

SOUTHFLEET PARISH COUNCIL

Due to the Covid 19 global crisis the MEETING OF SOUTHFLEET PARISH COUNCIL to be held on Tuesday 6th April was held remotely by telephone. Parish Council Members whilst working from home considered and resolved the subjects and matters set out in the Agenda.

Members considering the Agenda: Cllr M N Salway, Cllr I Brown, Cllr L Tomkins, Cllr P Tester and Cllr C Willis

Apologies: Cllr S Carter (medical)

25/21 PARISH COUNCIL MEETINGS AND THE LAW: Noted: The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 allows for Members to discuss items on the agenda remotely until 7th May 2021. Minutes of matters discussed/noted during the month will be published on the Parish Council website. The next meeting on the 4th May will remain remote and investigations are underway to hold an annual parish meeting and the June PC meeting, under strict Covid guidelines at an alternative venue, as the Village Hall is not reopening officially until the 1st of July.

26/21 DECLARATIONS OF INTEREST. Cllr Brown declared a pecuniary/prejudicial interest in matters relating to Gravesham Borough Council Planning, Enforcement matters in Dartford and Gravesend, Member of St Nicholas PCC and household near to the allotments.

27/21 MINUTES: The Minutes of the remote March 2021 meeting were considered. agreed to be a true record, and will be signed by the Chairman.

28/21 ABSENCE OF COUNCILLOR SUSAN CARTER: Resolved: Cllr Carter will be absent from the Parish Council due to ill-health for a period of 6 months.

29/21 HIGHWAYS AND TRANSPORT MATTERS:

- a. Kent Highways: Highways issues reported noted.
- b. Road closures Mar/April and general maintenance matters.
 - Hook Green Road – 23rd March closure for 1 day due to drainage work near Banbury Villas.
- c. Bollards in Station Road: Noted: Fitted on 31st March. Also 2 bollards that had been damaged in Dale Road by the junction of Station Road were re-fitted.
- d. Southfleet Boundary sign in New Barn Road. The Clerk and Chairman met with the supply company who have suggested the sign be erected on KCC Highways land and clamped to an existing 30mph sign by Surlingham. The Chairman has written a courtesy letter to the owners of Surlingham and permission from KCC Highways has been requested.
- e. Bus Meeting: The Clerk attended a remote zoom meeting on 23rd March 2021. Bus services are being subsidised by Government Covid grants, therefore no changes to the service at present. Passenger levels will be assessed post Covid restrictions. There are no printed timetables available or

on bus stops. All information can be found on the Arriva bus APP. There was concern not all passengers have access to smart phones.

f. Eurostar: Press reports on financial problems and threat to service were noted.

30/21 FOOTPATHS:

a. PROWs in the parish: No updates to report.

31/21 PLANNING:

a. To note observations given by the Planning Sub Committee on planning applications: -

- The Limes DA/21/00312/FUL- Erection of a two storey detached building to provide a triple garage area on the ground-floor and a studio/office space to the first floor: The Parish Council objects to the application as presented to them and makes the following comments:-

1. The Planning Statement appears not to pay sufficient regard to the importance of the Listed dwelling house and Hook Green Conservation Area.

2. The use of the proposed office/studio as indicated, there appear to be no facilities such as lavatory, handwashing etc.

If planners are mindful to agree to the proposal.

3 Materials should match as far as possible

4. A condition should limit the use of the garage/studio as stated and for the building to remain ancillary to the Listed Building. No residential use to be made of the proposed unit.

5. Drainage could be a problem, as the site is at one of the lowest points in the parish with frequent flooding.

The Parish Council suggests an urgent meeting with planners and the applicant to discuss matters and produce plans to suit the demands of this important Listed dwelling.

- Sunny Meadows (formerly Colt Lodge) 9 New Barn Road DA/ 21/00355/FUL Erection of a 5 bedroom house (revisions to planning permission DA/18/01430/FUL in respect of elevations as built):

The Parish Council objects to the application. DBC will be aware of SPC's expressed concerns over the past few years at the changes and alterations on this site to the original permission.

We remain opposed to the alterations that have taken place, and ask why it has taken months for questions to be answered. Nearby residents have been annoyed at the prolonged heavy vehicle traffic intrusion.

The Parish Council fully understands the pressures planners have been under for the past year, however we suggest Planners make an urgent visit to the site to investigate compliance to planning regulations, The PC would appreciate a report of their findings. We make a special mention of the change in ground level, and would welcome advice on the reason/need for it.

- 1 Court Hill Cottages Hook Green Road DA/ 21/00286/FUL Removal of existing garage and store and erection of a detached double garage:- The Parish Council objects to the application as presented. The dwelling house has been twice extended, effectively absorbing all of the permitted allowance in the Green Belt; and the Parish Council is strongly against any intrusion of built development into Green Belt Agricultural land.

We query the loss of the store and suggest DBC seeks clarification to protect the openness of the Green Belt.

The Parish Council also asks that should any works be permitted, a condition is given to prevent obstruction of PROW DR137.

