

Agenda

Eastern Area Committee Meeting

Date: Tuesday, 10 December 2024

Time 7.00 pm,

Venue: The Sydney Room, The Alexander Centre, 17 Preston Street, Faversham ME13 8NZ*

Membership:

Councillors Lloyd Bowen, Alex Eyre, Charles Gibson (Chair), Kieran Golding, Alastair Gould, Carole Jackson, Rich Lehmann, Claire Martin, Ben J Martin (Vice-Chair), Hannah Perkin, Julien Speed and Terry Thompson.

Quorum = 3

Pages

Information about this meeting

Members of the press and public can listen to this meeting live. Details of how to join the meeting will be added to the website by 9 December 2024.

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1. Emergency Evacuation Procedure

Visitors and members of the public who are unfamiliar with the building and procedures are advised that:

- (a) There is no scheduled test of the fire alarm during this meeting. If

the alarm does sound, please leave the building quickly without collecting any of your possessions, using the doors signed as fire escapes.

- (b) Assemble outside where directed. Await instructions before re-entering the building.
- (c) Anyone who requires assistance in evacuating the building, should make themselves known during this agenda item.

2. Apologies for Absence

3. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

4. Minutes

To approve the [Minutes](#) of the meeting held on 3 September 2024 (Minute Nos. 179 – 192) as correct records.

5. Police and Community Safety updates

6. Empowering You in Swale

7. Animate Arts Company

8. Flooding in the Eastern Area

5 - 8

9. Matters arising from previous meetings

9 - 12

10. Public Forum

11. Reports/updates from Parish/Town Councils

12. Local issues to be raised

13. Matters referred to Service Committee Chairs for consideration

Issued on Monday, 2 December 2024

The reports included in Part I of this agenda can be made available in alternative formats. For further information about this service, or to arrange for special facilities to be provided at the meeting, please contact democratic.services@swale.gov.uk. To find out more about the work of committees, please visit www.swale.gov.uk

**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

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Swale Eastern Area Committee Flooding Tracker

The below tracker is an attempt to note and track all flooding occurring across our communities, the responsible parties and what action has been taken so that we are better able to resolve these issues, identify any patterns and push for wider changes that might benefit everyone affected by flooding. If you have an instance of flooding in the Eastern area or an update on one of the locations listed below please contact Cllr Charles Gibson who will update the tracker as regularly as possible ahead of Area Committee Meetings.

Serial	Location	Notes	Who is Responsible	Last Action Taken	Outcomes
1	Abbey – Whitstable Road Rec	Run off from the recreation Ground is a contributing factor. Recent works have improved the situation but it is not solved.	Swale Borough Council	Remedial Action taken last Autumn.	
2	Abbey – Whitstable Road Bus stops	there are blocked drains that are completely impacted with earth. This contributes to the surface water flooding at the bottom of the road and also localised flooding near the bus stops. This system is untested	Kent County Council	Were Scheduled to be cleared by KCC 14/12/23 this did not occur	
3	Abbey – Church Road	This is largely due to heavy leaf shedding blocking the drains along the pavement. Needs more regular clearance with road sweeper in the autumn and more regular attention to the clearance of the drains.	Kent County Council	Repeatedly reported in autumn 23	
4	Abbey – Orchard Place	Surface Water flooding linked to Serial 1.	Swale Borough Council	Reported repeatedly 2023-24	
5	Abbey – Conduit street	Surface Water flooding repeatedly due to insufficient/blocked drains/gullies.	Kent County Council	Repeatedly reported.	
6	St Anns – Tanners Street	Towards South Road, surface water flooding due to inadequate drainage.	Kent County Council	Repeatedly reported. Drainage enquiry 737456 Still no improvement August 24 Possibly overhanging trees contributing. Could the sludge drains be cleared? Question asked Oct 2024.	

