

Cobham Parish Council AGM Meeting
14th May 2018- 7.30pm
St Mary's Church Room, Sole Street

Present

Cllr Rosemary Dymond (Chairman)
Cllr S Dyer (Vice Chairman)
Cllr M Haig
Cllr S Arnott
Cllr G Gabbitas
Cllr B Smith
Wendy Lane (Asst Director Planning, GBC)
Tina Sampson (Clerk)
27 Parishioners

Apologies for absence

Cllr Booth
Cllr Blackett
Paul Hassell (Community Warden).

Election of Chairman: Cllr Dymond was proposed by Cllr S Dyer seconded by Cllr Smith
There were no other nominations. Cllr Dymond accepted the role.

Election of Vice Chairman: Cllr S Dyer was proposed by the Chairman and seconded by Cllr Haig.

Election of sub committees

Planning Committee – Cllr Dyer, Cllr Haig, Cllr Booth and Cllr Dymond

Footpaths -Cllr S Arnott and Cllr B Smith

Local Traffic Management (formerly transport)– Cllr M Booth, Cllr James Blackett, Cllr R Dymond,
Cllr S Dyer

Meadow Rooms liaison -Cllr Haig and Cllr Gabbitas

Playing Fields – Cllr B Smith, Cllr S Dyer, Cllr M Booth

Cobham Primary School -Cllr B Smith, Cllr S Dyer

Kent Association of Local Councils- Cllr B Smith, Cllr R Dymond.

Rural Parishes Group – Cllr R Dymond

Wendy Lane Asst. Director for Planning, Gravesham Borough Council explained the statutory duty for GBC to put in place a local plan and how the number of homes GBC must provide has risen steadily from 4,700 in 2013 to 6,170 and now sits at 8,000

She spoke of developments such as Coldharbour Road and the plan for 500 homes. The other sites being considered are the old cement works, the river canal, Springhead, the old maternity hospital block and the heritage quarter. Sites have been allocated in the plan, but they are still left with a gap. They are looking at everything including further development of the urban settlements, reducing parking areas, expanding Gravesend Eastwards towards Strood which will cover Higham. Nothing has been ruled in or out and she also explained why they wanted to ensure community involvement by the issuing of the consultation.

GBC understands that people are concerned about the growth and possible development of the Green Belt. Drop in sessions have been arranged and there are two more this week at Meopham and Istead Rise. She also highlighted that there was a FAQ section on the GBC website which might provide more clarity. The consultation questionnaires have been distributed by Royal Mail to each home, with just a couple of exceptions. The chairman encouraged people to go to the drop in meetings and complete the questionnaire.

Opened for questions-via the Chairman.

It was asked what the expected response was in numbers, the Asst Director said that they had already been inundated with replies and was hopeful of a good response. She explained that there had been an

error in the original questionnaire at question 6 had an error which had now been rectified, but the error should not make any difference to people's replies.

When undertaking the consultation best practice was carefully considered and a hard copy and internet, questionnaire was agreed on. 300 questionnaires were received back on the first day.

Question 15 of the questionnaire allows people to share their own ideas and concerns, if the questionnaire does not give enough space then additional paper can be used.

GBC are looking at all ideas such as specific accommodation for elderly to free up family homes. There are no predetermined decisions.

If anyone needs help with the questionnaire -GBC will help at the road shows and at the Civic Centre.

Parishioner asked about Areas of Outstanding natural Beauty(ANOB), as options 2-6 gives mixed messages about what might be protected. A parishioner asked specifically about Gold Street and the sewerage and infrastructure. There are some constraints in rural areas which cover Cobham but not Sole Street. ANOB is not totally exempt. The problem of not being able to accommodate local children in schools was raised and it was said that rural schools have a large catchment area and there is already an allocations policy, but this is not within GBC control. In relation to road infrastructure a transport model has not been done yet. GBC want to use the LTC modeller which uses Mobile phone data to judge behaviours.

