

# ST JAMES, ISLE OF GRAIN, PARISH COUNCIL

## M I N U T E S

25<sup>th</sup> FEBRUARY 2025

PARISH COUNCIL MEETING HELD  
IN THE VILLAGE HALL AT 19:04

**Present:**

Councillor P Blakeley (Chairman)  
Councillor Mrs C Hardingham  
Councillor A G Jones  
Councillor H Ogunfemi  
Councillor Mrs G Sands  
Councillor T Sands (Vice Chairman)  
Councillor Ms H von der Holle

**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 Ms J Sharp - Unwell  
Councillor D Warrington - 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.

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The following DPI was received:

Agenda Item	Name of Member	Reason
10	Councillor Mrs C Hardingham	Planning application MC/25/0233 relates to her private dwelling.

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

## Urgent matters by reason of special circumstances

- The following two items were discussed as a matter of urgency:

### 25.18 Repairs to Gator

Email dated 25<sup>th</sup> February 2025 from Steve Burgess, Service Coordinator for Tuckwells detailing urgent repairs to the Gator totalling £549.25 plus VAT.

#### **Action/Comments Agreed:**

It was proposed by Councillor Blakeley, seconded by Councillor Mrs Hardingham, and agreed, to accept the quotation.

### 25.19 Parking of large vehicles

Councillor Jones reported that several residents had complained about the overnight parking of large commercial vehicles which were causing obstructions on narrow village roads.

#### **Action/Comments Agreed:**

The Clerk confirmed that this issue had been included in a recent email to Medway Council Highways Department, along with other highway issues, to which a reply was awaited.

### 25.20 Minutes

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

- Finance Committee – 28<sup>th</sup> January 2025
  - Proposer: Councillor T Sands
  - Seconder: Councillor Blakeley
- Parish Council – 28<sup>th</sup> January 2025 (including Confidential Notes)
  - Proposer: Councillor T Sands
  - Seconder: Councillor Ms von der Holle
- Parish Council – 4<sup>th</sup> February 2025 (including Confidential Notes)
  - Proposer: Councillor T Sands
  - Seconder: Councillor Blakeley

## ITEMS FOR DISCUSSION, RESOLUTION, OR REPRESENTATIONS

### 25.21 Utility Aid – Comparison of Quotations from Energy Suppliers

Members discussed at length the email dated 14<sup>th</sup> February 2025 from Louise Duffy, Scotland Sales Manager for Utility Aid enclosing:

- Energy Outlook for January 2025;
- Electricity quotes from potential suppliers;

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- Gas quotes from potential suppliers

**Action/Comments Agreed:**

It was proposed by Councillor Blakeley, seconded by Councillor Ogunfemi, and agreed, to accept the following quotations:

- Electricity
  - Crown: Term 24 – Product: You Fix, Fuel: NHH - offering an estimated annual saving of 40.44%
- Gas
  - Crown, Term 24 – Product: You Fix, Fuel: Gas – offering an estimated annual saving of 25.9%

### 25.22 Thames Path/KCIIIIECP National Trail – Marker Proposal

Members reviewed the email exchange between GPC and Thomas Kennedy, National Trail Officer for King Charles III England Coat Path (Southeast) dated 02/12/24 to 05/02/25 regarding the installation of a Marker in the Coastal Park.

**Action/Comments Agreed:**

It was proposed by Councillor Blakeley, seconded by Councillor Mrs Hardingham, that a site meeting be arranged which Councillors Mrs & Mr Sands and Ms von der Holle (if available) to discuss a final design and location (possibly near the existing notice boards).

### 25.23 Hoo Community Infrastructure Framework – Have Your Say

Members discussed the email dated 10<sup>th</sup> February 2025 from Paul Cowell, Head of Culture and Libraries for Medway Council requesting comments on the above consultation - three copies of which had been circulated to members.

**Action/Comments Agreed:**

It was proposed by Councillor Sands, seconded by Councillor Mrs Sands, and agreed, that the Clerk would amalgamate members individual comments into a formal response to meet the deadline of 16<sup>th</sup> March 2025.

### 25.24 Quotation for Village Hall Soffits, fascias and guttering

Members discuss the email dated 5<sup>th</sup> February 2025 from Mr Alan Jones quoting the following:

- Materials - £1,468.34 plus £293.68 VAT;
- Skip - £300;
- Labour - £1,760
- Sundries - £15
- Delivery – TBC
- **TOTAL: £3,543.34**

**Action/Comments Agreed:**

It was proposed by Councillor Mrs Hardingham, seconded by Councillor Blakeley, and agreed, to:

- Accept the quotation dated 5<sup>th</sup> February 2025 in the sum of £3,543.34 (excluding VAT);

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- This work to be funded from the £6,793.60 remaining from the NeuConnect Grant of £ 27,843.60 of which £21,843.60 (excluding VAT) has been spent on roofing of Village Hall;
- Proposed Installation of Pigeon spikes had not yet been costed.

