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**MINUTES OF THE EXTRA ORDINARY MEETING OF TEYNHAM PARISH COUNCIL HELD ON TUESDAY 20TH JUNE 2023 AT TEYNHAM COMMUNITY HALL, 89 STATION ROAD, TEYNHAM AT 7.30PM.**

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

**Absent:**

**1. Apologies for absence**

Cllr Tant, SBC Bowen 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.**

None.

**4. Chairman’s Report**

The Chairman provided an update on Community Policing and the return to the traditional neighbourhood police model across Kent, which means named police officers for our ward. He also noted the update included a commitment to meet Parish Councils once a quarter.

* The Clerk informed the PC that our new Police Office Kirsten Jones had made contact and is hoping to join our next PC meeting on 25th July. Police Office Kirsten Jones is aware of the graffiti, vandalism and cars doing donuts on the Meadow and is going to contact Swale CCTV on our behalf as the Clerk has not heard back from them.

The Chairman explained that there was a lot of work going on from Developers around the village – on all four main roads (London Road, Frognal Lane, Lower Road and Station Road) – which is creating grid lock at times. He is going raise awareness with Swale Borough and KCC Councillors and see if greater co-ordination between different developers will help the situation.

The Chairman explained that the F&GP Committee had met has week to reviewed operational Risks for the Parish Council. We are currently updating the information and will share with the full council early next week.

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**5. Frognal Place Development**

**To receive a presentation from Chartway, the developer, on the Frognal Place Development (presentation not exceeding 20 minutes) and to request Chartway to respond to a set of written questions. Overall time limit of 60 minutes.**

The Developers gave their presentation which last about 30 minutes.

(Note: Following the meeting, a copy of the developer’s presentation has been uploaded on to the Parish Council’s website.)

Follow the link below to view the full presentation.

<http://www.teynhamparishcouncil.org/Frognal_Place_45155.aspx>

The Chairman then asked a series of questions that had been prepared by the PC and members of the public. The questions were grouped in to six sections:

**Planning Process**

● In terms of planning, what are the next steps (and dates). Reply – Planning application will be submitted during summer 2023.

● What’s the status of the planning of the surgery in common space at the top of the Frognal Field. Reply – We (the developers) don’t own this section of land.

● The initial outline planning had commercial buildings that would bring in work opportunities - without that how can you proceed with just housing? (**resident)** Reply – Because the original application was in phases, and this will be in phases it has been allowed to stand. At the time of bidding for the land there was little interest in the commercial area of the site.

**Infrastructure**

● The existing infrastructure can’t cope with the existing number of houses.

● Water (and waste) are a major concern, closely followed by electric supply and gas. (**resident**). What steps are being undertaken to increase the infrastructure capacity?

Reply – A certain amount of money will be given to the utility companies to provide the required level of services for the new houses, and often this has benefits for the wider community.

**Construction phase**

● There are a number of major building projects running at the same time in the local area, which are creating gridlock and a continuous cycle of road closures.

● What steps are planned to reduce the impact on the existing community?

● Why can't residents continue to use the former playing field before formal planning consent/building work starts? Reply - The site needs to be secure (under CDM – constriction design management - regulations) as various activities are taking place on parts of it and it would be a health and safety issue.

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● **Resident**: The entrance to the playing field in Frognal Lane has been blocked off;

**Teynham Parish Council -** this now means that there is no safe passage

for pedestrians to walk up Frognal Lane safe from motorists who on many occasions are driving too fast.

● What have you found during the initial archeological dig Reply – We can share details in the Teynham News.

**Impact on the existing community**

● There are many concerns about the impact on existing residents during the construction phase and once development has been built eg. noise, traffic and road access, blocked PROW; air quality; congestion) Reply – 2 Public rights of way are being upgraded for the use by residents.

● How will these concerns be addressed? Reply – they wish to communicate through the whole process and we can voice concerns to them at any stage.

**Benefits for Teynham and the wider community**

● What are the benefits for the community?

