

Agenda

Eastern Area Committee Meeting

Date: Tuesday, 25 February 2025

Time 7.00 pm

Venue: The Sidney 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 24 February 2025.

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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 10 December 2024 (Minute Nos. 481 – 492) as correct records.

- 5. Devolution update
- 6. Faversham Food Bank
- 7. Waste & Street Cleansing Scrutiny Review update
- 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, 17 February 2025

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**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.	

				Gullies cleared- Jan 25	
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	
11	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	Sewage Works	Reported repeatedly 2023-24	

		<p>approximately every six months. 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.</p> <p>It is reported that raw sewage runs down Frogna 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</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>	

		and waterlogs the embankment over the stream tunnel from Tonge Pond.			
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 February 2025 – Matters arising

No.	Item	Background	Actions/updates
1.	Flooding in the Eastern Area	The Chair of the Eastern Area Committee contacted 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.	The Chair of the Eastern Area Committee advised that Helen Whately MP has chased representatives of the organisations invited to attend a meeting to discuss ways of resolving the flooding issues in Faversham. No meeting is currently forthcoming, but the Chair will continue to chase.
2.	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 7 February 2024, where in it was unanimously agreed to adopt the proposed document along with the proposed boundary changes. The 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 all updates and notification will be completed, and the appraisal document available on the SBC website, in Spring 2025.</p> <p>Faversham- Town Conservation Area The document is being graphically designed and updated. It is envisaged that the final adopted document will be available on the SBC website in spring 2025.</p>

			<p>Cellar Hill & Greenstreet Conservation Area The character appraisal, management strategy and suggested boundary changes for the Cellar Hill and Greenstreet Conservation Area review was presented to Policy and Resources Committee on 27 November 2024. The Committee supported the proposed extensions to the conservation area in principle, although considered that the boundary could be extended further westwards along London Road to include additional properties. The appraisal document is being updated on that basis and a further round of public consultation will be undertaken in spring 2025.</p>
3.	Heritage issues	<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>The draft consultation document is estimated to be ready by spring/early summer 2025.</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.	
4.	Animate Arts Company	Further to a presentation at the December 2024 meeting, it was agreed to request at Full Council a nomination be made to for a Member representative to sit on the Swale Cultural Education Partnership Steering Group.	Democratic Services are preparing a report to take to Full Council.
5.	Enforcement issues Love Lane	A Member requested that planning enforcement issues in Love Lane, Faversham, be chased up and added to the agenda for discussion. It was agreed that the Chair would write to the Chair of the Planning Committee requesting an update.	The Chair has written to the Chair of Planning Committee and is awaiting a response.
6.	TS Hazard Transfer	Faversham Town Council requested an update on the TS Hazard transfer. The Chair agreed to write to the Chair of the Economy & Property requesting an update.	The Chair has written to the Chair of the Economy & Property Committee and is awaiting a response.

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