

# **SOUTHFLEET PARISH COUNCIL**

Minutes of the MEETING OF SOUTHFLEET PARISH COUNCIL held on Monday 6<sup>th</sup> December 2021. Members considered and resolved the subjects and matters set out in the agenda.

PRESENT:, Cllr I Brown, Cllr L Tomkins, and Cllr C Willis

Apologies: Cllr M N Salway, Cllr P Tester

112/21 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

113/21 MINUTES: The Minutes of the Meeting on 1<sup>st</sup> November were considered. Agreed to be a true record and signed by the Deputy Chairman.

114/21 CASUAL VACANCY FOR SOUTHLEET EAST WARD: Noted: There has been no applications for the Vacancy.

## 115/21 HIGHWAYS AND TRANSPORT MATTERS:

- a. Kent Highways: Highway report noted:
- b. Road closures November/December and general maintenance matters noted including:
  - Hook Green Road 8<sup>th</sup> November for three days by KCC Drainage.
  - Dale Road 25<sup>th</sup> November for one day by BT because of a RTA. The Telephone pole in the passing bay had been knocked down by a car resulting in lines down and loss of service for residents at the north end of Dale Road, which took 2 weeks to rectify.
  - Whitehill Road 15<sup>th</sup> December for one day by Utility Company.
- c. Closure of A2: It was noted that there was traffic congestion has improved at the Bluewater roundabout, however the Ebbsfleet roundabout continues to cause traffic build up. Highways England advise the road works are due to finish at end of 2021. Post road works, there will be a comprehensive landscaping scheme including Chequer Trees which was welcomed by Members.
- d. Winter 2021/2022: No update from KCC on delivery of salt. Members confirmed they have some stock.

## 116/21 FOOTPATHS:

PROWs in the parish:

- DR125: The KCC Footpath's Officer confirmed the PROW has been cut and encouraged walkers to use the footpaths to ensure the undergrowth is kept under control.

## 117/21 PLANNING:

- a. To note observations given by the Planning Sub Committee on planning applications: -
  - Tudor Lodge New Barn Road 21/01592/FUL Demolition of existing dwelling and erection of a two storey 6-bedroom dwelling with basement, provision of a driveway and parking area.

To clarify comments in the Planning statement: the house is very late Victorian or Edwardian: It is part of the housing development following the agricultural slump in the 1890s and break up of New Barn Farm.

The Parish Council is opposed to the proposal on the following grounds: -

1. Green Belt: With the various buildings already in situ, the present dwelling already far exceeds the current limit of extension, the proposal would exceed the limit by approx. 76%. The area and volume calculations should be carefully checked, as they do not appear to include all the various structures presently existing on the site.
2. The permitted tractor shed is too near to the Ancient Woodland boundary, the Parish Council was not consulted on the application, would have objected and questions why this was allowed. We suggest a condition to move it from the present position be included in any further consent to development on this site.
3. Previous consents for a stable block/swimming pool/garden summer house are not shown on the site plan.
4. Drainage/Sewage details are not given for the increased complex. This is a very important item in climate changing times and sewers are often inadequate dealing with increased water runoff.
5. It is not clear how the new dwelling with its increased size, artificial lighting and possible increased vehicle movements would impact on neighbouring properties.
6. Policy on Basements: There seems to be inconsistency with decisions. DA18/00251/LDC was refused due to being unlawful, however 18/01273/LDC was allowed. (They were similar applications).

If consent is given by DBC

7. Demolition: we suggest a statement from the applicant as to dust protection, noise and means of lawful disposal of detritus. There has been a problem with this at another site in New Barn Road.
8. The Parish Council asks for a strict limit on the number of years of construction work including "nonworking gaps" The problem of such has been the subject of correspondence from SPC and DBC in other New Barn Road sites.
9. Protection of general woodland, individual trees, and hedges: The roadside boundary needs special attention.

We consider KCC's ecological advice service report to be an excellent document, especially in its attention to non designated Ancient Woodland and Native species. The report views would be most helpful in supporting the arboreal nature of New Barn Road which is a feature in the local landscape. The Parish Council respects that DBC have drawn attention to the public it's concerns in the Press and suggests that Officers and District Councillors visit the site as soon as possible to view what already exists, so they are fully aware when decision making.

- Greenfield Red Street 21/01698/TRCON Notification for T1 Sycamore - Crown reduce complete canopy cutting back to the previous reduction points (see annotated photos) being the apex of the property at 9/10 metres above ground level (the reduction is at least 60% and would be classed almost a pollard) within Red Street Conservation Area.  
The Parish Council does not object to maintenance of the tree in the dormant season. However, suggests the reduction is more modest and suggests a 30/35% reduction would be more suitable to protect the tree.
- Land At Hook Place Farm Hook Green Road 21/01642/FUL Infill two redundant and drained sunken concrete irrigation tanks using inert material, subsoil, and topsoil available from the holding. The Parish Council supports the application on Health and Safety grounds and suggests the location is clearly marked above ground so a future user of the site will know where they are situated.

