



ALLHALLOWS PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 11th SEPTEMBER 2024

Cross Park Pavilion @ 6:30pm

PRESENT:	Cllr Chris Draper	Chair
	Cllr Yvonne Forrest	
	Cllr Karen Draper	
	Cllr Sue Morrice	
	Cllr Mrs Kim Wood	
	Cllr Jean Sheaves	
	Cllr Claire Tarry	
	Mr Chris Fribbins	Parish Clerk
Apologies:	Cllr Trevor Bowley	
In attendance	7	

- 071** **1** **APOLOGIES FOR ABSENCE** Cllr Bowley – Apologies received. Proposed Cllr Morrice, Seconded Cllr Mrs Draper that the apologies be accepted – Agreed
Medway Cllr Spalding
- 072** **2** **DECLARATIONS OF PECUNIARY INTEREST (DPI) AND OTHER SIGNIFICANT INTERESTS (OSI)**
Declarations of Interest – Cllr Wood (Cross Park Association)
Audio Recording – Cllr Morrice – Audio recording for personal use
- 073** **3** **TO RECEIVE AND SIGN THE MINUTES OF THE FULL PARISH COUNCIL MEETING 14th AUGUST 2024** Proposed Cllr Forrest, Seconded Cllr Mrs Draper as a correct record - All Agreed.
- 074** **4** **MATTERS ARISING FROM THE ABOVE MINUTES (NOT OTHERWISE ON THE AGENDA)** – Cllr Wood has requested information on Mobile Library provision in the village and a Freedom of Information Request on unpaid Council Tax in the village and Medway Primary Care Network re lack of GP/Locum service in our branch surgeries . She has received an automated acknowledgement and await their responses.
SUSPENSION OF MEETING FOR PUBLIC SESSION (30 minutes, up to 10 minutes per speaker):
A Resident has now seen the Land Registry details for Cross Park.
Concerns were raised about the land maintenance carried out on the housing boundary of the Cross Park event field and deposit of arisings on the country park boundary. The resident’s view was that this was destructive to wildlife and flora. The Chair reported that the work had been carried out to clear long-term waste dumping and growth of brambles and bushes on the boundary as part of the general land management of the site, There has been several positive responses from residents regarding the works. Further work is required on the bank (especially the corner behind the post office where there has been further rubbish dumping and large volumes of water from a property. Rubbish dumping at the Church Yard/St Andrews was reported.
Issues were reported with tree roots from a tree in Shelduck Close (Hyde Housing) now raised in the adjacent alleyway and front gardens of properties. This is being chased by the Parish Council.
Raised ‘iron works’ in the Recreation Ground were also reported. These were main drains for the village but were creating an obstruction to grass cutting etc. it is unlikely that these would be changed, but there is consideration to building up the soil around the drains to smooth this out – the land is owned by Medway Council but leased to the Parish Council.

075 5 CLERK'S REPORT –

- a) An informal meeting with a potential developer of the land behind Stoke Road and on the field side of Binney Road on 4th September has been held. At this stage there is no planning application and it is not likely until the Medway Local Plan was published. Potential phasing, access arrangements and local issues were discussed and a potential requirement for the expansion of the Active Cemetery also needed to be considered.
- b) A special public meeting had been arranged for the Medway Council Senior Planning Manager to explain the latest Medway Local Plan being prepared. Although the latest consultation (Regulation 18) had finished, it was felt that a meeting at the other end of the village and during the evening rather than the morning as previously held would have value. 23rd September 6:30pm in the Cross Park Pavilion.
- c) Other items covered in main Agenda

076 6 GRANT REQUESTS – No new applications received.**077 7 PLANNING****a) Planning Applications –**

- a. MC/24/1752 Application for a non-material amendment to planning permission MC/23/1178 to allow minor changes to the previously approved drawings including the retention of the existing southern pool, amendments to fenestrations and glazing, minor amendments to the roof line including additional access, amendments to external ductwork, removal of the decked area and other associated external and internal changes related to improving accessibility. Allhallows Holiday Park Allhallows Rochester Medway ME3 9QD NO ISSUES
- b. MC/24/1429 Application for a Lawful development Certificate (Existing) For the change of use from Agricultural to residential use The Udder House Newhall Farm New Hall Farm Lane Lower Stoke Rochester Medway ME3 9PB NO ISSUES (*since refused by Medway Council due to existing tie to farm*).
- b) **Medway Local Plan General Report** – Further Regulation 18 Consultation was underway (to 8th September) – a response has been sent. Medway's Assessment and Draft Local Plan will follow in SPRING 2025, which will identify preferred development sites, there are potential sites in Allhallows but no planning permissions submitted to date. Target adoption of Local Plan is 2026.

078 9 HIGHWAYS AND FOOTPATHS

- a) **Footpath Officers Report** – Cllr Bowley submitted a detailed report in his absence.
- b) **Verbal contributions** –