## **25.25 Strengthening The Standards & Conduct Framework for Local Authorities in England**

Members discussed the email dated 9<sup>th</sup> January 2025 from Society of Local Council Clerks stating that comments on the above consultation must be made to the Ministry of Housing, Communities & Local Government - three copies of which had been circulated to members.

### ***Action/Comments Agreed:***

It was proposed by Councillor Ogunfemi, seconded by Councillor Sands, and agreed, that the Clerk would amalgamate members individual comments into a formal response to meet the deadline of 26<sup>th</sup> February 2025.

## **25.26 Nautilus Interconnector Project Update – November 2024**

Members reviewed the following documents:

- Email dated 13<sup>th</sup> November 2024 from Lauren Naden, Senior Lands Officer for National Grid Ventures enclosing a letter providing an update on the Project;
- Email dated 9<sup>th</sup> January 2025 from Jemima Bright of National Grid stating that further ecological surveys will be required from March 2025;
- Update on National Grid Ventures' Nautilus Interconnector Project dated 1<sup>st</sup> August 2024 stating that the project had not been approved by Ofgem.

### ***Action/Comments Agreed:***

It was proposed by Councillor Blakeley, seconded by Councillor Mrs Hardingham, and agreed, to await further information from Jemima Bright of National Grid Ventures before agreeing to further surveys of Parish Council land.

## **25.27 Kent & Medway Local Nature Recovery Strategy public consultation**

Members reviewed the email dated 21<sup>st</sup> January 2025 from Elizabeth Milne, Natural Environment & Coast Manager, for Kent County Council giving details of the above consultation and asking for comments by 12<sup>th</sup> March 2025.

### ***Action/Comments Agreed:***

It was agreed that the email should be forwarded to all members so that they could respond to this consultation individually as a parish council response was not required.

## **19:42 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***

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*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.*

## **25.28 Update on BESS Proposal – Whitehouse Farm**

There was a confidential discussion of the potential contract.

### **Action/Comments Agreed:**

No action required at this time.

## **25.29 Update on Shared Access Upgrade Works – Pavilion Car Park**

There was a confidential discussion of the potential contract.

### **Action/Comments Agreed:**

Actions were agreed on proposition by Councillor Ms von der Holle and seconded by Councillor T Sands.

## **19:53 The Meeting was re-opened to the press and public**

## **25.30 Authorisation of Payments of Accounts**

*Schedule of cheques, BACS and Direct Debit payments for February 2025 for approval:*

- Revenue Account: £4,440.93
- Capital Account: Nil
- **TOTAL PAYMENTS: £4,440.93 (inclusive of VAT)**

### **Action/Comments Agreed:**

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

## **25.31 Revenue and Capital Receipts Report**

*Schedule of receipts during January 2025 for information:*

- Revenue Account
  - Cash/cheques: £939.84
  - BACS deposits: £6,421.35
- Capital Account
  - Cash/cheques banked: Nil
  - BACS credits: Nil
- **TOTAL RECEIPTS: £7,361.19 (inclusive of VAT)**

### **Action/Comments Agreed:**

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

## **20:06 Councillor Mrs Hardingham declared a disclosable pecuniary interest in planning application MC/25/0233 and took no part in the discussion.**

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## 25.32 Consideration of Planning Applications

The following applications were examined, discussed, and comments thereupon agreed upon proposition by Councillor Blakeley, seconded by Councillor Ms von der Holle:

**MC/25/0233**

**Land at rear of The Old Vicarage, High Street**

- Construction of 4 No. detached self-build dwellings with associated parking and landscaping

*Comment/s agreed:* Members objected to this development and reiterate their comments made on the previous applications.

**MC/25/0287**

**Padadar Cement Casting, Thamesport**

- Installation of a mobile concrete batching plant and associated works.

*Comment/s agreed:* Members had no comments.

## 25.33 Reports from meetings/events hosted by outside organisations

Councillor T Sands reported on a recent meeting of the SSE Thermal Funding Panel which offers grants of up to £2,000 for local groups. A new funding round is due after April 2025.

### **Action/Comments Agreed:**

It was agreed to:

- Contact Stacey McGregor and ask if installation of a handrail at Church Beach (alongside the existing steps) is included in the proposed PROWs upgrade;
- If not, prepare an application for the handrail from the SSE scheme.

