

BAPCHILD PARISH COUNCIL

Minutes of the Meeting held 21st March 2022

A meeting of the Bapchild Parish Council was held at Bapchild Village Hall Monday 21st March 2022 at 7.30pm

1. Present: Cllr L Trott (Chairman) Cllr R Bush (Vice-Chairman), Cllr C Culver, Cllr M Juliens, Cllr M Palmer, Cllr C Clifton, Mrs E Cruise (Clerk)

2. Apologies: Cllr M Larking, KCllr Rich Lehmann

In attendance: Cllr Monique Bonney

Public Participation: There was no public participation.

3. Acceptance of Minutes from last meeting: It was agreed unanimously to accept the minutes of the last meeting held 23rd November 2021 as a true record of the meeting. The minutes were signed by the Chairman.

4 Matters Arising from Minutes of last meeting.

4.1 Stones Farm 18/505151 – Further to our enquiry(letter) of 1/2/2022 KCC confirmed the MOVA system installed at Swanstree Avenue junction has some outstanding issues preventing it working properly and is being looked at again. This has an impact upon maintaining fluidity of traffic through the village (traffic queuing from the traffic lights back to Teynham). This issue has been reported to Paul Gregory, Snr Planning Officer SBC (our letter dated 24/2/2022) and to Enforcement officers as under the terms of the S106 Agreement no property at Stones Farm can be occupied until the Swanstree Avenue junction works are installed and completed. County Cllr Rich Lehmann is also awaiting an update from KCC.

Action: Clerk to forward copy of email sent to Enforcement to MB.

Martyn Cassell, Head of Environment & Leisure SBC confirmed the appointment of a consultant who is currently carrying out a desk top survey of the attenuation basin and will report back.

4.1.2 Fox Hill landscaping to cul-de-sac area – update from Cllr Rich Lehmann.

The developers have agreed to plant six trees and will be submitting drawings to SBC to be signed off by planning. Following that they will liaise with soft landscapes officers at KCC to agree a timescale for planting.

4.2 Amenity Areas update – rear of school, Doubleday Drive, Morris Court.

The shrub beds have been tidied up (overgrowth and Ivy removed). One of the trees still has some dead branches which Graeme Tuff was going to send a tree contractor around to check. A question was raised concerning whether Blenwood are contracted to clear up debris as well as cutting the grass.

Action – follow up email to be sent to Graeme Tuff.

4.3 Replacement trees amenity area School Lane – update.

Email received (January 2022) from Graeme Tuff to confirm the two trees are with the contractor to be replaced this planting season (referring to replacing two dead saplings on the amenity area School Lane).

Action – email to Graeme Tuff for possible date

5.0 Highway Matters

5.1 **KALC SAC next meeting 10th May 2022** - The next KALC SAC meeting will be held 10th May 2022 (Swale Council Chambers) – this used to be attended by Cllr Mary Pape.

The next Joint Transportation Board meeting date is to be confirmed.

5.2 Bapchild HIP –update KCC Highways Speed Survey Results

KCC carried out a 7 day speed survey along The Street, Bapchild from 26/1/2022 – 2/2/2022 (extended by one day due to roadworks). The data we received showed over 46% of traffic exceeding the 30mph limit. We asked KCC for an analysis of the results and were extremely disappointed to be informed when reviewing speed data the **average/mean speeds** are analysed and the results meant for all traffic the average speed was close to the maximum 30mph. We were also advised it is not KCC policy to install physical traffic calming measures on any A or B class roads. There is the possibility of painted road markings “SLOW” being added (it would need a site visit) and a new KCC scheme involving a 30mph toolkit is available, additional speed limit signs are not provided in an area with street lighting.

Members discussed this at length and raised the following issues:

- (1) Ask KCC about the average/mean speeds as they do not reflect the amount of daily standing traffic which would bring the average speed down.
- (2) Are there any other calming features suitable?
- (3) The speed limit from Swanstree Avenue to the fruit stall was changed from 40mph to 30mph but no signage has been added to show the limit had changed.
- (4) Currently still an empty illuminated post on the stretch from Swanstree to Bapchild where the 40mph sign used to be – could a 30mph sign be added to that post?
- (5) Is the speed camera currently sited at Snipes Hill still active and could it be relocated to The Street?

Action: Follow up letter to KCC outlining the queries raised above. Clerk to email details of the HIP to MB.

5.3 Parking issues School Lane outside Bapchild School – update.

We have requested the faded zig zag lines be re-painted – no date has been given for this to be carried out, but we hope it coincides with the KCC planned resurfacing works to School Lane (various roads over the next 12 months). PCSO Katie Jordan has visited School Lane and commented it might be useful if the school could put out cones on the yellow zig zag lines and directly opposite the school too. Swale Parking Enforcement Officers have also visited. It was confirmed the gated entrance to the school from the bottom of Ashtead Drive has re-opened which should help ease some of the issues.

Action: Email to Bapchild School to enquire about the “no waiting” cones.

5.4 Lighting Update.

The last of the LED lantern conversions from this year’s budget has been replaced. We will continue with the 5 remaining lantern conversions after 1st April 2022. Unfortunately, there will be a significant increase in the EDF supply costs from 1st April 2022 due to the current fuel prices rising globally. The Clerk confirmed the claim for the replacement lighting column outside 35 School Lane has been accepted by Zurich. There is a £250 excess on the policy. A purchase order has been raised for KCC to carry out the works. This is the column which was damaged when the tree came down during storm Eunice.

5.5 Ashtead Drive – replacement gully drainage system completed - update

The area where the new drainage system was installed has had the top soil added in preparation to be reseeded with grass. KCC contractors will be returning to tidy up as some tree debris was left. It was confirmed the new drainage system appears to be working.