079 10 LOCAL REPORT/ISSUES

- a) **Countryside Contract** – Raised flower beds at St Davids/Avery Way shopping parade have been removed as they are in a poor condition and not managed by the owner. Quotes have been received to tarmac over these sites, but cost may be too expensive and an option of a grassed solution will be investigated.
 - b) **Street Cleaning** – Continued issues with shopping parade in Avery Way (use of forecourt for deliveries to grocery store). Medway Environmental Services had visited and advised the shop owners. Amazon delivery boxes were still being dumped as customers collect their items.
Commercial waste still going into street bins.
Dog waste still an issue at the Haven entrance and the St Lukes dig bin
 - c) **Active Cemetery** – Nothing to report, maintenance continues. Community Pay-Back had carried out some work at the site.
 - d) **General Issues** – Post Office Flower Beds require management (thought to be the responsibility of the shop, although included in the Countryside Contract). British Pilot development (Co-op store with residential properties above) has stalled. Issues with pigeons fouling properties in Shelduck Close raised.
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- 080 11 CROSS PARK IMPROVEMENTS (including s106)**
- a) **Update on works completed and outstanding.**
VAT Implications of s106 planned and carried out to be investigated
A VAT Consultant still to respond. There have been issues with the further development of The Reeds, and this is likely to have an impact on the release of s106 funds for the Cross Park development. Further meeting held with Turners (Ben Cook) who are also investigating the possibility of a solar energy development on the field to the east of the chalets, adjacent to the Site of Special Scientific Interest (SSSI). New contractors have been appointed at the Reeds, but release of s106 funds are likely to be further delayed.
 - b) **Paved Area** – a small, paved area has been constructed behind the pavilion and further extension and some land clearance are being developed.
 - c) **Storage Containers** – Planning applications submitted, supplier identified.
 - d) **Pavilion Windows** - The possibility of extending the depth of the pavilion windows to the car park is being investigated – the security shutters will also need to be replaced. Quotes being sought.
- 081 12 YOUTH CLUB REPORT**
- a) **Youth Club Issues** – Club has returned following the school summer holiday.
 - b) **Extending Brick Store Expansion** – Funding source still required (although longer term S106 may be a source). Planning conditions need to be resolved before any development can commence.
 - c) **Brimp Site Usage** – Karate operating on Wednesdays, Football training for youths on Monday, Youth Club Tuesday, and Allhallows Scouts now active (initially Squirrels/Beavers/Cubs). Brick Store usage continues for film making. Scouts have will be paying the rental charge now. Some issues identified with other users (cleaning up after use especially).
- 082 13 CONTRIBUTIONS FROM REPRESENTATIVES ON EXTERNAL BODIES**
- a) **KALC (Medway)** – Meeting scheduled.
 - b) **Medway Council Rural Liaison** – Cllr Mrs Draper – Next meeting arranged in September (Cllr Forrest to substitute).
 - c) **Village Hall** – Cllr Forrest – No meeting, hall busy.
 - d) **Cross Park** – Cllr Bowley/Forrest – Meeting to be arranged in October.
 - e) **Friends of All Saint’s Church** – Cllr Forrest – Nothing further (Church Steeple works underway – scaffolding in place).
- 083 14 REPORTS FROM OTHER MEMBER RESPONSIBILITIES**
- a) **Allotments** Cllr Forrest Nothing further to report.
 - b) **Recreation Ground and Playpark** Cllr Morrice/Bowley – Annual inspection has been arranged (November). Nothing further to report.
 - c) **Bourne Leisure Liaison** Cllr C Draper – the Chair continues to consult with the site manager when available.
 - d) **Peninsula East Primary Academy School Liaison** (Cllr Morrice) – Cllr Morrice has stepped down as Liaison and Cllr Tarry will take on the role.
 - e) **Turners Group** – (Cllr C Draper, Forrest, Clerk) Liaison to continue with new contacts. A meeting was held with the new manager, Cross Park issues raised earlier in the agenda. A request for s further meeting from Turners Group has been requested.
- 084 15 FINANCIAL**
- a) **Finance Monitoring Reports** –Bank balances 31/08/24. **Agreed to note.**
 - b) **Income**
Receipts August/September
August
Brimp Rent £50.00

Bank Refund for Fraud Transaction £657.00

September

Youth Club Brimp Hire £50.00

Medway Norse Countryside Contract £27,487.70

c) To make/Note payments for September 2024.

Proposed Cllr Forrest, Seconded Cllr Sheaves – All Agreed

C Fribbins Clerk Salary/Home Allowance/Mileage/less PAYE and pension contribution 240901

John Price Salary/less PAYE 240902

Mick Smith Salary/less PAYE 240903

Colin Davis Salary/Less PAYE 240904

HMRC PAYE 240905 747.60

NEST Employee/Employer Pension 240906 79.83

EDF Energy Brimp Electricity DD 240907 NO PAYMENT

M&L Contracting Countryside Contract 1,591.66

M&L Contracting Cross Park 316.66

M&L Total Payment 240908 2,289.98 381.88

National Broadband Cross Park Broadband DD 240909 54.00 9.00

IRIS Software Payroll Software DD August 240910 12.00 2.00

TJF Property Maint Active Cemetery C201 240911 160.00

TJF Property Servs Active Cemetery C202 240912 160.00

David Lloyd Leisure **FRAUD TRANSACTION** 240899 657.00

Kentec Planning Application Preparation 240914 528.31 88.05

Planning Portal Cross Park Container 240915 216.50 11.67

Planning Portal Brimp Youth Centre Contain 240916 216.50 11.67

D/D Debit Card/Already Paid **

The exclusion of press and public to discuss personal staff and contract issues

Proposed chair, seconded Cllr Forrest – All Agreed

085 16 **STAFFING ISSUES** – Appraisals still to be arranged.

10a **St DAVIDS FLOWER BEDS** Quotes for tarmac received from 3 companies. Further solutions to be investigated (pressed concrete, grassed).

086 17 **DATE AND TIME OF NEXT MEETING**

The next meeting will be the October Meeting of the Council Wednesday 9th October 2024 (Cross Park Pavilion 6:30pm).

087 18 **FUTURE AGENDA ITEMS**

None, at 21:00 The Chair closed the meeting.

Signed as a correct record of the proceedings.

Chair of Allhallows Parish Council