

**Lynsted with Kingsdown Parish Council**  
**Minutes of a meeting held on Monday 25<sup>th</sup> October 2021**  
**At Lynsted Church, Lynsted Lane @ 8pm**

**Present: Cllrs Speed (Chairman); Delaney; Morgan; Bott; Ross-Russell; Langdon-Bassett; Lehmann (KCC); Whiting (SBC) & M Mulley (Clerk)**  
**Members of public present Jacqui Fruin & Carol Higgs**  
**Meeting commenced at 20.00**

**1. Chairman's Introduction** Chairman thanked everyone for attending.

**2. Apologies for absence** Cllr Carr

**3. Declarations of Interest** None

**4. To confirm minutes of APM meeting on Monday 20<sup>th</sup> May 2019**

Minutes agreed as correct. Proposed PD Seconded LM

**To confirm minutes of PC meeting on Monday 26<sup>th</sup> July 2021**

Minutes agreed as correct. Proposed VRR Seconded JLB

**To confirm minutes of APM meeting on Monday 27<sup>th</sup> September 2021**

Minutes agreed as correct. Proposed PD Seconded LM

**5. Matters arising from minutes on Monday 20<sup>th</sup> May 2019** None

**Matters arising from minutes on Monday 26<sup>th</sup> July 2021** None

**Matters arising from minutes of APM meeting on Monday 27<sup>th</sup> September 2021** None

**6. Lynsted fete and APM – feedback**

The general consensus was that both events went well, and it was good for LKPC Councillors to engage with parishioners and find out their views on how the PC should represent the parish. Next year the APM should be held in April with more advertising to promote the event.

**7. Time for members of the public to address the council**

Mrs. Fruin & Mrs. Higgs who live at Loxley House & Loxley House Annexe asked if the PC could help them with the planning application put in by Beaverwood 21/504939/FULL. In principle they were not against the application but objected to the side extension that would look directly into their back garden. They asked if the PC could ask the planning officer to come and look at the site before any decision was made. See 11e for PC's comments to planning dept.

Mrs. Fruin & Mrs. Higgs left the meeting

**8. Prospective New Councillors**

The Chairman informed the members that there were 2 potential new members and 1 potential returning member who were all interested in joining the PC, however not until next year.

## 9. Update from County/Borough Councillors

Cllr Whiting congratulated the members on the APM and felt it was an informative community evening.

Cllrs Whiting & Bowen had met with Cllr Baldock of SBC to discuss the TAO & Bypass. Cllr Baldock had stated that if residents did not want a bypass then there would be no need for the 1250 houses to be built. Cllrs Whiting & Bowen were seeking written confirmation of this statement. Teynham Parish Council are working with Tonge Parish Council to prepare their letters of objection. Reg 18 goes to cabinet members this week then consultation opens at the end of October. Cllr Baldock had agreed that SBC would write to the Government to clarify the position on no more planning permission being given on green field sites. There were enough brown field sites in the North & Midlands to cover all the housing requirements needed. Cllr Whiting asked SBC to put the Reg 18 on hold until the situation had been confirmed but they declined. The chairman confirmed that he had written to the SBC chief executive requesting a delay but received the same response. **Action point** The chairman to write to the Secretary of State for clarification.

Cllr Whiting left meeting at 20.45

Cllr Lehmann informed the members that the traffic survey report carried out after the submission of the HIP concluded that the average speed through the testing points was 30mph, therefore it would not be possible to reduce the speed limit to 20mph. The Clerk had requested a copy of the report to ascertain what improvements were recommended. **Action point** RL would chase up and see if he could get a copy of the report.

### 10. a) Receipts

£10,019.50 2nd Install Precept  
£2610.00 Insurance refund

### b) Payments

£520.08 Streetlight Maintenance  
£513.08 EDF  
£42.64 EDF  
£114.90 Leaflets  
£729.92 Clerks Wages (Aug)  
£45.00 Newsletter design  
£360.00 PO Box number  
£34.64 EDF  
£595.00 Footpath Maintenance  
£730.12 Clerks Wages (Sept)  
£240.00 Training courses  
£1860.00 Sign writer  
£786.00 Blacksmith  
£22.50 LKPC Poster design  
£250.00 Bench seat refurb  
£231.60 Kingsdown Planter  
£217.58 APM Expenses  
£117.30 Streetlight Maintenance  
£729.92 Clerks Wages (Oct)  
£8.00 EDF  
£41.79 EDF  
£520.08 Streetlights

The Clerk presented bank statements and bank rec. Chairman signed as correct

**10. c) Lynsted Church donation**

It was agreed to donate £1,000 to the church to go towards the upkeep of the graveyard extension  
Proposed VRR Seconded LM

**10. d) Clerks Wage review**

It was agreed to increase the Clerk's annual wages by 2.5% to £8871.00 with immediate effect  
Proposed JLB Seconded LM