Cllr Haig mentioned the amount of jargon being used and asked about the shrinking of the Green belt; she stated that there was little protection for the rural areas. She was particularly worried about the lack of thought around the infrastructure and the general creeping erosion of the green belt.

Ms Lane explained that although housing is a priority for the Gov't there is no National plan for England, unlike Scotland. As an example - Coventry was pushed to use Greenbelt, but the Gov't needs to decide on the use of the wider green belt. A parishioner asked what percentage of homes built will need to be affordable. The Gov't is currently looking at a new framework for developers. In an urban area at least 3 out of 10 houses built need to be affordable. However, the definition is changing and will include starter homes, discount rent for young people.

A Parishioner expressed concern about young people not being able to get on the housing ladder and asked about whether developments in rural areas were attractive to developers. The assessment by GBC was that many landowners have expressed an interest as residential potential allows landowners to make more money. She also said that Redrow had shown an interest in development of land near Istead Rise and Wimpey is interested in land near Camer. Build to rent is more favourable in the urban area and there is much concern about the people renting substandard properties. The Chairman asked about the possibility of the town centre being converted in to residential, Ms Lane explained that many upper floors were empty, but said that the empty property team is bringing them back in to residential use, but these properties have already been counted within the total needed.

A Parishioner asked whether we have an idea of number of houses needed in this area. A previous survey said that people didn't want to live here. Ms Lane explained that they look at local housing needs rather than what is needed in a particular area. (not looking at rural settlements requirements).

The Chairman thanked Ms Lane for coming.

The Chairman encouraged people to attend the next drop in session, she also asked if we could get a copy of Map that is used at the drop-ins.

The Vice Chair explained that he and the Chairman would be attending a meeting with Adam Holloway MP, to discuss the planning issue. Adam Holloway will also be meeting with the Housing Minister to discuss the issues of the Gravesham rural areas.

The Chairman went through the minutes of the Annual Parish Assembly 9th April and the minutes of the Parish Council meeting of the 5th March, apart from some typos to be amended the minutes were accepted as true record.

Declaration of Interests- none.

Matters Arising from previous minutes

Parking: Jeskyns the Clerk updated the meeting to say that the work had been carried out and the logs were now in place on the verges at the entrance of Jeskyns. Cllr Smith said that the parking situation was much improved.

Clearance of Footway from Owletts to the Parsonage Farm and on to the Church. A local farm manager and his team took four full days and did a fantastic job in clearing the path. A letter of thanks has been sent from the Chairman on behalf of Cobham Parish Council.

The rubbish in the Dew pond in Scotland Lane, there has been no further news.

Action: Clerk to follow up and find out about the asbestos being removed

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Salt Bins – These have been requested.

The Clerk followed up and it was said that *'All salt bins have been allocated this year and the next review would be later this year for new salt bin requests'*.

Council membership- The PC is still short of one Councillor. One CV has been received and interest has been expressed by Jessica Elliott. Ms Elliott was present at the meeting and told everyone why she was interested and a little of her background, she will be sending her CV to the clerk.

Action: The Chairman will undertake interviews.

Village Pump –The Chairman found a postcard which did not show a missing spout, so it is still unclear what is missing from the bottom of the pump, a parishioner said there was a book in the Church which contained a photograph of the pump.

Action: the chairman will take a look at the book.

Community toilets – the clerk gave an update and explained that CPC is currently considering becoming part of the Community toilet scheme, however it is not clear whether the Public Houses in the Village would wish to make their facilities available to the public when the Cobham public toilets are closed. The pubs would need to put up a notice stating that they were part of the scheme.

Action: Clerk to approach the pubs.

10 Committee reports

Playing Fields Committee Report – Nothing to report, but the clerk mentioned that the contract for the grass cutting is now underway. These cuts take place twice a month at the cost of £60.

Footpaths Committee Report – nothing to report Cllr Arnott explained that she is still to check fence with nails in. The Chairman also mentioned that there will be closure of some footpaths while filming takes place near Ifield church (see CPC website/news for further details).

