

ST JAMES, ISLE OF GRAIN, PARISH COUNCIL

M I N U T E S

30th JULY 2024

PARISH COUNCIL MEETING HELD
IN THE VILLAGE HALL AT 19:00

Present:

Councillor P Blakeley (Chairman)
Councillor A G Jones
Councillor Mrs G Sands
Councillor Ms H von der Holle
Councillor D Warrington

In Attendance:

Mrs Christine Gurr – Parish Clerk

Recording, filming and broadcasting of the meeting:

- There were no members of the press and public present.

Apologies for absence (received and accepted):

Councillor Mrs C Hardingham - Work commitment
Councillor H Ogunfemi - Work commitment
Councillor T Sands - Unwell
Councillor Ms J Sharp - On holiday

(To avoid possible disqualification under the 6-month rule, Councillors must provide a reason for non-attendance)

Declarations of disclosable pecuniary Interests (DPIs):

- A member need only disclose at any meeting the existence of a disclosable pecuniary interest (DPI) in a matter to be considered at that meeting **if** that DPI has not been entered on the disclosable pecuniary interests register maintained by the Monitoring Officer.
- A member disclosing a DPI at a meeting must thereafter notify the Monitoring Officer in writing of that interest within 28 days from the date of disclosure at the meeting.
- A member **may not participate** in a discussion of or vote on any matter in which he or she has a DPI (both those already registered and those disclosed at the meeting) and **must withdraw** from the room during such discussion/vote.
- Members may choose to voluntarily disclose a DPI at a meeting even if it is registered on the council's register of disclosable pecuniary interests but there is no legal requirement to do so.
- Members should also ensure they disclose any other interests which may give rise to a conflict under the council's code of conduct.
- In line with the training provided to members by the Monitoring Officer members with also need to consider bias and pre-determination in certain circumstances and whether they have a conflict of interest or should otherwise leave the room for Code reasons.

The following DPIs were received:

- None

(A Councillor who declares a DPI must withdraw from the room unless a dispensation has been obtained from Medway Council's Monitoring Officer)

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Urgent matters by reason of special circumstances

- Councillor Warrington had a report which would be dealt with during the confidential session.

24.90 Minutes

The minutes of the following meetings were accepted as an accurate record of the proceedings:

- Parish Council – 28th June 2024
 - Proposer: Councillor Jones
 - Seconder: Councillor Warrington
- Parish Council – 16th July 2024
 - Proposer: Councillor Jones
 - Seconder: Councillor Mrs G Sands

ITEMS FOR DISCUSSION, RESOLUTION, OR REPRESENTATIONS

19:05 *The meeting was adjourned to receive a verbal report from the Chairman of the Fete Committee*

24.91 Report from Fete Committee

Members reviewed the following document, in conjunction with the verbal report:

- Email dated 23rd July 2024 from Mrs Lorraine Giddy, Secretary of Grain Fete Committee reporting on the Fete held on 20th July 2024.

Action/Comments Agreed:

Members thanked the Chairman of the Fete Committee for his report.

19:15 The meeting was recommenced.

24.92 Village Hall Boundary

Members discussed the following:

- Email dated 7th July 2024 from a resident living adjacent to the grassed area surrounding the Village Hall regarding vandalism by persons gathering in that area.

Action/Comments Agreed:

Members expressed their sympathy for the problems being caused by local youths and commented that:

- There are no practical steps that could be taken to alleviate the problems;
- Urge the residents to report all such incidents to the police;
- The Parish Council will refer the matter to the local police officers for their advice and/or action, as appropriate.

24.93 Update on Pavilion Refurbishment

Members reviewed the following:

- Email exchange from 18th to 22nd July 2024 between GPC and Samantha Fenn Organisation Management Specialist and

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Wellbeing Champion for Capacity 25 Project giving an update on the progress of the refurbishment of the Pavilion.

Action/Comments Agreed:

Report noted.

24.94 Shared Access Upgrade Works – Pavilion Car Park

Members discussed the following:

- Email dated 5th July 2024 from Charles Thomas Director of Up Connect detailing the calculation of the £2,000 offer for the proposed upgrade works at the above site.

Action/Comments Agreed:

It was proposed by Councillor Warrington, seconded by Councillor Mrs G Sands, and agreed to comment that:

- The calculation of the value of the land is flawed as it is not an isolated parcel of land but is part of a larger land holding which has more potential for development;
- The letter dated 8th August 2023 from Shared Access refers to the surrender of the Lease and simultaneously entering a new Lease – thus reference to the remaining 18 years on the existing lease is irrelevant;
- Members await a substantially increased offer for a new Lease for the considerably larger site.

19:50 Exclusion of the Press and Public

The Parish Council resolved that under Section 100A(4) of the Local Government Act 1972, the Press and Public be excluded from the meeting for the consideration of the following items on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 1 in Part 1 of Schedule 12A of the Act.

