SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held on Thursday 19th August 2021 at 19:00 hours at Selling Village Hall

Present: Cllr Kevin Hobson (Chair), Cllr Sue Henderson, Cllr Andy Day, Cllr Anthony Kitchen, Cllr Amanda Saunders, Cllr David Woollett, Wendy Gregory (Clerk) **plus 4 members of the public.**

08.21.01 Welcome and apologies for absence

The Chairman welcomed everyone. Apologies were received from Cllr Bowles due to being held up in traffic and from County Cllr Lehmann and Ward Cllr Valentine due to a planning meeting.

08.21.02 Declarations of interests and dispensations

Cllrs had no interests to declare.

08.21.03 Items to be taken in a private session

No items were required to be taken in private session

08.21.04 Confirmation of the Ordinary Minutes of the last Meeting

The Chairman asked if any Councillor had any comments regarding the accuracy of the draft Minutes from the Ordinary Parish Council meeting of 15th July 21, no amendments were required and the minutes were initialled and signed as a true record.

Resolved: The Minutes of the Ordinary Parish Council meeting held on 15th July 2021 were approved.

08.21.05 Clerk's Report

An email was sent to the Planning Department raising concerns about the positioning and colour of the caravans under the permissions granted at Owens Court Farm. Swale Borough Council advised that the planning permission applied to the storage of caravans over winter and that farmers enjoy permitted development rights for seasonal workers caravans to be stationed on farm land during the relevant season and that there was no breach under the permissions granted. County Cllr Lehmann raised a complaint to Highways about the poor cutting of the verges and the officer who was to contact the Clerk regarding adaption of the terms for the Cultivation Licence at the junction of Monica Close hasn't been in touch yet. Ward Cllr Valentine forwarded the response he received on this matter from the Cabinet Member and this has been circulated to councillors. The broken marker posts at Perry Wood have been replaced. Kent County Council have been contacted again regarding the flooding in Fox Lane and requests have been made for the date for the installation of the planned speed check equipment for Selling Road.

Resolved: The Clerk's report was received.

Action: The Clerk to publish the relevant part of the response received from the Cabinet Member regarding the grass cutting on the Parish Council website and Facebook page.

08.21.06 Open Forum

A member of the public spoke advising that they were considering purchasing Sandbank Farm and wished to gauge the likely response from the Parish Council if a planning application were to be made to change the status of the 'village room' to private property. The resident was thanked for attending the meeting and the Chairman advised that should a formal application be made, the matter would be discussed and resolved at a future Parish Council meeting.

A member of the public advised that she had received a response to her email to Kent County Council regarding the flooding at the bridge in Fox Lane. KCC advised that they are planning to put a more substantial notice at the site warning drivers, coming towards the bridge from either direction, of how deep the water can be. The new signage is due to be installed during the autumn.

Action: The Clerk to distribute copies of the notification of grant of permission to develop land at Sandbanks Farm to councillors for their information.

08.21.07 Financial matters

a) Bank Account Balances and Reconciliation

Current Account

Opening Balance as at the last meeting	£6,746.41
Plus Receipts VAT reclaim	£2,283.26
Less Payments	£1,574.53
Closing Balance	**£7,455.14**

Reserve Account

Opening Balance as at the last meeting	£15,217.47
Plus interest payments	.12
Plus transfer from the Current account	£0
Closing Balance	**£15,217.59**
Less payments not yet cashed	**£78.00**

Total monies as of 30th July 2021 £22,594.73

b) Accounts for Payment

i) Clerks salary £585.43 by BACS and expenses for July 21 £131.85

ii) Streetlights £51.00

Resolved: The above accounts were approved for payment and cheques raised and signed by Cllrs Hobson and Saunders

c) Amendments to the standing order in favour of the Clerk

The letter to NatWest bank, requesting that the current Standing Order in favour of the Clerk is cancelled and replaced with a new Standing Order reflecting the pay increase awarded in April 2021 and the changes to the clerk's new bank account, was signed by Cllrs Hobson and Saunders.
Resolved: The amendments to the Standing Order in favour of the Clerk was approved.

d) **Replacement cheque number 1376 in favour of VisionICT**
VisionICT have advised that they haven't received the above numbered cheque. A replacement cheque was raised and signed by Cllrs Hobson and Saunders.
Resolved: Cheque number 1376 will be cancelled and a replacement cheque posted to VisionICT

08.21.08 Planning Applications

21/503860/FULL Longacre, Perry Wood an application to demolish single storey rear structure and construct a new single storey rear extension including minor internal alterations and new sewage treatment plan in the AONB.
Resolved: To update the portal with 'no objection' subject to recommendations from the Conservation Officer being observed.

