



Minutes of Cobham Parish Council Meeting

Tuesday 3rd March 2026 at 7.30pm

Meeting took place at the St Mary's Church Rooms

Present

Cllr Steve Dyer (Chair), Cllr Julie Wilder, Cllr Kirsty Lane,
Cllr Rosemary Dymond, Cllr Robert Pryor, Cllr Russ Nicholls

Present

Cllr Dakota Dibben (GBC) arrived at 8.35pm, Charles Amis (Clerk), 7 parishioners

1. Apologies for Absence – Cllr Mike Booth (Vice Chair) (Holiday) Cllr Matt Mason (Work), Cllr Diane Morton (KCC) (Work), Cllr Samir Jassal (GBC) (not confirmed).

2. Declarations of Interest – None.

3. Approval of Minutes for last meeting – The minutes for the 3rd February meeting were proposed as a true and accurate record by Cllr Dyer and seconded by Cllr Dymond.

4. GBC Matters –

GBC has set aside funding to encourage developers to develop brown field sites as these are generally more expensive to develop when compared with green field sites.

The draft local plan was released in February 2026 at the Cabinet Meeting and still needs to go before full council. GBC have carried out a green belt review. The local plan includes the proposed development at Meopham, Higham and Istead Rise. There are no changes to the village boundaries. Cllr Dibben agreed to forward a link for the local plan and CPC are encouraged to submit their comments. There will be a review of the local plan in May/June 2026 as part of Section 19.

The former lorry park at Nell's Café at Singlewell is being used as a work compound for the Lower Thames Crossing. GBC has not submitted any other potential sites for travellers.

5. Planning

White Post Farm – The enforcement notice was issued on 11th February. The Planning enforcement Team had taken photographic evidence. GBC Legal Department are waiting for the magistrates' court to set a date for the legal action to start. The owners have submitted two planning applications to delay the process.

The owners of the middle site with the eight mobile homes have appealed the planning enforcement notice. The owners had submitted two planning applications for additional caravans. It was asked why the owner is allowed to appeal the enforcement notice. The Planning Inspectorate are holding a hearing on the 6th and 7th May at the Civic Centre at Gravesend. The Inspector will carry out a site which normally takes place in the morning. The Inspector is unlikely to make use of the Local Plan as this has not gone through Section 19.

Residents had complained about dogs barking and this had been raised with the dog warden at GBC. **Action:** Cllr Wilder to chase GBC dog warden.

Cllr Dyer and Cllr Wilder had met with Tom Reynolds, Director of the environment at GBC and Shazad Ghani. It has been agreed that CPC will meet Tom Reynolds and Shazad Ghani once a month with the next meeting being in April.

20260117 Altamarino, Sole Street – Outline application with all matters reserved bar access for the erection of a bungalow to the rear of Altamarino. The owner had previously wanted to build a garage behind Altamarino but was looking to build a bungalow with side access. CPC have objected to this planning application.

20251314 Cobhambury Barn, Cobhambury Road – Retrospective application for the retention of detached single storey dwelling and detached outbuilding used as a hobby room. The owner had applied for retrospective planning permission. With CPC Planning Group.

Action: Clerk to ask GBC Planning Department to send the consultation letter for the 20260207 Planning Application for the Land north of Camer Road.

6. Traffic Group

Halfpence Lane Closure by Southern Water – Most of the holes where the new water mains have been laid have been refilled. CPC have applied for a grant from Southern Water towards the cost of the Country & Western event that will be held on Saturday 18th April. The closure of Thong Lane for the works in association with the LTC will be during the evening only. It was noted that Bush Road and Warren Road had been closed recently.

An extra 1,000 vehicles per day are using Henhurst Road and Jeskyns Road because of the road closure at Halfpence Lane. KCC had filled in the potholes at the side of the road which had made the road wider and encouraged the traffic to drive faster. It was asked if Henhurst

Road will be upgraded when the LTC is being constructed. 6,000 vehicles pass through Sole Street in a day with 3,000 vehicles coming from Cobham. This is 2,000 less vehicles since the road closure at Halfpence Lane.

Sole Street – KCC Highways had sent a traffic report to CPC. The report had said there was no need for two sets of chicanes to be installed at Sole Street as motorists were keeping to the speed limit and the chicanes would push vehicles on to the other side of the road in the face of oncoming traffic and would also force cyclists into the middle of the road. It was suggested that cyclists could ride between the chicane and the edge of the road. CPC are prepared to fund the installation of the chicanes, but KCC would not want to take on the ongoing maintenance and would not take on the responsibility for the street lighting. KCC are unlikely to offer any more funding for Sole Street after all the work at Cobham.

CPC thanked the Speed Watch Team for running the sessions and for the feeding back the traffic data.

