**GRAVENEY with GOODNESTONE PARISH COUNCIL**

**Minutes of the Ordinary Parish Council Meeting held at The Village Hall, Graveney,**

**on Monday 13th June 2022 at 7.30pm**

**Present:** Chairman Clare Boggia, Cllr Alan Stewart, Cllr Teresa Bowles, Cllr Mike Newman, Cllr Lesley Lound, Cllr Tim Valentine (SBC) and Cllr Alastair Gould (SBC)

Public: 8

**22. Apologies for absence**

Apologies were received from Cllr Rich Lehmann (KCC), Cllr Tom King and Cllr Catherine Wilkinson.

**23. Declarations of Interests**No declarations of interest.  
  
**24. To approve minutes from meeting held on Monday 9th May 2022**Amendments requested by Cllr Alan Stewart. Action 189: Amend Cllr Alan Stewart to Clerk. Item 8: remove could actually prove difficult to would be difficult. On the basis that these actions were completed the May 2022 Minutes were signed and approved.

**Action 24: Clerk to make adjustments to May Minutes as stated by Cllr Alan Stewart.**

**25. Matters arising**Action 166b: Detailed response received by Cllr Alan Stewart and will now be able to draft responding letter.

Action 190a: Cllr Teresa Bowles to obtain pictures and details of landowners to pass to Clerk.

Action 190b: Clerk to send a reminder as response needed by 30th June 2022.

Action 193b: Cllr Lesley Lound confirmed locations of Salt Bins at Plantation House, School, Poplar Hall Farm and Brook Bridge (Monkshill), condition of bins are good and they are full however, overgrown hedges restrict accessibility in particular the bin at Poplar Hall Farm.

Action 193c: Confirmed School no longer have an active travel plan, item removed from actions.

Action 6: Cllr Alan Stewart had received a response from Helen Whately confirming happy to take queries up with the Secretary of State if we confirm authority of sharing the data.

Action 9a: Cllr Tim Valentine (SBC) confirmed a new team are now in place working on the Highway Improvement Plan. Cllr Rich Lehmann (KCC) has sent an email to arrange a meeting.

Action 9b: Clerk to follow up.

Action 12b: Clerk to contact Cllr Rich Lehmann (SBC) for further assistance.

Action 14b: Clerk to chase response from Swale Borough Council Planning.

**Action 25a: Clerk to add Salt Bin Locations to the Parish Council Website.  
Action 25b: Clerk to email Cllr Rich Lehmann (KCC) to discuss the vegetation around the Salt Bins as causing an obstruction.**

**26. Co-option of Mike Newman**

Mike Newman introduced himself to the Parish Council and was co-opted as a new member. Declaration of Acceptance of Office Signed.

**Action 26: Clerk to send Declaration of Interest form to Mike Newman to sign. Also add contact details to website.**

**27. Review of Policies**

a, Standing Orders – Reviewed June 2022.

b, Terms of Reference – Reviewed June 2022.

c, Financial Regulations – Reviewed June 2022.

d, Risk Assessment – Reviewed June 2022.

e, Data Protection and Privacy Notice – Reviewed June 2022, contact details for Clerk to be updated.

f, Document Retention Policy – Reviewed June 2022.

g, Information Available – Reviewed June 2022. Charges updated, Photocopying now increased to £10 per sheet in line with inflation.

h, Equal Opportunities Policy – Reviewed June 2022.

I, Complaints Policy – Reviewed June 2022.

j, Grant and Donation Awarding Policy – Reviewed June 2022.

k, Grievance Policy – Reviewed June 2022.

l, Media and Social Media Policy – Reviewed June 2022.

m, Disciplinary Policy – Reviewed June 2022.