## 25.34 General Correspondence

The following correspondence was received:

07/02/25

Letter from National Grid regarding overhead line refurbishment works – Tilbury to the Isle of Grain planned for 2027.

### *Actions/Comments Agreed:*

- Complete the questionnaire regarding Whitehouse Farm.

19/02/25

Letter from a potential buyer of a property in Grain asking for information about the PCR certification of houses following an upgrade in the 1990s.

### *Actions/Comments Agreed:*

- Members did not have any information about the scheme which commissioned and supervised by Medway Council and suggesting that it may be noted on the title deeds of the properties concerned.

09/01/25

Email from Business Stream querying the lack of water consumption on the former

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allotment site (adjacent to PROW RS2) for which a standing charge of £0.22 per day is still in force.

*Actions/Comments Agreed:*

- Investigate the cost of an initial survey to determine the cost of a permanent disconnection of the supply.

10/02/25

Email from a resident enquiring about using the area adjacent to Seaview Meadow for parking for a family event on 16<sup>th</sup> August 2025.

*Actions/Comments Agreed:*

- Reply that the area is not maintained as a formal car park so no responsibility can be accepted for any vehicles parked there.

**20:24** *There being no further business, the meeting was closed.*

Signed: 

Date: 1-4-2025

**APPENDIX 1**  
**ST JAMES, ISLE OF GRAIN, PARISH COUNCIL**  
**LIST OF PAYMENTS AGREED/APPROVED - FEBRUARY 2025**

<b>Cheque Number</b>	<b>Supplier/Payee</b>	<b>Amount £</b>	<b>VAT £</b>	<b>Total £</b>	<b>Expenditure Category</b>
<b>Revenue Account</b>					
123180	Salaries & Expenses - see below				Salaries
123181	Salaries & Expenses - see below				Salaries
123182	Salaries & Expenses - see below				Salaries
123183	Paul Akehurst	150.00	0.00	150.00	V/H M&R
123184	Boyds Electrical Ltd	140.00	28.00	168.00	V/H M&R
123185	KALC	140.00	28.00	168.00	Administration
123186	Vision ICT Ltd	65.00	13.00	78.00	Administration
				-	
	<i>Salaries &amp; Expenses</i>	3,250.88	5.58	3,256.46	Salaries
	<b>Total - Cheques/BACS</b>	<b>3,745.88</b>	<b>74.58</b>	<b>3,820.46</b>	
<b>Revenue Account - Direct Debits</b>					
31/01/2025	Veolia ES (UK) Ltd	417.16	83.43	500.59	V/Hall M&R
01/02/2025	Blueraq Networks Ltd	20.00	4.00	24.00	Administration
	Business Stream			0.00	V/H Water
27/02/2025	Business Stream	42.97	0.00	42.97	Water
23/02/2025	EE Broadband	52.91	0.00	52.91	Telephone
	SS Gas Ltd	0.00	0.00	0.00	Gas
	Southern Electric	0.00	0.00	0.00	Split
	<b>Total - Direct Debits</b>	<b>533.04</b>	<b>87.43</b>	<b>620.47</b>	
<b>TOTAL REVENUE PAYMENTS</b>		<b>4,278.92</b>	<b>162.01</b>	<b>4,440.93</b>	
<b>Capital Account</b>					
<b>TOTAL CAPITAL PAYMENTS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	Capital
<b>TOTAL PAYMENTS FOR FEBRUARY 2025</b>		<b>4,278.92</b>	<b>162.01</b>	<b>4,440.93</b>	



## APPENDIX 2

### ST JAMES, ISLE OF GRAIN, PARISH COUNCIL

### REVENUE & CAPITAL RECEIPTS REPORT

#### REVENUE ACCOUNT

Cash/Cheques	Receipt No 6758 to 6764
~ Garages	£697.24
~ Village Hall Lettings	£242.60
~ Wayleaves	£0.00
~ Other	£0.00
TOTAL: £939.84	

BACS Deposits	Bank Statement 002/2025
~ Garages	£554.18
~ Village Hall Lettings	£5,867.17
~ Other	£0.00
~ Other	£0.00
TOTAL: £6,421.35	

#### CAPITAL ACCOUNT

Cash/cheques	Receipt No 6758 to 6764
~ Other	£0.00
TOTAL: £0.00	

BACS deposits	Bank Statement 002/2025
~ Other	£0.00
TOTAL: £0.00	

**TOTAL RECEIPTS FOR JANUARY 2025: £7,361.19**