Village Gateways – The proposed site for the village gateway at Halfpence Lane has been approved by KCC Highways. Cllr Nichols had asked KCC Highways to carry out a site visit to look at the potential sites for the village gateways.

Road Safety & Active Travel Group Seminar 21st April – Cllr Nichols and Cllr Dyer will be attending the seminar.

7. Village Crime Group

Crime Report – The police had not provided a crime report.

8. Playing Fields Group

Planning permission for the patio area of the Sports Club Pavilion – CPC had applied for the Pride in Place match funding grant for the upgrade to the patio, disabled ramp and new picket fence plus the playground fence. The planning application fees can also be included.

Grant for the remodelling of the cricket pavilion – The Sports Association have applied to CPC for a grant towards the remodelling of the interior of the cricket pavilion. It was decided by all the parish councillors present that the remodelling works of the pavilion should not take place at present.

New lease for the Cricket Pavilion, Toilets and Playing Field – Cllr Mason, Cllr Dyer and Cllr Lane will be meeting to discuss the new lease.

9. KALC/NALC – The Gravesham Area KALC Meeting will be meeting this Thursday. Items to be discussed including Planning Applications, each parishes' Highways Improvement Plan and the forthcoming Local Government Reorganisation.

10. Other Village Matters

Bonham Hayes Trust – The Bonham Hayes Trust is a fund that was set up by a former landowner to benefit parishioners in Cobham Parish and is administered by GBC. The clerk nominates individuals to GBC who need financial assistance. It was difficult to identify families who needed assistance and, in the past, mostly older members of the community were nominated. **Action:** Clerk to write to the Cobham Primary school office suggesting that families could email the clerk anonymously.

Litter Picking – CPC had served notice to the litter picking man at the end of February. The Community Payback Team litter pick in Cobham and Sole Street once a fortnight amongst the other tasks that they carry out. The Clerk has a list of litter picking volunteers. A local resident had said there had been increase with litter being thrown from passing traffic. Several nitrous oxide canisters were found on Nurstead Church Road and Dabbs Place. **Action:** Cllr Lane to find the name of the company at Dartford that recycles nitrous oxide canisters.

Repairs to the Flint Wall - GBC has granted planning permission for the repairs to take place at the Flint wall. CPC had received three original quotes but the work

It is hoped that work will start by the end of March 2026. CPC has set aside a budget for £60,000 for the work. The quotes were for £42,991 and £41,139 for the repairs. One of the companies who had quoted had carried out two site visits and had carried out work at the Meadow House. The Clerk is working on a grant application for the Heritage Lottery Fund. The Clerk had sort advice from KALC and the Internal Auditor for the competitive tendering process. The reservoir is within the grounds of Meadow House and not on CPC's asset register.

Sole Street Notice Board – Local residents have said that a two bay notice board will not be large enough and have asked CPC for a three bay notice board. Two of the bays will be used for community notices and the other locked bay will be used by CPC. All the parish councillors present agreed to the new three bay notice board for £2,547 + VAT.

11. Parishioners Comments – The owner of the land to the north of Wildacre asked if CPC would support their planning application for the building of a house on the vacant land. The land is just outside the Sole Street village envelope and there are properties on either side. It was noted that CPC are just a consultee and GBC make the final decision. The previous planning applications submitted by the owner have been rejected by GBC.

12. Correspondence & Announcements

New Website – It was suggested that the colours of the new website would use the colours of the parish council logo. **Action:** Clerk to complete the site map for the website and return to Aubergine Ltd.

13. Finance

Payment Report – 3rd February to 3rd March 2026 – Cllr Dyer proposed the payment report and Cllr Wilder seconded. **Action:** Clerk to circulate the latest budget report figures.

To appoint an internal auditor for the 2025-26 AGAR – It was agreed by all the parish councillors present that Martin Fielder-White should continue to act as the internal auditor for CPC.

To review and adopt the Standing Orders – All of the parish councillors present agreed to adopt the new Standing Orders.

To review and adopt the Financial Regulations - All of the parish councillors present agreed to adopt the new Financial Regulations.

To review and adopt the Parish Council's Risk Assessment – To be considered at the next Meeting.

To review and adopt the Scheme of Delegation - All of the parish councillors present agreed to adopt the new Scheme of Delegation.

To review and adopt the IT Policy - To be considered at the next Meeting.

Action: Clerk to prepare a tree policy document.

14. Items from Councillors

Cllr Prior said the new wooden posts for the green by Cobham War Memorial had just been delivered and will be installed next week.

Cllr Dyer suggested some new woodland could be planted and cycle paths could be installed by Church Road as part of the LTC redevelopment.

15. Next Meeting is at 7.30pm on Tuesday 31st March at the St Mary's Church Rooms