

BORDEN PARISH COUNCIL
Minutes of Finance and General Purposes committee meeting held on
Friday 24th September 2021
At Borden Sports Pavilion 9am

Present: Cllr Downes; Cllr Cole; Cllr Jemmett; Cllr Evans; Cllr Fassenfelt; Cllr Harrison; Cllr Sims

1. APOLOGIES FOR ABSENCE

It was **RESOLVED** to receive and apologies from Cllr Bolas for which reasons were given and accepted.

2. CHAIRMAN'S ANNOUNCEMENTS

There were none.

3. DECLARATIONS OF INTEREST

There were none.

4. FINANCE

a. To review accounting statements August 2021

It was **RESOLVED** to approve the accounting statements Chair and RFO to sign the bank reconciliation and bank statement balances.

b. To review the accounts for payment September 2021

It was **RESOLVED** to approve the accounts for payment as follows

September Accounts for
Payment

Payee	Inv Date	Inv No	Description	Gross	VAT	Net
The Forge	22/08, 17/07	16/07/2010	Hire for NHP meeting, F&GP and HIP	£105.00		£105.00
Ms Miller			Clerk Wages Sept 21	£726.06		£726.06
Ms Miller			Clerk Expenses Sept 21	£42.10		£42.10
HMRC			PAYE Sep 21	£227.24		£227.24
Fryer Cleaning & Maintenance	31/08/2021	11599	Maintenance of Memorial & Centenary Gardens	£460.80	£76.80	£384.00
John England			Playstool Inspections 15 Aug - 05-09	£40.00		£40.00
Waveney IT	01/08/2021	1299	Monthly mailbox charge	£5.99	£1.00	£4.99
Val Skinner	21/07/2021	15014	Reimbursement of Parish Cup for Borden School	£47.62	£39.68	£7.94
Euroloo	01/08/2021	197396	Toilet Servicing	£120.00	£24.00	£144.00
Borden Fete Committee			Grants and Donations approved at F&GP July	£1,000.00		£1,000.00
PJA	25/05/2021	5097	Phase 3 Designs and Report	£7066.80	£1,177.80	£5889.00

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Parish Online	06/09/2021	29um004	Annual subs	£150.00	£30.00	£180.00
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Cllr Fassenfelt asked for access to the Parish Online mapping system to assist with highways issues.

- c. To approve £30 payment to The Forge for hall hire for HIP group on 28th September 2021.
It was **RESOLVED** to approve the £30 payment for The Forge hire on 28th September 2021.
- d. To consider updating the roll of honour – resident has offered to fund the lettering.
It was **RESOLVED** to research the regiment and service number before proceeding.
The clerk will obtain a quote from the signwriter.
- e. To consider becoming involved in the Parish Cup at Borden school – meeting to be arranged with head teacher.
It was **RESOLVED** to meet with the head teacher to discuss the Parish Cup scheme and criteria.
- f. To note Sports Pavilion plan updates regarding tables and chair – noted.

5. HIGHWAYS

- a. Woodgate Lane - To agree further investigations into ownership before considering funding improvements.
It was **RESOLVED** to write to KCC to ascertain the legal status and their plans for the byway.
- b. Highways Improvement Plan – to note working group meeting on 28th September to review plans.
An update was noted from Cllr Fassenfelt. Cllr Bolas was thanked for following up KCC for meeting to discuss Key Street roundabout. IT was noted that the KCC design project manager is also meeting with the parish council to review the PJA plans. It is hoped that the Highways Group will have plans for the full council to review soon.

6. PLANNING MATTERS

- a. To consider responding to Quinn Estates request for a meeting that it is not required until more information is available.
It was **RESOLVED** to delay meeting with Quinn estates until more substantial information on the planning applications is available.
- b. To note appeal received 20/505427/OUT Land at Pond Farm and to consider writing to PINS drawing attention to the Borden PC response.
It was **RESOLVED** to write to PINS to ensure that the Borden Parish Council response concerning highways objections is considered and to include the original points.
- c. Wisles Lane development street naming – to consider recommending the use of cherry species and the main road to be named Platinum Way. Advise that Micketts is already used at Maylam Gardens.
It was **RESOLVED** to respond to the developer recommending the use of cherry species for new street names, the new main road to be named Platinum Way and for Micketts to be advised against to prevent duplication.