7	St Anns/Watling – Forbes Road under bridge	floods badly in heavy rain in the dip under the bridge. There is clearly inadequate drainage in this area.	Kent County Council	Repeatedly reported	
8	St Anns – Curtis Way opposite Stonebridge Pond				
9	St Anns – Oare Street/Western Link Road	Insufficient drainage/camber	Kent County Council	Reported repeatedly 2023-24	
10	Watling – Love Lane Cemetery	opposite the entrance to the cemetery often floods in heavy rain and takes some time to drain in the following days pushing cars out onto the opposite side of the road.	Kent County Council	Reported repeatedly 2023-24	
Page 6	Watling – London Road	opposite the Ashford Road junction outside the entrance to the small group of houses that are offset from the road floods regularly in even light rain.	Kent County Council	Reported repeatedly 2023-24	
12	Watling – Ashford Road	whole of the Ashford Road from the new roundabout on the pavement site only has one drain which is inadequate drainage for the area.	Kent County Council	Reported repeatedly 2023-24	
13	Teynham and Lynstead – Frogal Lane	The residents at No: 42 reported their toilet again unusable for two days due to a "back up". No: 36 reports the manhole in his back garden overflowing and a disgusting smell in his ground floor bathroom. No: 37 reports an overflowing manhole. Contractors have been out on numerous occasions but are unable to provide a permanent fix. No: 43 reports sewage flowing into their rear garden from the manhole cover approximately every six months. The residents at No: 42 reported their toilet	Sewage Works	Reported repeatedly 2023-24	

		<p>again unusable for two days due to a "back up". No: 36 reports the manhole in his back garden overflowing and a disgusting smell in his ground floor bathroom. No: 37 reports an overflowing manhole. Contractors have been out on numerous occasions but are unable to provide a permanent fix. No: 43 reports sewage flowing into their rear garden from the manhole cover approximately every six months.</p> <p>It is reported that raw sewage runs down Frogal Lane approx twice a year and thence down the drives of the residents' houses. In heavy rain, there is always a flood in the adjacent orchard. Residents report wastewater coming out of the verge. The sewage works would appear to already be full and running at full capacity. Contractors on site have advised there is no ability to upgrade it. Not only does the plant itself need upgrading, but the underground pipework also appears to be failing. Tankers are having to be brought in to remove excess sewerage every two weeks.</p> <p>This is likely to get worse when 290 more homes are added and an upgrade is urgently required.</p>			
14	Teynham and Lynstead - Hempstead Lane, Tonge End	<p>Every time it rains, the drains at the Tonge end of Hempstead Lane are unable to cope with the water run-off - and the roadway floods. This floodwater then has nowhere to go apart from down the driveway at The Old Mill, Church Road ME9 9AW. This in turn floods the entrance pathway to The Old Mill and waterlogs the embankment over the stream tunnel from Tonge Pond.</p>	Kent County Council	<p>Despite remedial works by KCC Highways, the drains continue to struggle - and the road is still flooded whenever it rains.</p>	

15	Teynham and Lynstead – Teynham Water Treatment Plant	Unknown substance detected during a sewage discharge no response from Southern Water.	Southern Water	Raised September 2024	
16	Boughton and Courtenay – Staple street Crematorium	Continued run off issues	Kent County Council / Crematorium operators	A new culvert has been installed.	
17	Boughton and Courtenay - Fox Lane Selling station	regularly flooded due to surface rain water and inadequate drainage.	Kent County Council	Reported repeatedly 2023-24	
18	East Downs - Church Road ME13 0HL	Water runs down kettle hill road and Stalisfield road and floods the corner. Doesn't even have to be heavy rain. The drain is blocked solid with sludge from the banks etc. makes the corner quite treacherous especially at night	Kent County Council	Reported repeatedly 2023-24	