Local Traffic management Cttee (formerly the transport cttee) There had been some concern about the installation of the SIDs along Sole Street and Cobham, the concerns were not expressed at the meeting, but correspondence had been received regarding the money being spent. The Clerk explained that Highways had made a site visit and made some recommendations and provided a quote for the equipment and the installation, this was raised at previous meetings. Cheaper SID's had been considered but were not compatible with the Highways requirements so the council went with the Highways version- costing £6,946. 73. Cllr Sweetland offered a grant of £3,000 towards the cost, however because of the concerns raised the Clerk wanted to be sure that everyone was onboard with the SIDs before the grant was accepted. Councillors were happy and there were not any objections raised by parishioners.

Action: The Clerk will accept the grant towards the cost of the SIDs and contact Highways regarding a date for installation.

Footway through Sole Street- The Chairman will be discussing with KCC, at the next meeting in late May, the possibility of having a painted footway along Sole Street made up of a rumble strip.

Action: Cllr Dymond also said she will be asking how far they had got with the funding for an actual footpath.

Planning Committee Report – Cllr Dyer went through the recent planning applications received.

REFERENCE NO. 20180269

PROPOSED DEVELOPMENT Application for a Lawful Development Certificate in respect of the retention of a single storey side extension.

LOCATION Cobhambury Barn, Cobhambury Road, Cobham, Gravesend

Kent **CPC No objection**

Ref No. **20180257**. Application for a Lawful Development Certificate in respect of the continued use of part of the outbuilding as a three-bedroom residential dwelling and retention of the extension to the western elevation to the outbuilding. Cobhambury Barn, Cobhambury Road, Cobham, Gravesend

Kent. **CPC no objection**

20180268. Application for a Lawful Development Certificate in respect of the retention of the swimming pool. Cobhambury Barn, Cobhambury Road, Cobham, Gravesend

Kent. **CPC no objection**

20180270. Application for a Lawful Development Certificate in respect of the continued use of land east of the outbuilding as B8 (storage and distribution). Cobhambury Barn, Cobhambury Road, Cobham, Gravesend Kent. **CPC no objection**

20180240

PROPOSED DEVELOPMENT Demolition of existing conservatory and erection of a part two storey and part single storey rear extension. Alterations to existing property.

LOCATION Corner Cottage, Round Street, Cobham, Gravesend Kent. **CPC Objection withdrawn**

20180325

PROPOSED DEVELOPMENT Erection of new trolley store and locker room.

LOCATION Rochester And Cobham Park Golf Club, Park Pale,

Rochester, Kent ME2 3UL. **CPC no objection**

20180313 **PROPOSED DEVELOPMENT** Application for the removal of condition 2 attached to planning permission reference number 20151139 for the demolition of the existing structure and erection of a dwelling with associated parking, access and landscaping works; to allow the substitution of approved drawing no. 16/0388 -01 with 16/0388 50C.

LOCATION Oldlands Barn, Gold Street, Cobham, Gravesend Kent (further info required)
REFERENCE NO. 20180224
PROPOSED DEVELOPMENT Erection of a two-bedroom detached dwelling with basement, associated parking space and new access drive.

LOCATION Poolmerick, Round Street, Cobham, Gravesend Kent **CPC objection**

RE: 20180244 - Land North of Scalers Hill Cobham -**Invalid application**

Nothing further heard about White Post Farm – there is to be the installation of a water supply and the road will be closed for 3 days during May. The application is at appeal now.

GBC Matters. Nothing to report as Cllr Jassal was not present.

KCC Matters. Nothing to report only the reference to the Grant from Cllr Sweetland as previously mentioned the grant for SIDs. Cllr Sweetland was not present at the meeting.

KALC Matters. – Green belt concerns top of agenda. The Chairman spoke about the importance of attending the training courses on offer and particularly the KALC conference on Tues 10 July and the Clerk’s conference on 13th Sept.

Action: Confirmation of Councillors attendance at KALC courses.