7. OPEN SPACES

- a. To consider advertising for volunteers for Playstool Working Group again.
It was **RESOLVED** for Cllr Butlin to advertise for volunteers on the village Facebook page.
- b. To consider writing to Swale Borough Council to enquire on s106 funding due to the parish council.
It was **RESOLVED** to write to Swale Borough Council to find out if there is any s106 funding due to the parish council.
It was **RESOLVED** to discuss forming a working group to monitor the Wisles Lane development at the next meeting.
- c. To note insurance company agreement for councillors to paint the steps of the Playstool subject to risk assessment and method statement – noted.
- d. Queens Jubilee – to note working group preparing a budget for event and for a permanent beacon.
It was **RESOLVED** to allocate £2,000 from the general contingency fund and £3,000 to be

allocated in the 2022/23 budget for the Queen's jubilee.

It was **RESOLVED** to develop and agree a sponsorship policy at the next meeting.

It was **RESOLVED** to obtain a tree through the Queen's green canopy scheme to mark the jubilee.

e. Wildflower verge – to agree Cllr Bolas to proceed with smaller area and to seek volunteers.

It was **RESOLVED** to proceed with the wildflower verge.

8. NATURE RESERVE

a. Working Group – to agree Cllr Bolas to send advertisement for volunteers to Cllr Baldock to add to Facebook group

It was **RESOLVED** for wording to be added to the Nature Reserve Facebook Group seeking volunteers.

9. PLANNING APPLICATIONS – view on <http://pa.midkent.gov.uk/online-applications/>

a. 21/503771/FULL Land To The East Of Pound Farmhouse Chestnut Street Borden Kent ME9 8DG Proposal: Erection of a four bedroom detached dwelling with garage and amenity area.

It was **RESOLVED** to request information on the listed status of the barn. Comments: Due to the presence of dormice an ecology report is required and due to the historic value of the site an archaeological survey is required.

b. 21/504152/FULL St Martins Cottage The Street Borden Sittingbourne Kent Proposal: Construction of a rear dormer and replacement of the conservatory with a single storey side extension.

It was **RESOLVED** no comment.

c. 21/503914/EIOUT Land South and East of Sittingbourne

Outline application with all matters reserved for the phased development of up to 578.65 hectares of land comprising: up to 8,000 residential dwellings including sheltered/extra care accommodation (Use Class C2 and Use Class C3), - up to 170,000 sq. m/34 hectares of commercial, business and service/employment floorspace (Use Class B2, Use Class B8 and Use Class E), and including up to 2,800 sq m of hotel (Use Class C1) floorspace - mixed use local centre and neighbourhood facilities including commercial, business and employment floorspace (Use Class E), non-residential institutions (Use Class F1) and local community uses (Use Class F2) floorspace, and Public Houses (Sui Generis) - learning institutions including primary and secondary schools (Use Class F1(a)) - open space, green infrastructure, woodland, and community and sports provision (Use Class F2(c)) - highways and infrastructure works including the provision of a new motorway junction to the M2, a Sustainable Movement Corridor (inc. a Sittingbourne Southern Relief Road)', and new vehicular access points to the existing network - associated groundworks, engineering, utilities, and demolition works.

It was **RESOLVED** to comment the following:

that a development of this size is quite inappropriate for Sittingbourne and has the following detailed objections:-

- The proposal is outside the Swale Local Plan and the proposed draft new local plan. This is a key point to any future development within Swale to ensure that appropriate allocations meet proposed and current local needs including service/consumer availability.
- The development should identify sufficient affordable housing at a minimum of Government percentage direction. There must also be ample provision of housing for the elderly and those with disabilities
- Health and well-being services are severely stretched in Sittingbourne. Swale has the lowest doctor/patient ratio in the country which is of great concern. By way of example the Chestnut surgery in East Street, Sittingbourne has been advertising for a doctor for two years without success. The developer simply proffering medical buildings and funding is not acceptable when GP's are not available for this area and the Health Authority are unable to staff any proposed facility as has been proven with the Wisen lane development.