21/503631/TPOA Tree Preservation Order to reduce two cedar trees to a height of 28 metres and a radial spread of 5-6 metres.
Resolved: To update the portal with 'no objection' subject to recommendations from the Tree Warden.

20/505572/FULL Notification of an Appeal lodged with the Planning Inspectorate at **Parkfield House, Hogben's Hill for the stationing of a static caravan**
Resolved: The Parish Council has lodged a 'No Objection' to the planning application and following a discussion has nothing further to add.

Quinn's Estate development south of Sittingbourne and west of Teynham
Resolved: The Clerk to contact Teynham and Lynsted Parish Councils to ask if they wish Selling Parish Council to write in support of their objections to this development.
Cllr Saunders advised the meeting of a potential breach of planning rules at a site adjoining Shepherd's Hill where a double stable block has been erected and that is currently being investigated. Another possible breach of planning rules may have occurred in Featherbed Lane where a garden building has been installed.

08.21.09 The application received from a resident to reinstate a footpath from Owens Court Road to Westwood Court Road
The matter was discussed briefly but in view of the likely timeframe of 4.5 years before it comes up for review, it was agreed to write and thank the resident and advise that the Parish Council are likely to support the application at the appropriate time.
Resolved: To give provisional support for the application.

08.21.10 Problem parking at Neames Forstal
Photographs have been supplied by a resident at Neames Forstal, of vehicles parked on the grass and a request made for assistance from the Parish Council to help stop this from continuing. The Clerk has contacted Optivo as it is believed they are the landowner of this land to ask them to take the appropriate action to deter further incidences.
Resolved: The Parish Council are not able take direct action on this matter.

J.B.

Action: The Clerk will follow this up with Optivo and notify the resident of the outcome.

08.21.11 Wording of the sign on the White Gate at the junction with Monica Close

The Clerk advised that a request has been made to Kent County Council Highways to replace the sign at the Monica Close junction with one that has the words 'Welcome to Selling' removed.

Resolved: No further resolution is required.

Action: The Clerk to continue to chase KCC to resolve this matter and to contact Cllr Lehmann and ask for his assistance.

08.21.12 Table and benches for the green opposite The Sondes

As the consultation of the residents who overlook the site hasn't taken place, the matter of the table and benches will be deferred to the September meeting.

Cllr Saunders advised the meeting that it may be possible to obtain funds for the table and benches under an application to the Kent County Council Covid-19 Local Recovery Fund.

08.21.13 Purple Brick Proposal

A request has been received from Purple Bricks to be allowed to replace the village name on street signs with 'Sold' in support of a new social media campaign for the company. A discussion took place about the logistics of the proposal and it was agreed that the responsibility for the road signs and safety issues would sit with Kent County Council. Councillors agreed that this promotion would be inappropriate so soon after the publication of the Swale Borough Council Local Plan to build 90 homes in the village. A proposal was made to refuse the request by Cllr Kitchen and seconded by Cllr Saunders and agreed by all.

Resolved: The request is refused.

Action: The Clerk to write to Purple Bricks to inform them of this decision.

08.21.14 Community Fast Broadband

The Clerk gave a summary of the current position. The Government scheme will provide funding of £1,500 per residential address and £3,500 for a property where a business is operating from an address. Kent County Council's top-up is £1,000 for properties with a broadband speed of less than 30 megabits per second. Cllr Lehmann requested the postcodes of the registered properties and advises that approximately 25% are eligible for the Kent County Council top-up. There is a property that was registered under the Parish Council scheme which wasn't picked-up by Openreach and to include it, the scheme will need to be re-opened. It was proposed by Cllr Hobson and seconded by Cllr Kitchen and agreed unanimously that the scheme be re-opened to allow the inclusion of this property. Two dates were suggested and the Clerk will check the availability of Tim Clarkson, Openreach Rural Engagement Manager to speak at either of those dates. Once the date has been agreed the Clerk will contact Kent County Council to ask if an Officer is available to attend to speak and answer questions on the KCC top-up allocation.