**Action 27a: Clerk to update website as per the above.**

**Action 27b: Clerk to add Policy Review to Agenda for June 2023.**

**28. Cleve Hill Solar Park – Update – Planning applications REF 22/502676/SUB and 22/502680/SUB**Cllr Alan Stewart shared a report with the Parish Council following a recent meeting with Helen Whately. A letter was received from Greg Hands MP which explained “that BEIS is not concerned with Quinbrook acquiring Cleve Hill Solar Park from previous owners Hive Energy as Cleve Hill Solar Park Ltd is still the ‘undertaker’ and has not transferred the benefit to another entity – so therefore the requirement for the consent of SoS does not come into play”

A letter from Dr David Williams of Quinbrook which states that in view of the extensive consultation in the DCO process and the fact that consent has been granted, a public meeting is not appropriate. GREAT’s response to this is that the communication has been one way only.

The collaboration with the Solar Campaign Alliance proves mutually positive as an exchange of information about concerns over solar and battery storage is freely exchanged, which the villages will benefit from.

2 Planning Applications have been received by SBC for comment. GREAT proposes that it is premature to approve the phasing application as a prerequisite of this surely is the traffic management plan and the noise plan.

GREAT is very concerned about the loss of the 2 most senior planning officers at SBC as they had the knowledge of what is essentially a 5 year planning process.

The Government’s Food Strategy was published and is short on detail however, the thrust of land use issues is to protect valuable productive land.

GREAT raises concerns about the Government’s and the developer’s transparency in dealing with the planning and development processes for CHSP and propose that scrutiny of the activities will be necessary.

There are 18 requirements under the consent order which all need to be approved before movement can commence. The Protected Species Plan, Architectural and fencing plans have all been signed. Requirement 4 which are the phases of the authorised development. Phase 1 Construction of all work areas is expected to start in the Summer of 2022, Phase 2 and 3 Energy Storage and Phase 4 Final phasing. There are no construction management plans in existence yet which is causing question as to how they can complete Phase 1 without this. The original London Array Travel Plan was very detailed. Only a draft plan has been presented to date which was very vague and brief. Requirement 16 Local Skills, Supply Chain and Employment Chain seems to be a standard plan and there are no comments to make on this.  
  
**Action 28a: Cllr Alan Stewart to email to request a copy of the Construction Traffic Management Plan.**

**Action 28b: Clerk to place copy of letter received from Cleve Hill 13/06 onto the Website**

**Action 28c: Chairman to add details to Facebook.**

**Action 28d: Clerk and Cllr AS to compose letter for response**

**29. Information Board**

**Action 29: Cllr Teresa Bowles to follow up.**

**30. Materials for Noticeboard**Repainting of noticeboards, Chairman has requested some quotes however, there have not been any received as of yet so will need to be added to the next agenda.

**Action 30: Clerk to add Materials for Noticeboard to July 2022 Agenda.**

**31. Litter Picking**The clerk researched items to potentially purchase to supply for litter picking duties which supplied a Hi Viz, Gloves, Litter picker and a bag holder. Cllr Alan Stewart highlighted the legality of pickers in areas without a footpath or kerb as dangerous for pedestrians. Potentially would like to purchase 4 sets.

**Action 31a: Clerk to contact Cllr Rich Lehmann (KCC) to see if we can obtain litter picking equipment to provide to members of the public volunteering to litter pick.  
Action 31b: If no equipment available from Cllr Rich Lehmann (KCC) Clerk to purchase 2 sets at £25.64 plus VAT from Seton and reclaim on expenses at next meeting.**

**32. Highway Improvement Plan – Update**Cllr Rich Lehmann (KCC) emailed the Clerk to report that the new KCC Highways Improvement Teams came into effect as of last week. It is reported that there are now generic mailboxes to write to in order to get the ball rolling on any new projects. As soon as we have the Highway Improvement Plan in we will have more information. The Chairman stated that the minutes for the HIP plan highlighted the PCSOs. Our PCSO’s attend the village regularly and offer very good advice.