Correspondence – The Clerk had received some correspondence regarding the SIDs and traffic management generally including the reinstatement of White Lines on Sole Street, there were mixed feelings at the meeting as to whether the white lines encourages speeding. A Parishioner also wrote and raised concerns about damage caused, by lorries on Henhurst Hill, to the verges. It is thought that much of damage is caused by general traffic/lorries coming up from the A2 and very few lorries actually use the access on Henhurst Hill.

Matters Raised by Parish Councillors

Cllr Haig said that the Japanese knotweed at the Ship had undergone further treatment.

The scaffolding on the Street is causing problems as drivers will not wait to get to for wider areas to pass, so they are going up on pavement. The suggestion of using flower pots to stop the cars going up on the path.

Cllr Haig also mentioned that most potholes had been repaired but there appeared to be one left by the school, Cllr Smith said he would take a look.

Cllr Gabbitas gave a report about ‘Munchies on the Meadow’ Over 4000 people attended and £6,000 profit was made, Cllr Gabbitas thanked all the volunteers on the day and after.

Fly-tipping – Pepper Hill is still closed after a serious fire and is unlikely to open in the foreseeable future, this could lead to an increase in fly tipping.

Halfpence lane closed in 18th- 21st June for resurfacing.

Round Street will be closed for a Royal Wedding celebration on 19th May.

Cllr Smith raised the fact that there was a bees nest behind the School, under the Cherry Tree, a parishioner who had kept bees will take a look.

LTC LEGACY - The Chairman said that the priority was still the Sole Street footway. She also asked parishioners if they had any other ideas. A parishioner asked whether safe cycle routes could be considered and wondered when the last review took place, the Chairman thought that GBC would be doing a review soon.

GDPR –The Clerk explained the action taken so far, including an audit of info held, and how parishioners can make use of the new act to ensure that their personal info is handled securely.

Any Other Business

The Chairman referred to ‘Battles over’ and referred to the Clerk’s request for organisations to help with November’s commemoration. The Chairman will be working with a local secondary school to look at the names of the fallen on the memorial and will be writing a brief history on them.

Both the Cobham and Sole Street WI groups will be knitting and crafting decorations to decorate the church war memorials and church room.

The Chairman asked those present from the Monday club if they could help.

The Youth Group had been contacted and they would be discussing at their next meeting.
The PPC will be putting on a display in Church.

The Chairman also said that the recent litter pick went well and thanked the volunteers.

KALC was to hold a meeting with Kent Police to discuss rural matter, the incident in Lawrence Drive, where a bungalow was trashed along with a car, will be on the agenda. It had taken 4 months for the repair to be completed and there are concerns about the lack of the action by the Police.

The Chairman also referred to the community award presented to the Jacksons at the Munchies. John and Michele were slightly embarrassed by the award, but it was important that their lifetime of service to the community was recognised.

Finance

Cheques signed previously

9/4/18 Maintenance Man £120.00
9/4/18 Clerk Salary £302.03
13/4/18 Cllr's travel expenses. £29.70
13/4/18 Luddesdown Rights of Way Group £150.00
13/4/18 CS&L Youth group. £700.00
13/4/18 Meopham Welfare cttee (Community bus). £250.00
13/4/18 Parochial Church Council (Parish Mag). £400.00
20/4/18 Fastnet subscription £12.00

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20/4/18 Clerk's attendance at GDPR encryption course £60.00

Total. £2,023.73

Cheques to be signed

Meadow Rooms Hire for Feb & April. £60.00
KALC Subscription. £566.86
Smooth and Rugged invoice grass cutting April. £60.00
Maintenance Man. £120.00
Clerk Salary £302.00

Total £1,108.86

Acceptance of the finance statement was proposed by Cllr Dyer and seconded by Cllr Smith

The Clerk explained that the internal audit had been completed by the accountant and the Chair will be inspecting in depth and signing at a meeting with the Clerk.

The Chairman closed the Public meeting at 9.45pm.....

The next meeting will be the 4th June at 7.30pm -Meadow Rooms Cobham