24.95 Update on BESS Proposal – Whitehouse Farm

There was a confidential discussion of a potential contract.

Action/Comments Agreed:

Actions were agreed on proposition by Councillor Warrington, seconded by Ms von der Holle:

24.96 Potential Assistance

There was a confidential discussion of potential assistance.

Action/Comments Agreed:

Actions were agreed.

20:26 The Meeting was re-opened to the press and public

24.97 Authorisation of Payments of Accounts

Schedule of cheques, BACS and Direct Debit payments for July 2024 for approval:

- Revenue Account: £9,284.94



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- Capital Account: Nil
- **TOTAL PAYMENTS: £9,284.94 (inclusive of VAT)**

Action/Comments Agreed:

It was proposed by Councillor Warrington, seconded by Councillor Blakeley, and agreed, that the schedule of payments, as *per* Appendix 1, was approved.

24.98 Revenue and Capital Receipts Report

Schedule of receipts during June 2024 for information:

- Revenue Account
 - Cash/cheques: £213.60
 - BACS deposits: £506.18
- Capital Account
 - Cash/cheques banked: Nil
 - BACS credits: Nil
- **TOTAL RECEIPTS: £719.78 (inclusive of VAT)**

Action/Comments Agreed:

It was proposed by Councillor Blakeley, seconded by Councillor Mrs Sands, and agreed, that the schedule of receipts, as *per* Appendix 2, was accepted.

24.98 Consideration of Planning Applications

The following applications were examined, discussed, and comments thereupon agreed on proposition by Councillor Blakeley and seconded by Councillor Jones:

MC/24/1213

Land Rear of Old Vicarage, High Street

- *Outline application with all matters reserved for construction of two dwellings*

Comment/s agreed:

Members object to this application for the following reasons:

- *It is entirely inappropriate to approve further development in this small village which has limited facilities;*
- *The proposed access road to these dwellings is inadequate and would create a dangerous access onto the very narrow High Street;*
- *The extra traffic thus generated would result in an unacceptable level of congestion on the only access road to St James' Church of England Primary Academy and the properties beyond;*
- *No further development should be approved until considerable improvements are made to the B2001 and A228 to bring them up to an acceptable standard.*

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MC/24/1154

Nore View, High Street

- *Creation of a vehicular crossover with associated works.*

Comment/s agreed: Members had no comments.

Members also reviewed the Appeal Decision dated 19th July 2024 (Ref: APP/A2280/W/23/3329042) which dismissed the appeal against the refusal of planning permission for the following development:

MC/23/0217

8 St James Close

- *Erect a bungalow on land adjacent to 8 St James Close*

24.99 Reports from meetings/events hosted by outside organisations

Councillor T Sands reported that the KALC meeting scheduled for 24th July 2024 had been cancelled.

Action/Comments Agreed:

The minutes of the meeting/s (if applicable) will be copied to all members when they become available.

24.100 General Correspondence

The following correspondence was received:

26/07/24

Letter from Medway Council enclosing Medway Local Plan 2041 Regulation 18 for comment by 8th September 2024.

Action: Circulate to all members with comments sheets for collation at the PC meeting scheduled for 3rd September 2024.

22/07/24

Letter from Copper Rivet Distillery enclosing 10% OFF vouchers for The Pumproom Restaurant & Bar for use until 31st December 2024

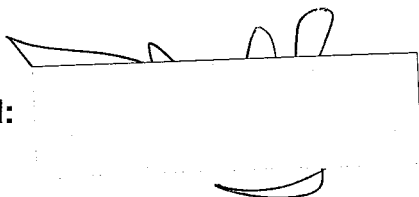
Action: Distribute to all Members.

Action/Comments Agreed:

As noted above.

20:26 *There being no further business, the meeting was closed.*

Signed:



Date:

1/10/2024.

APPENDIX 2

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REVENUE & CAPITAL RECEIPTS REPORT

REVENUE ACCOUNT

Cash/Cheques	Receipt No 6723 to 6727
~ Garages	£213.60
~ Village Hall Lettings	£0.00
~ Wayleaves	£0.00
~ Other	£0.00
TOTAL: £213.60	

BACS Deposits	Bank Statement 007/2024
~ Garages	£355.18
~ Village Hall Lettings	£51.00
~ Other	£100.00
~ Other	£0.00
TOTAL: £506.18	

CAPITAL ACCOUNT

Cash/cheques	Receipt No 6723 to 6727
~ Other	£0.00
TOTAL: £0.00	

BACS deposits	Bank Statement 007/2024
~ Other	£0.00
TOTAL: £0.00	

TOTAL RECEIPTS FOR JUNE 2024: £719.78