11/23

**MINUTES OF THE EXTRA ORDINARY MEETING OF TEYNHAM PARISH COUNCIL HELD ON TUESDAY 6TH JUNE 2023 AT TEYNHAM COMMUNITY HALL, 89 STATION ROAD, TEYNHAM AT 7.50PM.**

**Present:** Cllr Townson (Chairman), Cllr Brodigan, Cllr Sharman, Cllr Mann, Cllr Dixon, Cllr Barnett and Clerk Hayley Steel, SBC Bowen and SBC Speed.

**Absent:**

**1. Apologies for absence**

Cllr Simester, Cllr Tant and KCC Lehman.

**2. To confirm all registers of interests have been received and have been forwarded to the monitoring officer.**

None.

**3. Public session for 20 minutes to allow members of the public and councillors with prejudicial interests to speak on matters on the Agenda.**

Approximately 12 members of the public, plus members of our neighbouring Parish Councils were present

* A local resident, who lives in Frognal Lane, voiced concerns about the Development Plans for Frognal Lane Playing fields regarding access from Lower Road to Frognal Lane.
* Residents have met to discuss development and attended the meeting to voice their concerns.
* The Parish Clerk asked for any questions to be sent to us prior to the next meeting on 20th June that are to be addressed to Chartway & Moat when they attend the meeting on 20th June.

**4****. Provide a status update on the 'Frognal Place' development (land adjacent to Frognal Lane, Teynham). This update will include a request from the developers (Chartway/Moat) to provide an update at the Parish Council meeting on 20th June 2023.**

The Chairman gave an overview update (see below)

LOCATION

* **Location of the development:** Land Between Frognal Lane and Orchard View, Teynham. Land west of Frognal Lane over to the Ash Path; from the rear of Frognal Gardens to the Lower Road.

HISTORY

————————————

The Chairman would like to thank Cllr Brian Sharman for the following information:

12/23

The field has had a long history, starting from playing field for Residents of Teynham and Lynsted after the second World War — funded by a Welcome Home Fund.

In April 1960 — a 29-year lease with Associated Portland Cement (later taken over by Blue Circle) entered into a 29-year lease on the land on April 1st 1960, followed by a rolling one year lease.

The parish councils of Teynham and Lynsted tried to get Swale Borough Council to place a Compulsory Purchase Order on the field and include it in its Local Plan to protect it but to no avail.

The rolling one-year lease arrangement continued when the land was eventually sold to Trenport Investments.

Teynham Parish Council continued with short term leases with the now former landowner Trenport

December 2022: Land had been sold to Chartway and Moat. Land no longer available after 30th April 2023.

THE PLANNING APPLICATION

————————————————

The application ref is**:  16/507689/OUT**.

**2016:** Initial **outline proposal** for an initial proposal for commercial facilities, 300 dwellings, community facilities and link/access road

**2021:** Permission has been granted for the Outline Application reference 16/507689/OUT (with all matters reserved other than access into the site) for mixed use development including up to 300 dwellings; **employment area (Use Classes B1(a), B1(b) and B1(c) (offices, research and development, and light industrial) (up to 26,840sqm);** new link road and roundabout on A2.

The site is included in the land allocations for new development in the current Local Plan, Bearing Fruits.

Application was originally submitted at the end of 2016 but the application took a very long time to be determined.

June 2021: Outline application — determined. The developer has until 2026 to start making reserved matters applications for the details of the scheme

2023: In the last few months …

13/23

Full approval for the roundabout on the link road and the link road towards the site across the field by Frognal Lane. As I understand it, we didn’t receive notice for this planning determination of this application.

In recent weeks, the developers have held a drop in exhibition at the Community Hall. The developers call the project ‘FROGNAL PLACE’.

The developers, Chartway/Moat, have contacted the Parish Council to request a meeting. This has been scheduled for 20 June.

**5. Review initial feedback from planning consultant (dated 17th May 2023).**

Notes from **Kirsty Castle**Partner, Planning, Batcheller Monkhouse were received on 17 May 2023

I have taken the opportunity to have a very brief look at the outline application for development of the land to the east of Frognal Lane. The application was originally submitted at the end of 2016, but the application took a very long time to be determined. It is not totally clear from the documentation why that was, but I would hazard a guess that COVID and delays in completing the S106 were the most likely causes.  As a result, the outline application was not actually determined until June 2021. The developer has until 2026 to start making reserved matters applications for the details of the scheme

I have not looked at the detail of the outline application, but no doubt things will have changed in the area since 2016 and there may well be aspects of the scheme that were once of concern but no longer are and quite possibly new issues that have arisen in the intervening period.

I understand that the land has been sold to Chartway Group who have contacted Teynham PC looking to set up a meeting to discuss the site. As we spoke about, if Chartway are in the early stages of designing this development then now is the perfect opportunity to be discussing any concerns and pressure points with them.

Early engagement is always very helpful to see what solutions can be agreed thorough the design of the scheme and just as importantly to see what provision or contribution to items of benefit for the community can be negotiated and secured.

In my view having a very clear set of objectives covering what the PC wants to see resolved, mitigated or secured through the development from the very start will give firm grounding to any discussions and ensure that expectations are set from the outset.  The fact that outline consent has been granted for up to 300 dwellings means that there is little scope to argue the principle of whether the development should happen or not - it will happen, it is how it will happen that you now have an opportunity to influence in the reserved matters details. The design, the layout, the impacts and the content.