b. To consider planning application Consultations: -

- Land At Broadditch Farm DA/ 21/01523/VCON Application for variation of condition 1 (approved drawings) of planning permission DA/18/00637/FUL in respect of changes in the dimensions of the battery storage containers, the number of containers required, and the layout of the containers within the site. The Parish Council thanks the applicant for clarification. However, its concern with the impact of the revisions to the original application as indicated in their comments of 26th October 2021 still stand.
- North End Farm Park Corner Road 21/01812/VCON Demolition of 2 No. existing commercial buildings and erection of 6 No. residential dwellings with associated access, amenity space, landscaping, parking, and infrastructure (variation of conditions 9 (visibility splays), 2 (approved drawings) and 16 (noise mitigation measures) of planning permission 20/00951/FUL to reflect changes to the vehicular access and parking.  
The Parish Council welcomes the applicant's consultation with neighbours to address issues of access and health/safety. It also is pleased to see that landscaping has been considered to screen and provide sound and privacy improvements.

c. To note Consents granted.

- Halls Cottage DA/ 21/01499/TRCON Notification for reduction by 50% as per annotated photo of 1 No. tree within Red Street Conservation Area.

To note Consents withdrawn

- Court Lodge Farm DA/19/00279/FUL Extension of farmyard, realignment of access road to farmyard, construction of a bund and realignment of public footpath. Provision of a temporary car park whilst the works are undertaken in respect of the permanent development (part retrospective)

d. Enforcement Issues: Correspondence noted:

- Fiveways: The PC has been copied into correspondence to DBC Planning re: contravention of Listed Building Planning regulations
- Warwick House: No Update
- Highfield Farm – Alleged reached investigated and case closed
- Court Lodge Farm. DBC Planning Officer is responsible for various issues including Scaffolding business and alleged Pop-up Restaurant due to open in the New Year.
- Dale Villa: It was noted that after 3 years of DBC Planning and Inspectorate refusals, the wall has been reduced in height. It was agreed that the street scene had been improved by the reduction in height.

e. Planning Inspectorate hearings: Appeals noted: -

- Betsam House Appeal still in progress.

f. Consultations: None to report

- g. Dartford Planning Authority procedures: The PC queried the process of recommendations to the Development Control Board for discussion with the DBC Development Control Manager. It was confirmed that unless there are 5 objectors to an application or a District Councillor asks for an application to be discussed, the application is dealt with by delegated powers. It was agreed that in a rural community it was unrealistic for the number of neighbour objectors to be 5 or more and as the Parish Council represents residents, more emphasis should be given to Parish Council's objections. The Clerk will in future copy in the District Councillors who represent Southfleet parish into

applications of concern and suggest they ask for them to be discussed at Development Control Board before a decision is made.

118/21 ENVIRONMENTAL MATTERS/POLICE MATTERS/LICENSING ETC:

- a. Police, Kent Fire and Rescue: The November Crime report was noted including reports of theft of motor vehicle from drives in the parish.
- b. Environment
  - Fly Tipping: It was noted that one large load of furniture has be dumped in Warren Road, however the number of large loads has reduced. The installation of CCTV in New Barn Road may be acting as a deterrent.
  - Defibrillator: The installation of a 2<sup>nd</sup> unit inside the Village Hall was noted.
- c. Trees, Hedges and Bulbs: The delivery of Woodland Trust Trees was noted. The Clerk and Chairman are looking after the saplings, the Rainbows have been given 10 and the residents of Gloxinia have offered to look after 5 saplings ready for planting in front of the fence next year.

119/21 CODE OF CONDUCT/STANDARDS FOR ENGLAND, LOCAL GOVERNMENT, STANDING ORDERS: No matters to report

120/21 CORRESPONDENCE AND COMMUNICATION: COVID 19 CRISIS.

- The Queen’s Platinum Jubilee: Sedley’s School have confirmed they would like a donation for the children to have either a keepsake or contribution towards equipment. The Clerk has researched and found that the Government will be proving each child at Primary School a celebration book. Members agreed to budget for £500 and contact the school in 2022 for their ideas on spending the donation.

121/21 DONATIONS/GRANTS No requests to note.

122/21 CIL EXPENDITURE Noted: Receipt of £12,471.97, which brings the total available to £17,709. It was agreed that rather than spend the money on small items, the money should be spent on a scheme that would benefit residents and enhance the parish. At the 2019 APM a resident suggested traffic calming in Hook Green Road due to speeding traffic on the bend near Sedley’s School. It was agreed that the Clerk should contact the KCC Highways Schemes Officer suggesting a survey and ideas on how the CIL money could contribute to a traffic calming scheme. Research into the cost and availability of a new Southfleet Sign for the village continues, as few companies offer an alternative to a “standard plastic” street sign design.

123/PRECEPT: The financial report was discussed and agreed a 1% increased amount to £88 to be set for the financial year 2022/2023

124/FINANCE:

- a Bank Transfers to agree: -
  - Clerks Salary and Expenses £--
  - Petty Cash £100.00
  - Aubergine (website hosting) £36.00
- b. Bank Statements as of 1st December 2021
  - Current Account £4,915.35
  - Reserve Account £33,428.47