Eastern Area Committee Meeting December 2024 – Matters arising

No.	Item	Background	Actions/updates
1.	Flooding in the Eastern Area	<p>Members noted the tracking report on flooding issues in the Eastern area, compiled by Councillor Charles Gibson, the Area Committee Member lead on flooding.</p> <p>Members were asked to continue to provide updates and information for the tracking report.</p> <p>Monitoring of the Faversham Recreation Ground/Whitstable Road works, carried out by KCC and SBC, continue.</p> <p>The Chair of the Eastern Area Committee agreed to write to the Member of Parliament Helen Whately, to request that she arrange a meeting with Swale Borough Council, Kent County Council and Southern Water with the aim of resolving the flooding issues in Faversham.</p>	The Chair will give a verbal update at the meeting.
2.	Earth bunds at Queen Elizabeth's Grammar School	A resident said he was concerned that the earth bunds at the Queen Elizabeth's Grammar School, Faversham, could alter the hydrology of the area.	The Chair will give a verbal update at the meeting.

		The Chair of Eastern Area Committee agreed to write to the Chair of the Planning Committee to request that local concerns about the earth bunds at Queen Elizabeth's Grammar School, Faversham altering the hydrology of the area, be discussed at a Planning Committee meeting.	
3.	Conservation Area Reviews	The Conservation & Design Team report progress on Conservation Area Reviews to the Area Committees.	<p>Faversham - Preston Next Conservation Area The Conservation Area appraisal was presented to the Policy & Resources Committee on the 7th of February 2024, where in it was unanimously agreed to adopt the proposed document along with the proposed Boundary changes. Next step is to finalise the document with the proposed changes and send notifications to the properties within the conservation area and to London Gazette. It is envisaged that the final adopted document will be updated on the Swale Borough Council (SBC) website by Autumn of 2024. This work is being progressed - 14/11/2024</p> <p>Faversham- Town Conservation Area The Conservation Area appraisal was presented to the Policy & Resources Committee on the 20th of March 2024, where in it was unanimously agreed to adopt the proposed document along with the proposed Boundary changes. Next step is to finalise the document with the proposed changes and send notifications to the properties within the conservation area and to London Gazette. It is</p>

			<p>envisaged that the final adopted document will be updated on the SBC website by Autumn of 2024. This work is being progressed - 14/11/2024</p> <p>Cellar Hill & Greenstreet Conservation Area On Historic England's advice, the proposed new conservation area along London Road which falls between Station Road and Lynsted Lane to the west of the existing conservation area, is being included in the current Cellar Hill & Greenstreet Conservation Area. Second public consultation was undertaken on the new updated document from 24th July to 18th September. A number of positive responses have been received in support of the proposed extension. The Conservation Area appraisal and management strategy document is scheduled to be presented to Policy & Resources Committee on 27th November 2024.</p>
4.	Heritage issues	Update provided by the Principal Heritage Officer	<p>Area of Special Control of Advertisements (ASCA)</p> <p>Swale Borough Council currently does not have an ASCA. Since the adoption of the Heritage Strategy in 2020 and subsequent Action Plans wherein a number of Conservation Areas have been reviewed, it has been proposed that in order to better manage and maintain Swale's historic environment and heritage, a borough wide ASCA can prove beneficial.</p>

			<p>Any designation needs to be based on public consultation and must follow specific legal steps, including consideration of the order by the Secretary of State.</p> <p>Following an all members briefing in May 2024, it was agreed that a draft consultation document be prepared for approval by the Planning Committee, before undertaking public consultation.</p> <p>The draft consultation document is estimated to be ready by spring of 2025.</p>
5.	Road Closure signs	The representative on the Swale Traffic Forum was asked to request that after road closures had taken place and the work was completed, road closure signs should be promptly removed. It was agreed to take the issue of road closure signs being left in place either before or after works had taken place be taken to the Swale Joint Transportation Board.	The Chair of the Swale Joint Transportation Board agreed to put this matter forward for consideration. Prior to the agenda setting meeting on 12 November 2024, the matter was referred to KCC. The Highway Manager (Swale – KCC) has agreed to provide a response to these issues which will be shared with Eastern Area Committee Members as soon as they are available.