**33. Jubilee Celebrations – Update**The Chairman highlighted how wonderful it was to see the Beacon and decoration and would like to offer thanks to Janet and Brenda, the Church, WI ladies and Elaine at the Village Hall. The weather for the fete was sadly cold and windy meaning the bouncy castle was unfortunately not available. Cllr Teresa Bowles said perhaps in future we could try and get more people involved in the village.

**34. Crime Report**  
Kent Police reported as of today for April. Boughton and Courtney show 32 crimes of which 1 was within our Parish consisting of a burglary in Sandbanks Lane. The police have noted an increased rise in Fuel Crime. There has been an increase of theft at the fuel services at the end of Monks Hill Road totalling 4 in April.

**35. Correspondence**Item 36 – National Bus Strategy highlighted by Chairman that the County put in for 213 Million for their plan but received around 35.1 Million. 24.1 million on Capital and rest on revenue. This clearly shows there will be an issue. Now asking for Key stake holders to remain involved throughout this. KCC are creating groups. Clare Ellen is the person we would need to speak to further.

**36. Finance**   
i, Bank Reconciliation – signed and approved  
ii, Clerk Salary (for information only D/D)  
iii, SSE Footway for June (information only D/D)  
iv, A, Beacon, B Jubilee Fete/House decoration cost – Grant to be put through to Graveney and Goodnestone Trust for the total amount of £1,332.09.   
v, AED Donate – Defibrillator - £1,599 – signed and approved  
vi, KALC – Membership Invoice - £241.94 – signed and approved proposed Lesley Lound seconded Cllr Stewart

**Action 36a: Cllr Alan Stewart to complete the Grant application to send to Goodnestone and Graveney Trust.  
Action 36b: Clerk to ensure expenses added to next available agenda as soon as the grant has been received (details in file from Elaine Cooper and Cllr Teresa Bowles)**

**37. Planning**Planning REF 22/502251-FULL – 1 Bridge Cottages, Culmers, Seasalter Road, Graveney ME13 9DF  
The Chairman shared plans with the Parish Council. The pictures of the plans show the garage has velux windows to the side and the roofing shows improvement and in keeping with existing house. Size was same depth proposed however, a little wider than existing. Second floor however, the plans show a single staircase up to one room. There are no toilets or wash areas. This is a Grade 2 listed building and in a conservation area. The ridge line is much higher so will be a dominant building however, previous issues were distant from Wheelwrights which looks as though should not cause an issue now. The building seems to be improved in the plans. No objections from Parish Council. Proposed by Cllr Teresa Bowles with suggestion that Swale Borough Council if granting consent ensure no residential dwelling approved. Seconded by Cllr Alan Stewart.

REF 22/502361/FULL – Windyridge, Seasalter Road, Graveney ME13 9ED  
Erection of Single Storey wooden side extension for disabled access.  
Believed that there have been 5 applications to build a new house which were objected to.  
The hedge runs along the extension so would not be seen from the roadside. Single storey. This does not look aesthetically pleasing to the eye. Extension required to offer additional bedroom. This application is a re submission of previous application of previous planning that had been approved in July 2020 however, work has not commenced as of yet. No objection.

