He regards the new scheme as attractive and an improvement. He hoped it would also remove uncertainties as to the future of the barns which concerns adjacent residents. Questions were raised by Residents, Members of the Parish Council and an owner of the Storefast business at Northend.

### 16/20 HIGHWAYS AND TRANSPORT MATTERS:

- a) Kent Highways: There had been numerous complaints and reports of general maintenance on the state of roads throughout the parish.
- b) Flooding and Drainage: In the extreme bad weather reports of potholes, flooding and drainage have been forwarded to KCC Highways.
- c) Thames Water works: These had been disruptive and lengthy. Work not carried out properly in 2017 were being put right. Since the repairs have been so lengthy, a query was raised on how the 2017 works had been signed off with outstanding issues.
- d) Winter 2019/2020: The weather has been wet and windy, no salt has been required.
- e) Heritage Sign: It was noted Longfield and New Barn Parish Council might install a similar sign at their boundary on New Barn Road.

### 17/20 FOOTPATHS:

- a) DR137: Signage work on west section is being investigated.

## 18/20 PLANNING:

- a. The following observations given by the Planning Sub Committee on planning applications were noted:
- Storefast DA/20/00030/LDC Application for Lawful Development Certificate for existing use of land for B8 and B2 storage purposes ancillary to commercial premises know as “Storefast Estates” The Parish Council has studied carefully the matter of the LDC application at Northend, The Parish Council’s observations:- While it cannot be argued that activity at the site has been taking place for the required ten years, it appears that over the past 3 to 4 years new activities have arrived on the Green Belt site, with increased traffic movements and noise etc. plus a considerable clearance of trees and vegetation. All as reported to DBC over the period of time in question. This has impacted on the lives of occupants in the “Northend enclave” – whom we represent; and the Parish Council shares their concerns about the changes that have taken place and asks Dartford Borough Council to give careful consideration before making a decision.
  - 8 Axtane DA/20/0009/FUL – Demolition of a rear conservatory and erection of a single storey brick extension. The Parish Council’s observations: - Whilst the Parish Council does not oppose this application in principle, Members are concerned at the existing volume of previous extension and therefore suggests there be no further enlargement beyond this. We ask for consideration of possible loss of natural light impact on no 7 plus, as demolition is involved, the applicant indicate how the spoil will be disposed.
  - 11 Ridgewood DA/20/00049/TPO Application to prune back all overhanging branches by 2m and remove epicormic growth on 1 no. Oak tree (T1) Removal of two lower secondary branches just over 1m out from the trunk and crown lift (branch tips only) to approx. 4.5 over the driveway of 1 no Cherry tree (T2) subject to tree preservation Order no 9 1988. The Parish Council’s observations: - Whilst a TPO at the property was refused in 2001, 19 years on, in our opinion, these works are necessary.
- b. The following planning permission granted was noted: None
- c. The following planning applications were considered:
- “Rosedale”, Red Street DA/20/00186/FUL - Enlargement of existing roof for provision of dormer window in front roof slope and roof lights inside elevation to create additional floor space in roof. The Parish Council is opposed to the application on the grounds that the house has been extended previously and an outbuilding was allowed for the accommodation of a studio and study. In our opinion the proposed design by infilling in the front (north elevation) would create an undesirable solid appearance which would be out of keeping with the speciality of the area. The Parish Council asks that Dartford Borough Council refuse the application.
  - Rannoch DA/20/00168/FUL - Demolition of existing conservatory and garage and erection of single storey rear extension. The Parish Council is not opposed to the application and makes the following suggestions and comments: -
    1. Compliance with the Party Wall Act.
    2. Due to the close proximity of other buildings we suggest no working on Saturdays, Sundays and Public Holidays.
    3. Due to the narrow access roads there should be no on-street parking.
    4. A condition to prevent further development on the site without prior planning permission.
  - “Freegrove” DA/20/00159/FUL- Demolition of existing conservatory and garage and erection of single storey rear/side extension to include garage. The Parish Council is not opposed to the application and makes the following suggestions and comments: -
    1. Compliance with the Party Wall Act.
    2. Due to the close proximity of other buildings we suggest no working on Saturdays, Sundays and Public Holidays.

3. Due to the narrow access roads there should be no on-street parking.
  4. A condition to prevent further development on the site without prior planning permission.
- Millbrook Garden Centre DA/20/00132/COU -Erection of a canopy and cabin for use as a hand car wash and valeting service - The Parish Council is opposed to the application on the grounds that: a/The site is within the Green Belt and the proposed use cannot in any way be associated with the current permitted activity at the site. b/ The proposal would increase vehicle movements on the already heavily trafficked B262 where there is almost daily congestion.
- d. The following planning applications were received as of 2<sup>nd</sup> March 2020.
    - Land Adjacent 1 Court Hill Cottages Land Adjacent 1 Court Hill Cottages - Change of use of land to include in residential curtilage of 1 Court Hill Cottages. The Sub Committee will view the site.
  - e. Enforcement Issues:
    - Northend: The STOP notice for a concreted parking apron at the barns was queried, DBC needs to be asked for an explanation.
  - f. Ebbsfleet Garden City/ Theme Parks: Frustration has been noted at the continuing uncertainty for local businesses.
  - g. Consultations: DBC's New Local Plan. The Chairman reported on the response she had submitted on behalf of the Parish Council after discussion with a number of Councillors. One had submitted personal responses.

#### 19/20 CORRESPONDENCE/COMMUNICATION:

- Allotments: - No update from the proposed Allotment Society with confirmation of the Constitution of Society or Lease.
- Southfleet Residents Association would hold a meeting with "village groups" to discuss projects such as speeding traffic through the village. fly tipping and rubbish bins at the front of houses, and the creation of artificial light throughout the village.

#### 20/20 ENVIRONMENTAL MATTERS/POLICE

- a. Police, Kent Fire and Rescue: Nothing to report
- b. Red Street: Correspondence noted re: Parking and artificial lighting – This has been reported to DBC.
- c. Trees, Hedges and Bulbs: It was hoped shrub planting would start soon.

#### 21/20 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS Nothing to report.

22/20 VE Celebrations 8<sup>th</sup> May 2020. Minutes from meeting the on 12<sup>th</sup> February were considered. Members agreed the plans for celebrations should be circulated parish wide.

23/20 DONATIONS/GRANTS: An application for a donation has been received from the Kent Air Ambulance. Members agreed to give consideration to making a donation but did not feel they could contribute £250. Members were not in favour of a request for £250 towards a memorial bench on the proposed community area on the allotments.

#### 24/20 FINANCE:

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|---|-----|--------|
| a Cheques for signature: Noted and agreed |     |        |
| Aquacut – Broadditch Sign                 | TBC |        |
| Printer Ink (Mrs Hardinges credit card)   |     | £36.99 |