**10. e) Budget/Precept 2022/23**

After discussion, given the amount of additional spending the PC had incurred because of fighting the TAO application, it was agreed to increase the LKPC precept by 10% from £17,049 to £18,753. It was hoped SBC would still continue to pay the lighting grant of £2990.00 to go towards the upkeep of LKPC's 40 streetlights. The precept had not been increased since 2014/2015 and with 478 houses in the parish this represented an average increase of £3.56 per household. Proposed JS Seconded PD. Draft budget agreed and approved Proposed JS Seconded JLB

**11. Planning**

**a) Swale Borough Council Local Plan – Reg 18 consultation**

Consultation for Reg 18 runs from 30/10/21 to 29/11/21. The chairman & Nigel Heriz Smith were working on a draft response which would be circulated for approval. The same campaign to be run as for Reg 19, with a newsletter being produced for posting through letter boxes and the LKPC website updated with the latest news. **Action point** JS to draft newsletter for approval

**b) Highstead Park applications 21/503906/EIOUT and 21/503914/EIOUT**

The chairman had circulated a draft response which was agreed. Proposed VRR Seconded LM.  
**Action point** JS to submit to planning department

**c) Housing development of Lynsted Lane (86 Houses) - update**

This application was not on the planning committee's next agenda. JS to monitor the situation

**d) Housing development off Lynsted Lane (10-50 houses) – update**

JS was still monitoring this application which had gone very quiet.

**e) New applications**

JLB to attend a meeting on Tuesday 2<sup>nd</sup> November at 10am at ISS site on London Road to discuss the prospect of further development at ISS

21/504248/FULL Installation of an outdoor swimming pool  
Kingsdown House, Kingsdown Road, Lynsted ME9 0RA

**LKPC Response** PC to ask if the applicant would consider environmental options for this application i.e. pre moulded drop in ground type pool as opposed to a concrete pool & solar cover for pool to reduce heating

21/503580/PNQCLA-Prior notification for change of use agricultural buildings to 5no. Residential dwellings and associated operational development. Noise impacts of the development – Contamination risks on the site – Flooding risks on the site – Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwelling houses) Design and external appearance impacts on the building, and-provision of adequate natural light in all habitable rooms of the dwelling houses St Christopher’s Kingsdown Road. Lynsted. Sittingbourne. Kent  
**LKPC Response** JS had circulated a response for the planning department which had been agreed and sent.

21/504939/FULL Demolition of garden shed. Alterations to roof including ground floor front and rear flat roofs replaced with pitched roofs, insertion of roof lights to front, rear solar panels and sun tunnels. Erection of external flue to side, creation of first floor side extension, Juliet balcony to side, including internal and external alterations.  
Beaverwood. Lynsted Lane. Lynsted. Sittingbourne. Kent. ME9 0RL

**LKPC response** The PC are aware of objections from the residents of Loxley House & Loxley House annex and would like to request that the planning officer carry out a site visit to see their concerns before any decision is made.

#### **12a HIP-Lynsted & Kingsdown**

See RL comments under item 9

#### **12b Speed watch: Lynsted Lane/London Road**

No speed watch sessions had been carried out recently

#### **12c Drainage in Lynsted.**

Awaiting Southern Water to confirm funding for updating the sewerage pump in Lynsted

**12d Village gates at Kingsdown** Still awaiting installation. Sarah Ellcock has left KCC, awaiting the contact details for her replacement

**12e Planters in Parish/Village signpost** The flower planter has now been installed at Kingsdown and Cllr Carr had found a volunteer to water it.

The village signpost has been repainted and the ironwork repaired. The builder is awaiting delivery of the wooden post and hopes to install late November or early December

#### **12f LKPC Facebook page**

After discussion it was decided to take down the LKPC Facebook page as it had not been used since 2018

#### **12g Footpath map – St Peters Place/Kingsdown**

LM had been in contact with Sally Evans at Kent Downs and was awaiting some quotations for reproducing the maps **Agenda item November meeting**

### **12h Bench re-painting**

Both benches (1 on London Road; 1 on Lynsted Lane) were refurbished on 27/09/21

### **12i Kent Downs: Conyer to Doddington walking route**

Kent Downs AONB Unit are promoting a walking route linking Coast to Downs from Doddington to Conyer. The Lynsted Orchard Group are liaising with them. LM to inform Sally Evans about the changes Network Rail are making to the foot path crossing the railway line.

### **12j Queen's Green Canopy Project-Community tree planting**

VRR to converse with Nigel Heriz Smith to move this project forward

**13. Correspondence** None

**14. Consultations** None

**15 Complaints** None

### **16 Standing orders**

Item 19.3 to be amended as follows:

*If a Councillor fails throughout six consecutive months to attend any meeting of the Council they cease to automatically be a member and must resign, unless they have a statutory excuse or there are other mitigating circumstances approved by the council.*

All present agreed with amendment. Standing Orders to be updated accordingly.

**17 AOB** None

### **18. Dates of next meetings**

Mon 29<sup>th</sup> Nov 2021

Mon 13<sup>th</sup> Dec 2021

### **18a Draft meeting dates 2022**

APM to be moved to April. Draft meeting dates agreed by all

**Meeting closed at 22.10**

**Minutes prepared by Marion Mulley**