Field adjacent to the Four Horsehoes Public House and field opposite Murton Place  
The Clerk received an email on 1st June confirming that there were no planning applications received relating to The Four Horsehoes Public House or the Field opposite Murton Place.  
Cllr Alan Stewart has looked into the Swale’s Local Planning review. Swale Borough Council go out with calls to look for sites under their strategic housing and land assessment. One of the sites previously was Monks Hill Farm which was listed back in 2018. The local plan review has required further publication. A new planning framework will be set from 2023 to 2038. This includes housing provision. The target is to have a 5 year land supply. A regulation 18 document was issued and distributed at the end of 2021. If you look at these documents for the Four Horseshoes land and Murton land are shown as promoted sites, which is where a site is put forward and is still subject to scrutiny, planning and assessment. Promoted sites are placed into a ranking process. The primary objectives now are to maintain the local daily needs and to support the vibrant communities whilst maintaining the local countryside environment to which they are set and keeping local heritage. A calculation was then done to calculate the residual housing requirement of 6,100 dwellings over the plan period. Settlement hierarchy study ranks Sittingbourne as No 1 in terms of Tiers. Boughton was number 4 and Oare no 5 and bottom tier which was open countryside. Put into perspective Graveney was 28 out of 48, Goodnestone 39 out of 48 and Staplestreet 45 in list. All are in the lower half of the tier structure. Swale have identified that they clearly have enough sites that have the range and availability of the sites they require. However, some sites that are classed as not suitable or deliverable may need to be considered but only where constraints can be assessed and justified.  
There were limited opportunities to develop in unconstrained areas which may lead to difficult choices. Then there are gradings for sites grade 1 Extremely highly constrained areas, special scientific areas etc. 2 Highly constrained areas and grade 3 less constrained areas. The Four Horseshoes land fell into grade 2 with the land at Murton Place falling into grade followed by grade 4 unconstrained areas.   
Option 3 is favoured which is a more even distribution of the developments across the boroughs. Where by 14% Sheppey 10.5% Sittingbourne, 35% Faversham and 10.5% rural areas. The next stage of the process is the publication of the draft local plan review regulation 19 which has been delayed because things have been changed as the process has evolved and is now understood to be autumn in 2022. Regulation 22 will then take place followed by the final hearings. The document in draft form shows the 2 sites as promoted sites.

Meeting closed for members of public to discuss at 21:31hrs

Meeting re-opened at 21:43hrs

**38. Graveney and Goodnestone Trust**No updates to report. Looking to enrol new trustees and arrange a meeting.

**39. Reports from Parish Councillors**Cllr Lesley Lound, Cllr Teresa Bowles and Cllr Mike Newman nothing to report at present.

Cllr Alan Stewart will be attending The Swale Committee meeting on 16th June remotely. The footpath between Sandbanks Lane and the Blackcurrant field are overgrown the footpath warden highlighted that he is not inclined to cut the Blackcurrant down.  
Bikes noted on Odin’s Path which need to be monitored and highlighted to PCSO if any issues.  
The Chairman spoke to Laura Boozer regarding an update on The Four Horseshoes extension. Discussions with the owner have take place over the past few weeks, retrospective planning was requested but not granted. The owner is claiming viability issues if made to take extension down and has been asked to re submit with different materials. If planning not received then extension will be enforced.

**40. Reports for Borough and District Councillors if present**Cllr Rich Lehmann (KCC) sent a report to the Clerk regarding the Solar Cycleway. This project has seen a boost over the past few weeks. Sustrans, the cycling charity behind the National Cycle Network, have taken an interest and are keen to re-route National Cycle Route 1 away from Seasalter Road. They are considering undertaking a feasibility study of the potential routes across the marshes to have a ‘bid’ ready in case government funding comes up which could cover all (or at least most) of the project costs. Swale Borough Council are also looking at the site. They currently have an Active Travel Officer who has met with local campaigners and others regarding the plans. Rosie Duffield MP has written to KCC Leader Roger Gough to request his involvement to help move the project forward.  
Cllr Tim Valentine (SBC) reported that Swale Borough Council are setting up new committees. Still feeling way in merging from cabinet to committee. There are currently staff shortages which has been causing difficulties. Temporary staff are in planning at present.   
Cllr Alistair Gould (SBC) had nothing further to add.

**41. Footpath Update**  
Some footpath maintenance has been done.

**Action 41: Chairman to place request for Volunteers on Facebook to assist with footpath maintenance.**

**42. Any other Business**  
No other business to report.

**43. Date of next meeting Monday 11th July 2022.**

**Action 43a: Clerk to ensure Vice Chairman available to Chair meeting.**

**Action 43b: Apologies received from Chairman and Cllr Alastair Gould (SBC).**

**44. Close of Meeting**The meeting was closed by the Chairman at 9.55pm.

Signed……………………………………………………..

Date………………………………………………………..