- Sunnyside Westwood Road DA/ 21/00416/FUL Erection of single storey front porch (retrospective application) It is regrettable that the application is retrospective, however this could be due to the bad winds in early 2021. On balance the Parish Council does not object. Numerous dwellings in this section of Westwood Road have added porches and house extensions.
- 27 Banbury Villas Hook Green Road DA/ 21/00258/COU Change of use of existing summerhouse to nail salon. While the Parish Council does not object in principle, we suggest the following conditions bearing in mind the area has high density housing and a high volume of traffic.
 1. Only one person operating as a nail technician at any one time.
 2. Working hours: Taking in to account close neighbours. Limited hours during the week and no working on Sundays and Public holidays
 3. No obstruction to the highway from customers' parked vehicles.
- 21 Barker Fields DA/21/00305/FUL: Erection of a single storey side extension: The Parish Council does not object to the application provided that it is not altered in any way from that on which it has been consulted.
Due to narrow roadway the Parish Council asks for strict control over construction and service vehicles. Also strict control on working hours with no works on Saturdays, Sundays and Public Holidays in order to keep disruption to neighbours to a minimum.
- 23 Banbury Villas Hook Green Road DA/ 21/00292/FUL Demolition of existing rear conservatory and erection of a single storey rear extension and provision of raised patio: While the Parish Council is not opposed in principle. No 23 has been extended previously, therefore we suggest DBC planners visit the site when they can, to assess whether the extension would have an adverse impact on neighbouring properties in terms of noise, artificial light and privacy with regard to the raised patio.

b. To note Consents granted.

- 2 Monks Walk DA/21//00085/FUL: Erection of a single storey rear/side extension and enlarged front door
- 75 Highcross Road DA/20/01413/FUL: Demolition of existing conservatory and erection of a side/rear conservatory

To note Consents refused. None

c. Enforcement Issues: Correspondence noted:

- Court Lodge Farm: Scaffolding businesses – given notice to leave by 31st March 2021. NO change reported to DBC enforcement who will investigate
- Fiveways. Residents' complain noted of non compliance to Planning permission granted

d. Planning Inspectorate hearings: Appeals for Northend and Drudgeon Farm noted. No details from DBC to date.

e. Ebbsfleet Garden City: Nothing to report

f. London Resort : Press article re: Site of Special Scientific Interest designation and Minutes of meeting held on zoom on 9th March 21 noted. The project is still at very early stages, the PC will attend meetings and comment if the project progresses.

- g. Consultations: DBC Local Plan Submission Draft consultation noted. The Chairman will formulate a reply concentrating on protection of the Green Belt and areas of the plan affecting the parish. e.g Transport, Public Spaces and Public Health
- h. Southfleet Village Hall: Noted: SVH Committee have approached the PC with an idea of Red Phone box to be situated at SVH. They were referred to DBC planning for advice and suggestions of use include a mini library, plant sale. If approved PC Members expressed concerned with security. The PC has been also advised the Committee are looking into erecting CCTV at the Hall.

32/21 ENVIRONMENTAL MATTERS/POLICE MATTERS/LICENSING ETC:

- a. Police, Kent Fire and Rescue:
 - Crime reports for March were noted from PCSO, Linda Prior who has also offered to attend a PC meeting in the future.
- b. Environment: - Fly Tipping:
 - Reports noted in Foxounds Lane. Residents were being vigilant and reporting incidents to DBC and the Police.
 - Fly tipping strategy: Noted: Email from Bean Parish Council offering financial assistant to erect temporary CCTV in Sandy Lane. The Chairman thanked Bean PC, however pointed out that Sandy Lane was not the only hotspot in Southfleet parish and the fly tipping issue is a wider issue that requires a Government Strategy. The Chairman also wrote to Gareth Johnson, MP for his assistance in the matter. Also noted was an offer from a resident to pursue the matter with Brough Councillors and 2 volunteers have joined the “wombles” group. The Clerk has reminded DBC for a supply of litter picking equipment.
- c. Trees, Hedges and Bulbs: Noted:- Shrubs plantings at Northend and Broomhills

33/21 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS The remote Dartford Forum meeting on 6th April has been cancelled.

34/21 CORRESPONDENCE AND COMMUNICATION: COVID 19 CRISIS.

- The National lockdown ends on the 29th March 2021, Schools opened on the 8th March. The PM has announced the Vaccination roll out is on target and death rates are reducing, therefore, non-essential businesses will re-open on the 12th April including pubs, restaurants for outside opening, no overseas travel apart from exemptions until 17th May 2021. Mixing of 6 people outside from 12th April. 2 households inside from 17th May and a return to normal proposed for 21st June which is subject to change.
- Parish Council Newsletter: This will be formulated when investigations have been carried out on holding an APM in public.

35/21 DONATIONS/GRANTS. No requests for donations received.

36/21 WEBSITE: Noted launch of new website on 6th April 2021 www.southfleetparishcouncil.org.

37/21 FINANCE:

- a Bank Transfers to be agreed: -

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| • Southfleet sign (£1,075.00 grant award) | £1290 inc VAT |
| • H@P Works (erection of bollards) | £684 in VAT |
| • Clerks Salary and Expenses (Jan – Mar 21) | £Witnessed by Cllr Brown |

- b. UK Power Networks: Receipt of £8.31 for Wayleave at (former Black Lion) bus stop noted.
- c. 2020/2021 Audit: Noted: Details regarding exemption of external audit due to below threshold of £25,000 and appointment of Mr Johnson as PC auditor.
- d. Bank Statements as of 31st March 2021
- Current Account £3,611.74
 - Reserve Account £19,955.12