Reply – Community sports facilities; Community orchard (allotments); Community Pavilion. These facilities would be offered for a peppercorn rent for 25 years. Longer term, subject to discussion.

**Community facilities (maintenance and upkeep)**

● Who will look after the initial snagging and long-term issues of the community facilities, including streetlights, services (eg Collecting bins from houses); Common land - bins; landscaping; sports facilities; The Pavlion. Reply – After snagging and everything has been signed off it will be handed

over to a Management Company and Moat Housing will be part that to represent their residents.

● Will roads and roundabouts be adopted by KCC? Reply – the Roundabout and road leading to estate will be built to a standard so that it can be adopted by KCC. All roads/streetlighting etc within the Frognal Place development will remain with the Management Company.

**6. ‘Community Assets’ (15mins)**

**a. To receive a brief overview of ‘Community Assets’**

**b. To review proposed ‘List of Community Assets’, with a view to update the list and submit recommendations to SBC.**

The Chairman gave a brief overview and will follow up with an email and it will be discussed at the next PC meeting. **Item carried forward.**

**7. Community Groups (10 mins)**

**To discuss and agree opportunities to create greater links/representation with local local community groups.**

The Chairman gave a brief overview that we could have more contact with community groups and clubs. He will email the document and it will be discuss this at the next PC meeting. **Item carried forward.**

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**8. Planning Consultant (5mins)**

**To consider and agree to the Finance and General Purposes Committee recommendation that the approved £2,500 be sourced from the underspend of the budget for the ‘Playing Fields’.**

**The Finance & General Purposes Committee met last week and agreed that the money would be £1,800 from money not being paid for the Frognal Lane Playing Fields and subsequent grass cutting on there would cover the other £700.**

It was move by Cllr Sharman, seconded by Cllr Barnett and

**RESOLVED:** “That that the Parish Council agree to the Finance & General Purposes Committee recommendation that the £2,500 for the Planning Consultant to funded by the £1,800 not being paid to Trenport for the Frognal Lane Playing Field and the rest from subsequent grass cutting costs no longer needed”.

**10. To receive a report from the Transport Representative.**

Nothing to report.

**11. To receive reports of any potholes and/or pathway damage**

**considered to require remedial action.**

Pothole report circulated by Cllr Brodigan two weeks ago.

**12. Accounts (Appendix A & B).**

It was agreed that a list of payments/receipts be given to the PC at the next meeting. The PC were given an update on online banking and banking software and reporting.

**13. Reports of Committee Chairman**

**a) Planning** – Responded to 2 domestic planning applications and the Teynham School planning application

**b) Amenities** – Graffiti and vandalism has been reported and have asked Swale CCTV to look at footage.

**c) Finance and General Purposes** – Met last week**;** reviewed operational Risks for the Parish Council. To be share with full council early next week.

**d) Editorial** – TN will be proofed week of 26th June and distributed beginning of July.

**e) Teynham Community Hall** – Nothing to report.

**14. Reports by representatives on outside organisations**

**a) TVHMC** – nothing to report

**b) KALC Swale Area Committee** – The Chairman attended the meeting, which included an update on the new policing model for the whole of Kent, with the return of local police officers in our ward.

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**15. To agree any items justifying a request for a joint meeting with LwKPC.**

The Chairman informed the Chairman of Lynsted with Kingsdown that we would be setting up a working group regarding the Frognal Place development and would be in contact shortly. It was also noted that we will make contact with the Tonge PC as well.

**9. Closed session: Freedom of the Parish (10 mins)**

**a. To discuss and agree the proposals to award one/two persons Freedom of the Parish.**

Two people have been nominated to receive the Freedom Of the Parish Award this year.

It was move by Cllr Barnett, seconded by Cllr Mann and

**RESOLVED:** “That the two nominated recipients receive the Freedom of the Parish Award”.

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

**Meeting.**

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

* 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

**18. Chairman’s Closing Remarks**

The Chairman thanked everyone for coming and the meeting closed at 9.40pm.