6.0 Planning Matters

6.1 21/503906/EIOUT and 21/503914/EIOUT– Highsted Park.

Cllr Bonney confirmed SBC have issued Regulation 25 Notices and the application clock has stopped until the applicant has provided additional information in order for the Environmental Statement and the planning application(s) to be lawful. There will need to be a full scale public enquiry for the proposed motorway junction.

6.2 21/504190/FULL Retrospective Application for installation of mobile launderette – Cllr Bonney confirmed the launderette opening hours has been tied into the opening hours of the shop.

6.3 21/501334/OUT Provectus 95 Houses Fox Hill/School Lane Planning Application.

Cllr Bonney confirmed until all the statutory consultees have responded this application cannot go to the Planning Committee.

6.4 21/506727/FULL - 14 Morris Court Close.

This planning application has been approved.

6.5 22/501112/FULL 5 Thornhill Gardens – date for comments 30/3/2022

There were no comments referring to this application.

7.0 Storm Eunice – Horse Chestnut Trees School Lane, Damage to property update.

Cllr Palmer reported several previous incidents involving the trees since 2017 and the trees do not appear to have been attended to. Concerns were raised about the core of the tree which fell during the storm, which was soft and friable, plus the extreme height of the trees could lead to future incidents. A query was raised about the apparent lack of definition around the responsibilities concerning this matter. Also, if earlier action had been taken by either SBC, KCC or the landowner, it is possible the latest incident resulting in extensive damage to property, and personal injury could have been avoided. For future reference clarity is needed over who is actually responsible for maintenance/possibly replacing the trees, is it the Landowner or the Tenant Farmer? What is the short term and long term solution? We understand a meeting is due to be arranged with SBC and Cllr Bonney will ask Paul Hegley (SBC Tree Officer) for an update and let us know the outcome.

8.0 Land – rear of Hempstead Lane and The Street – update from Enforcement SBC.

Following several reports of issues with this area, Planning Enforcement re-opened the case and re-visited the landowner and reported no breach of planning had occurred. There is a 28-day rule which allows a landowner to carry out alternative activities on the land without the need for planning permission. A discussion followed about “Designated Green Space” and Cllr Culver reported two active badger setts in the village, and Cllr Bonney suggested logging them using the KCC Wildlife site or with Brogdale.

9.0 **Toll House – new perimeter fence – update from Enforcement.** We await a follow up from Enforcement following the newly installed higher perimeter fence to this property.

10. **Local Plan Review Regulation 18 Consultation – update**

Cllr Bonney confirmed the next Local Plan Panel Meeting takes place on Thursday 24th March 2022. SBC are progressing to the Draft Plan stage (Regulation 19 consultation). Deficiencies in the local and strategic road network had been highlighted which constrains development. SBC and KCC have undertaken considerable high level traffic modelling together with further transport modelling to be undertaken. The next stage of the Local Plan Review will be delayed until this work has been completed. Another “call for sites” will commence so sites not previously submitted can be considered. The Regulation 19 consultation is likely to take place in early autumn.

11. **Electric Vehicle Charging Points – update Village Hall Committee**

Unfortunately, the electric vehicle charging points application to KCC was unsuccessful. KCC said funding for further schemes has been paused but should more funding be available they will make contact.

12. **The Queen’s Platinum Jubilee Celebrations – update.**

Following the Village Hall Committee meeting, a street party is planned at the village hall – more details to follow. We will make £250 contribution towards this event.

13. **Email from resident Tonge Pond – also emailed to Tonge PC**

Prior to the meeting the Clerk had forwarded an email from a concerned resident of Tonge (also emailed to Tonge Parish Council for comment). The email contained a copy of a letter to Simon Algar, raising concerns about the views across to the Mill Pond which are being obscured by newly installed high gates and hedging to screen the area. Discussion around whether this could be a possible conservation area issue.

Action Clerk to forward Tonge resident email to MB

14. **Accounts**

The Clerk had emailed the bank reconciliation monthly reports for December, January, February to members in advance of the meeting and produced the March balance to date figure. It was **Resolved** to approve the December, January, and February and March bank reconciliations to date and to approve the BACS payments due. All reports were signed by the Chairman.

14.1 It was **Resolved** to approve the EDF new fixed price two year contract due to commence 1st April 2022.

15.0 **Any Other Business**

15.1 **PROW ZR192 KCC visit**

A resident reported KCC had visited PROW ZR192 (next to the wooded area Tonge Pond) to look at the possibility of re-routing it at the request of the landowner.

15.2 **Meeting Tonge Golf Range – update**

KCCllr Mike Whiting arranged a meeting between the owners of Tonge Golf Range and Tonge PC on 14th March at 10 am. Cllr Larking attended on behalf of Bapchild PC. It was to discuss the volume of lorry movements and other issues raised by residents. It was confirmed the development is a Golf

Range with comprehensive facilities and the lorry movements should end by May 2022. The temporary signage at the “triangle” one-way system (Hempstead Lane/Church Road/Lower Road) is going to be improved. We will receive an updated report in due course from Tonge PC.

Date for next Village Litter Pick – a date is yet to be confirmed for our future litter pick which will be a joint one with Teynham.

Cllr Palmer wished to convey his grateful thanks to everyone in the village who helped make his house safe following the damage after the tree fell on it.

There being no further business, the meeting concluded at 10.00 pm

16.0 Date of next meeting –

Annual Meeting to be held Monday 23rd May 2022

Followed by Annual Assembly of Parishioners

DRAFT

Signed:

Chairman:

Date: