



Minutes for the Annual Parish Council Meeting held on Tuesday 14<sup>th</sup> May 2024  
at the Meadow Rooms

Present – Cllr Mike Booth, Chairman, Cllr Steve Dyer, Vice Chairman,  
Cllr Rosemary Dymond, Cllr Robert Pryor, Cllr Kirsty Lane, Cllr Russ Nichols  
3 Parishioners, Charles Amis, Clerk

1. Apologies for Absence: Cllr Ben Smith, Cllr Matt Mason

2. The Chairman and Vice Chairman stood for election. There were no other nominations. Cllr Booth was re-elected as the Chairman, proposed by Cllr Nichols and seconded by Cllr Dymond. Cllr Dyer was re-elected as the Vice Chairman, proposed by Cllr Nichols and seconded by Cllr Pryor.

3. Declarations of Interest: None

The **Planning Group** consists of Cllr Dyer, Cllr Booth, Cllr Dymond and Cllr Mason. Cllr Lane also added to replace Cllr Gee.

The **Playing Fields Group** consists of Cllr Booth, Cllr Dyer and Cllr Smith. Cllr Dyer asked to leave the Playing Fields Group.

**Traffic Group:** The traffic group currently consists of Cllr Nichols (Lead), Cllr Booth, Cllr Dyer, Cllr Mason, Cllr Smith and Cllr Pryor. Tony Rice has asked to be removed from the group.

The **Footpaths Group** consists of Cllr Dymond and Cllr Pryor. No changes proposed.

The **Local Crime Working Group** consists of Cllr Dymond and Cllr Pryor. No changes proposed

The working groups are well and it was decided to keep them.

Meeting continues

**Planning Group**

**Meeting with GBC** – Cllr Dyer and Cllr Mason continue to have bimonthly meetings on MS Teams with GBC Planning Department. Nick Brown, Deputy CEO at GBC, was not at the meeting as he will be retiring from GBC soon.

**White Post Farm** – GBC Planning Enforcement have given the owner time to move out. GBC has served an enforcement notice to the site owner to leave within three years but the owner has appealed. The Planning Inspectorate may take up to three years to make a decision on the appeal.

The field between White Post Farm and Sole Street has been divided into small paddocks with stables. The owners have installed a water supply. Sikdeep Coyle (Chima) from GBC Planning Enforcement will be carrying out a site visit

**Action:** Cllr Nichols to send Clerk photographs of the surface of White Post Lane. Cllr Dymond to find out about the asbestos in the field. Cllr Dyer to contact the complaints department at the Planning Inspectorate.

**Norbond Site** – The Planning Inspectorate had responded by saying the owner was in breach of the planning but GBC had issued the wrong enforcement notice. GBC Planning Department are seeking legal advice and may issue a correct enforcement notice.

**Cobham House Vineyard, Gold Street** – GBC Planning Department had originally approved the planning application for an agricultural building at the Gold Street Vineyard under permitted development rights. GBC Planning Department and the owner had retracted the planning after a local resident had launched a Judicial Review against GBC. There had been 20 objection letters on GBC's planning portal and there was a petition with 480 signatures.

The agricultural building will be 9.3metres tall but the owner has agreed to a position that is further from neighbouring properties. Concerns were expressed about the chiller unit running all the time but the owner may put the chiller unit on the opposite side to the properties and put a noise filter on the extractor fan. A parishioner had expressed concerns regarding access to the vineyard from Gold Street and Batts Road. These had already been raised in CPC's response to the planning application and the owner has confirmed that HGVs will NOT be accessing the site.

**Action:** Cllr Dyer to submit comments from CPC to GBC Planning Department.

**Cranborne Farm** – The owner had been asked by GBC Planning Enforcement to install landscaping around the riding arena. GBC had confirmed that there was nothing wrong with cutting the hedge row to install new entrances to the plots off Round Street.

**Bluebell Barn, Copt Hall Road** – The temporary planning permission had expired during the summer of 2023. The owner had applied for an extension of the temporary planning permission and will hear within the next 2-3 weeks.

**Village Plan** – Cobham did not have a village plan. Vigo Parish Council had in the past put together a neighbourhood plan which had not been approved. None of the Gravesham parishes have a neighbourhood plan and therefore come under GBC's local plan.

**Plot of land to the north of Wildacre** – GBC had taken photographs of the site. The site is outside the Sole Street village boundary and falls within the green belt.

**Lomas, Sole Street** – This site is the bungalow to the right of the little shop. The site owner wishes to demolish the bungalow and build a detached house on the site with a driveway to the side for another detached house behind. CPC have objected to this planning application.

**The Annex, Oak Tree Cottage, Knights Place** – The owner had built a garage 10 years ago and made the upstairs as a habited room. The owner is proposing to convert the garage into a habited room. CPC had rejected to this planning application and there is a restricted covenant in place that prevents this.

The next CPC meeting with Gravesham Planning is on 3<sup>rd</sup> July 2024.

## **Traffic Group**

**Sole Street - Update** – Cllr Nichols had spoken to a local resident about the Sole Street traffic issues. A pathway from Round Street to Scratton Fields would be too expensive to install and neighbours would need to give up part of their front gardens. KCC Highways had said that the pathway would need to be wide enough for wheelchairs. A painted path along the side of road would make pedestrians feel safe when this would not be the case. The chicanes could not be installed due to the lack of street lighting although streetlights lit by solar power could be installed. A parishioner asked where the chicanes would be installed but this is a decision for KCC Highways to make.

The statistics from the speed tubes seemed to show the average speed was 32 mph but some vehicles are travelling at much higher speeds. KCC Highways are unlikely to take action as they perceive the lack of accidents.

**Action:** Clerk to put together a note on the various traffic management schemes. Cllr Booth and Cllr Nichols are due to meet with Cllr Sweetland. Ask KCC Highways if they would allow the installation of solar powered street lights for the chicanes.

**Speed Watch** – Chris Zgoda, a local resident, offered to act as the Speed Watch Co-ordinator for Cobham and Sole Street. The current Speed Watch sites need to be reviewed. A speed watch meeting is due to take place on Saturday 15<sup>th</sup> June at the Kent Police HQ in Maidstone.

**Village Gateway Sign for Halfpence Lane** – The village gateway sign on Halfpence Lane needs to be replaced.

**Action:** Cllr Nichols agreed to take this forward. Clerk to circulate the proposed village gateway designs.

**Speed Indicator Device Software** – The SID requires a software update.

**Action:** Cllr Nichols to speak to Mat Peterson-Pearce.

**Lower Thames Crossing – Development Consent Order** – The Planning Inspectorate have made their recommendation to the Secretary of State for Transport to make a decision by 20<sup>th</sup> June 2024. GBC had been asked for additional information and KCC had been asked for their input.

## **Playing Fields Group**

**All weather path and replacement fencing** – Cllr Booth had a site meeting with a company to provide a quote for the all-weather path and replacement fencing. Another two companies will also be quoting for the work.

**Planned Improvements to the Sports Pavilion** – The Sports Association will be submitting a planning application for the work. They are waiting for the designs for the new patio. The Sports Association had received three quotes for the work and were waiting on another quote. The work on the kitchen had been finished. The Community Pay Back Team had painted the tables and were due to paint the outside of the pavilion.

**Public Toilets – Southern Water outstanding account** – The Sports Association will be taking over the running of the public toilets from Sunday 19<sup>th</sup> May. Action: Clerk to arrange for Medway Norse to pass the keys to the toilets to the

Cobham Primary School have also had problems with their Water account with Business Stream. CPC may need to pay Business Stream something soon as they were not taking any action to resolve the current situation.

**Crime** – Some chickens had been stolen but they had been returned to their owner except for one chicken that was still missing. The police had been involved.

### **General Village Matters**

**St Mary's Church Rooms** – GBC Planning Department had been querying the proposed design window frames and had wanted a design that was more in keeping with the building. The SMCR is classified as a heritage building of interest. Lisa Brooks, the project manager, had been trying to resolve this issue with GBC Planning Department. A grant of £54,011.94 has been received from Action with Communities in Rural England (ACRE) which will allow for the work to start on 6<sup>th</sup> July 2024 subject to GBC granting planning permission.

**Defibrillators** – There are currently three active defibrillators.

**Youth Club** – Nothing to report.

**Footpaths** – There are two missing rubber tiles on the 'Rabbit Bridge' (Footpath NS175A) across the A2. The Clerk has reported to KCC rights of Way Team. English Highways will be notified to carry out repairs.

**Village Sign** – Mat Peterson-Pearce had been looking for someone with CAD to finish the design. Cllr Mason was speaking to Mat Peterson-Pearce.

**Action:** Cllr Lane to speak to a company that produces village signs.

**Meadow Rooms – Action:** Clerk to ask the Chair of the Meadow Rooms Management Committee if one of their members could check the defibrillator at the Meadow Rooms.

**Village Pump** – Repairs to the surrounding walls. Several quotes had been received for the work, still to agree on builder.

**Wooden Posts around the War Memorial** – Cllr Pryor had sourced wooden posts and had arranged for a company to install them.

**Action:** Cllr Pryor to send invoice/receipts for the work.

**Parishioners Comments** – None

### **Meeting continues in Private**

**Payment Report:** The payment report was proposed by Cllr Dyer and seconded by Cllr Booth. All of the Parish Councillors had received a copy of the CPC Cash flow Spreadsheet before the meeting.

### **Payments made since last meeting**

Date of Invoice	Company	Reason	Amount
19/4/2024	Fastnet International		£54
26/4/2024	Clerk	Mileage	£12.87
26/4/2024	South & South East in Bloom		£70
29/4/2024	Medway Norse Ltd	Opening and cleaning the toilets in April 2024	£675.22

2/5/2024	Clerk	Salary	£845.10
3/5/2024	Clerk	Pension	£23.71

**Payments to be made after the meeting**

Date of Invoice	Company	Reason	Amount
9/4/2024	Clerk	Mileage	£25.20

**Clerk's Salary** – To be raised at the next meeting

**AOB – items from Parish Councillors**

The work to refurbish Cobham College roof had appeared to have stopped. Another company had been brought in to complete the work. The residents had been kept informed.

The D Day celebrations will be starting at 6.30pm on Thursday 6<sup>th</sup> June and the beacon will be lit at 9.15pm. Peter Hartley will be ringing the bells. Cllr Smith will be setting up the beacon. There was a dinner taking place at the Meadow Rooms on 7<sup>th</sup> June.

The Local Funding Group for the SMCR are looking a new Chair and Secretary. The Rev Pam Davies, Associate Priest at Cobham and Luddesdown, was starting a Friends of the SMCR group.

Next meeting will be at 7.30pm on Tuesday 11<sup>th</sup> June 2023 at the Meadow Rooms.