Cllr Hobson proposed that a mailshot is sent out to residents whose properties have been placed on the Parish Council scheme by Openreach, to notify them and ask for their support of the scheme. Seconded by Cllr Day. A vote took place and 4 votes were in favour and 1 vote against and 1 abstention.

Resolved: To open the scheme and take it back to initial offer stage. To invite speakers for the open meeting. To produce a mailshot to residents who have been included in the scheme by Openreach.

M.B.

08.21.15 Motions to be raised for KALC's AGM

There were no suggestions

08.21.16 Duchy proposals at Macknade

Cllr Bowles advised that he would send an update on this proposal via email

08.21.17 Dunkirk development proposals

Cllr Saunders advised that the meeting consisted of a presentation and the company was advised that there would be no questions to ensure that they couldn't speak of interaction. Cllr Saunders will forward a copy of the presentation as soon as it is available.

08.21.18 Matters raised for information purposes only from portfolio holders and adopted schemes

i) **Highways** – Cllr Kitchen has distributed the information he received on Speedwatch to all councillors through the Clerk. Cllr Hobson has registered to attend the information day on Speedwatch. Cllr Hobson advised that Boughton are registered with Speedwatch and it may be helpful to ask them if they still have their equipment. The PCSO should be able to advise on sites within the village where the speed limits and sight lines are suitable.
Cllr Day pointed out that there is a recurring theme that Kent Highways Representatives are not replying to queries and reports and asked for this to be escalated to more senior officers. In particular, to reports of flooding at the bridge at Fox Lane and at the first hill down on leaving Selling towards Faversham. The problems are becoming worse. The timeline to take the water level from zero to just under 1.2 metres under the bridge at Fox Lane took just 12 minutes.

ii) **Law and Order** – The police report was emailed to councillors. Cllr Day reported that dog theft is still a problem and that thefts are being attempted from gardens.

iii) **Perry Wood** – No report

iv) **Public Rights of Way** – Cllr Day reported that the works to the Fox Lane and Selling Station footpath have overrun and the footpath will be closed during the day until the end of the month.

v) **Mid-Kent Downs** – Cllr Woollett shared an article written by Professor Sir David Melville CBE, a professor of physics and Vice-Chairman of the Faversham Society on the danger of battery fires that can reach temperatures of 660c and could mean an evacuation of a 10-mile radius of the proposed battery energy storage system sited at Cleve Hill. A copy of the article will be circulated to councillors.

vi) **Village Hall Committee** – Cllr Henderson reported that the bollards are complete and clearing of vegetation has taken place. The next task is to have ceiling fans installed that will direct the heat back down.

vii) **KALC/SAC** – No report

viii) **Church Building Trust** – No report

ix) **Selling School** - Cllr Hobson reported the very sad news that head teacher Mrs Katherine Baker of Milstead Primary School, which is part of the trust that Selling School belong to, has died. There will be a book of condolence opened when the school opens again after the summer holiday. Details of the Purple Bricks proposal were passed on to the Trust and to Selling School.

08.21.19 Correspondence

The letter about the Fuel and Water Service will be uploaded to the website.
The Clerk has received an invitation to attend an online meeting on Tuesday 31st August at 10:00, organised by KCC to discuss HGV movements between the A2 and A20 affecting

villages. The Clerk is unable to attend and will pass on the invitation to Cllr Bowles as the Highways representative for Selling. Cllr Kitchen expressed an interest in attending if Cllr Bowles is unavailable.

08.21.20 Items to be placed on the next Agenda

Speedwatch, table and benches for opposite The Sondes, the installation of the new defibrillator and the maintenance of the units including responsibilities of the school and Sandbanks, Any other items to be considered, should be emailed to: clerk@selliingparishcouncil.gov.uk no later than Tuesday, 7th September, 2021

08.21.21 The next meeting will take place on Thursday, 16th September 2021 at 19:00 at Selling Village Hall. The meeting closed at 21:25 hours.

Signed..... Date ...16th SEPT 2021.....