14/23

I would be delighted to help the PC navigate these early stages of negotiation and I can be flexible as to the input that you feel you need. In the first instance I have set out below a scope of work that would focus largely on providing you with guidance and assistance and playing a low-key supporting role. I have included for a preliminary meeting with the PC and to attend the meeting with Chartway group in a support capacity. The outline scope would extend to the end of the first meeting with the developer. At this point the PC may feel comfortable that all parties are clear enough on expectations to be able to continue dialogue and negotiation yourselves. If so, then we can leave things there or alternatively I can look to agree further input as and when you require or if appropriate agree another fixed set of tasks.

My proposed fee for the below would be £1750 plus mileage and VAT.

This is largely a starting point and am very happy to look at a different or more tailored approach if that would better suit.

* Review the planning history of the site, current position, content of approved outline scheme
* Meeting with PC to discuss and review any commentary made by Teynham PC at the outline stage – particularly in relation to any contribution the scheme might make to community facilities and or addressing particular needs/environmental requirements in the Teynham locality and community
* Provide further assistance to Teynham PC in formulating a clear set of realistic objectives for what the PC would like to see addressed in any future reserved matters application – including:

1)      Identifying the key concerns, the PC has about the scheme and its impacts and identifying ways in which these might realistically be addressed by the developer to mitigate or resolve the issues – either through the master planning design process or through negotiation of appropriate on/off site provision or contribution.

2)      Identifying areas or items of realistic planning gain (e.g. items of additional benefit to the community and residents of Teynham) that might be secured through negotiation

* Assistance in responding to the developer request for a meeting including establishing the scope of matters the developer initially intends to discuss and formulating a clear meeting agenda.
* Attend meeting with developer alongside Teynham PC members to help set out the PC objectives and guide initial opening discussion/negotiation.
* Assist in preparing a documented meeting note and follow up letter setting out in writing the PC clear set of objectives, negotiable and non-negotiable items.

**Kirsty Castle**

Partner | Planning

15/23

**6. Proposal: Appoint a planning consultant to advise Teynham**

**Parish Council and its response to the ‘Frognal Place’ development**

**application.  The Consultant's proposed costs are £1750 plus**

**mileage and VAT. (Note: The Parish Council can reclaim VAT after**

**payment). In summary, the aim of appointing a consultant is to**

**provide transparency, outline key concerns and identify areas or**

**opportunities of realistic planning gain (which may require**

**negotiation), for the benefit of the community and residents.  A**

**planning consultant would be able to represent Teynham Parish**

**Council (TPC), as required.**

It was moved by Cllr Dixon, seconded by Cllr Mann and

**RESOLVED:** “That Teynham Parish Council would engage a Planning Consultant at a cost not to exceed £2,500. The Finance & General Purposes Committee will decide when this money will come from”.

**7. Proposal: Work together with the neighbouring parishes of**

**Lynsted with Kingsdown PC and Tonge PC to respond to the 'Frognal**

**Place’ development, pool knowledge and information to represent**

**community views in their respective areas.**

It was moved by Cllr Townson, seconded by Cllr Barnett and

**RESOLVED**: “That Teynham Parish Council work with neighbouring parishes

of Lynsted with Kingsdown PC and Tonge PC to response to the ‘Frognal

Place’ Development, pool knowledge and information to represent community views in their respective areas”.

**8. Discuss preparation for the meeting with developers (Chartway)**

**on the 20th June, including conduct and agenda.**

* The local residents indicated that they met to discuss the development have produced a template to put their responses on the Planning Portal when to the planning application when it is submitted. We asked them to wait as we are in the process of setting up a Working Group made up of Parish Councillors and local residents.
* Teynham PC indicated that once the application had been submitted TPC would send a mail drop (flyer) to each household with details of how to respond to the planning application.
* TPC indicated that we would create a dedicated webpage to host information about the development in one place.
* The Parish Council clarified that this development had already received Outlining Planning approval, so will be going ahead, but what the development looks like is where we can put our input and ideas.
* Residents were encouraged to email their questions to the Clerk so that we can ask the Developers on their behalf.

16/23

**9. Proposal: Use financial software package (cloud based) to**

**monitor and report on the Parish Council’ s financial information.
Is this the correct agenda title? I think it was updated.**

* The Parish Council finances are currently managed using Excel Spreadsheets. As our finances become more complex, TPC are currently looking into options for financial software (which is cloud based to provide greater resilience) to help produce a range of management report.
* It was agreed to refer the details to the F&GP Committee, and return to the full Parish Council with the preferred solution.

**10. Advanced Notice of Items for the Agenda of the next Ordinary**

**Meeting.**

To be sent to Clerk.

**11. To note the following Meeting Dates.**

* Tuesday 20th June 2023 Ordinary Meeting
* Tuesday 25th July 2023 Ordinary Meeting
* Tuesday 12th September 2023 Ordinary Meeting
* Tuesday 24th October 2023 Ordinary Meeting
* Tuesday 12th December 2023 Budget/Precept & Ordinary Meeting

**12. Chairman’s Closing Remarks.**

The Chairman provided a brief update on recent activities:

1. We replied to the Railways Crossing Closure.
2. Responded to the former Drs Surgery being sold.
3. Cllr Brodigan met with SB Councillors regarding the car park at Blossom Grove.
4. The Chairman spoke at the SBC Planning committee against the development of 380 houses in Tonge.
5. The Chairman and Vice Chairman attended the meeting at the Swan that was arranged by residents regarding the Frognal Development.
6. Teynham News will be coming out soon.

The Chairman thanked everyone for coming and the meeting closed at 9.02pm.