- Water supply is of great concern. This part of Kent suffers drought during the summer months with water shortage not being addressed for the current housing not to mention this vast development. There is no planning for a new reservoir within this proposal.
- Current sewerage treatment centres within Swale are inadequate to cater for so many houses. Again this application does not state how this would be addressed.
- There will be a loss of productive land and associated jobs within the current farming of this area. This is Grade 1 agricultural farmland. DEFRA figures state that 1 hectare of this quality land can produce over 9 tonnes of wheat annually so this vast area of development of some 579 hectares would yield some 5,200 tons of wheat a year. With Brexit and an unknown future trade deals our food supply is unpredictable therefore we need all the Grade 1 agricultural farmland we can get for our own production.
- The proposed development is of a scale entirely out of character to the existing landscape and would be detrimental to the character of this rural landscape. Much of the land proposed for development is designated as an area of High Landscape Value. The value of the countryside must be protected and this is supported by the Local Plan and NPPF Policies
- The ecological impact would be considerable. Ancient woodland and the Highsted Quarries local wildlife site would be lost. There is a need for detailed provision to ensure that the badger sets in the area remain viable with sufficient area to forage.
- Proposals are required to maintain varied habitat and provide wildlife corridors for birds, bats, hedgehogs and other resident wildlife. The skylarks currently resident in this area are particularly vulnerable.
- This proposal would also have a negative impact on a number of conservation areas and listed buildings including churches in the area.
- If this development was allowed to go ahead then there would be pressure to develop further farming land between Sittingbourne and the M2 particularly that within the Parish of Borden.
- This proposal would nearly double the population of Sittingbourne and with it the number of vehicles which would use an already overcrowded local road network. The standard of air quality in the area would also decline. Air quality would be drastically reduced with the increase of traffic coupled with the loss of vegetation. The rat run corridors would expose residents to poor quality emissions from subsequent vehicular traffic.
- There is no need for a new junction on the M2 given existing conditions and the only justification for it is because of this development.

Given the above objections the Borden Parish Council urge Swale Borough Council to refuse this planning application.

- d. 21/504812/REM Approval of Reserved Matters of appearance, landscaping, layout and scale for erection of 50 dwellinghouses pursuant to application 17/500727/OUT - Outline application for residential development for up to 50 dwellings with access off Chestnut Street (All others matters reserved). Land at Manor Farm Chestnut Street, Borden.

Borden Parish Council object to this application on the following grounds: -

- This detailed planning application for 50 houses deviates considerably from the previously approved outline planning application changing the development from the original concept.
- The outline planning permission witnessed a greater number of bungalows and 2 bedroom properties. This detailed application has changed that to larger homes which are not in keeping with local needs as previously accepted.
- The respectful gap between the development and houses in Cherryfields and Key Street has been reduced to the detriment of the privacy afforded existing residents.
- The development properties abutting Cherryfields were agreed as one storey properties (bungalows) so as not to overlook existing houses thus avoiding visual intrusion which will adversely affect the quality of life afforded Cherryfield residents.
- The boundary gap next to the public footpath has been drastically reduced by the developer from the original agreement which would have a detrimental effect on the public utilising this public right of way.

- There is an established badger sett on this proposed developed area. The current proposal to move it to adjoining fields is insufficient detail particularly considering the Wisles lane approved development on the neighbouring lands will conflict with the suggested resolution.
 - What are the proposals for the highways exit onto Chestnut Street either the existing or impending new infrastructure? The additional vehicular traffic created by this development requires careful consideration to negate severe highways safety concerns.
- e. 21/504536/FULL Erection of a single storey rear extension with balcony above and glass balustrade, and erection of a single storey infill extension with roof lantern. Northfield School Lane Borden Sittingbourne Kent ME9 8JS

It was **RESOLVED** to consider no comment

- f. 21/504873/FULL PROPOSAL: Erection of two storey rear extension with new garden wall. Blocking up of garage door and realignment of garden fence. 68 Maylam Gardens Borden Sittingbourne Kent ME10 1GB

It was **RESOLVED** to object to the planned development of 68 Maylam Gardens due to the 2.1M high boundary wall along the west side of the property being moved to run alongside the public footpath. The estate was designed to be open and have the appearance of wide footpaths this change would remove that “feeling of openness” and not be in keeping with the other dwellings or the original design of the area.

10. NEXT MEETING DATE

The committee agreed unanimously that a return to face to face full council meetings would be welcomed and it was suggested meetings could be held in the Sports Pavilion with protection for those that feel vulnerable.

Meeting closed at 10:11am

Signed.....

Date.....