

# Agenda

## Eastern Area Committee Meeting

Date: Tuesday, 17 June 2025  
Time 7.00 pm,  
Venue: Faversham Guildhall, Market Place, Faversham, Kent ME13 7AG\*

### Membership:

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

Quorum = 3

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Pages

### Information about this meeting

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- 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 25 February 2025 (Minute Nos. 675 – 686) and the Minutes of the meeting held on 14 May 2025 (to follow) as correct records.

5. Customer Access Strategy

6. Proposed extension of Area of Outstanding Natural Beauty

7. Review of Area Committees

8. Local Government Reorganisation update 5 - 6

9. Flooding in the Eastern Area 7 - 10

10. Local Bus Forum Minutes for noting 11 - 14

11. Matters arising from previous meetings 15 - 18

12. Public Forum

13. Reports/updates from Parish/Town Councils

14. Local issues to be raised
15. Matters referred to Service Committee Chairs for consideration

**Issued on Monday, 9 June 2025**

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

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## Swale Local Government Reorganisation (LGR) Update for Area Committees

### June 2025

Kent and Medway Councils jointly responded to the Government's invitation to develop a local government reorganisation proposal for the area, with an initial business case being submitted in March 2025. This initial business case included the consideration of a number of different geographic model options, all of which would require further work up based upon a series of questions to be resolved and further evidence gathering. Initial feedback has been provided by the Government, which is a check-in point, rather than a decision in terms of which model Kent adopts. The comments from Government included the key information that will need to be included in the final submission. It also recognised that Kent, as a major entry point to the UK, brings its own unique challenges which will need to be considered, along with the impact of any model on key services such as adult and children social care; children with special education needs and disabilities; homelessness and public safety.

The final submission needs to be made to Government by the 28<sup>th</sup> November, detailing the proposed unitary models, along with the evidence and justification for that proposal. Swale BC will be able to submit its preferred option, which may be different to other Councils' views. Councillors will be asked to agree this at a Full Council meeting in November.

There is a lot of work to do before November, and the councils across Kent and Medway are working to appoint a strategic partner to help prepare the final submission. They will help by collecting data, insights and consultation feedback from all authorities in Kent, and help to form the final business case. Swale BC will be heavily involved with this process and will be working with internal teams and our key external partners to ensure that our local context and risks are effectively captured.

In addition to working with internal teams and external partners, Swale BC are also working closely with town and parish councils, with the first workshops taking place in June to shape how this work will progress.

Alongside this, a countywide communications campaign will be launched at the end of June, focusing on ensuring residents are aware of changes taking place for local council services. This will be ahead of further campaigns at a later stage that would focus on impact on services once a final model is confirmed.

Swale Borough Council will also be undertaking engagement work from late Summer to capture our residents' views on priority services for the new Council. There will be an opportunity to take part in the process at the next round of Area Committees.

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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 8	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 – Froggnal 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	

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## LOCAL BUS FORUM

Meeting held on Thursday 30 January 2025 from 2.00pm, via Teams

**Present:**

- Alastair Gould (AG)
- Dan Bruce (DB)
- Dolley Wooster (DW)
- Emma Wiggins (EW)
- Ian Harrison (IH)
- Karen Watson (KW)
- Mike Baldock (MB)
- Roland Eglinton (RE)
- Tim Lambkin (TL)
- Tony Winckless (TW)
- Remy Laporte (RL)
- Daniel Millis (DM), *for Matthew Arnold*
- Steve Benjamin (SB)
- Andy Bates (AB)

**In Attendance:** Lorraine Burke (LB) Minutes

**Apologies:** Matthew Arnold (MA)

NO	ITEM	ACTION
1.	<b>Welcome, Introduction and Apologies</b>	
1.1	Apologies received from Matthew Arnold (MA)	
2.	<b>Minutes of Local Bus Forum – 19 September 2024</b>	
2.1	No comments further to the last meeting and updates can be discussed within today's agenda.	
3.	<b>KCC General Updates</b>	
3.1	Dan Bruce discussed the ongoing delivery of the existing programme for 23/24 & 24/25. Revenue funding is vital for keeping network running and currently supporting approx. 51 services. Has also funded pricing initiatives for the Kent Travel Saver for both 23/24 and 24/25 Three bus priority schemes for out of Borough are almost complete (Pencester Road Dover, Rennie Drive Dartford and A256 Thanet), Whilst not in Swale this demonstrates to Government that Kent can delivery priority.	<b>DB</b>
3.2	Communications schemes: Considered screen/s for Sittingbourne Bus hub and the next tranche for Sheppey. Prioritisation of stops has been implemented. Interactive bus tool will be launched shortly before the end financial year, hosted under the enhanced partnership banner. QR codes to access live information. These would not be a replacement of current paper timetables. DB provide detail/emails. Highway schemes progressing across the County. Ticket machine grant has been implemented to improve standards.	
3.3	25/26 funding allocation: Funding known as Bus Grant, announced for Kent just before Christmas and anticipated 11.9mil capital, 10mil revenue. High Level Delivery plan on categories of spend to be submitted to Government by end of March 2025. Input requested from Focus group.	

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3.4	Proposed a meeting end of February (WB 24 Feb) to ensure group opportunity to review and comment. DB to lead of timings to arrange a suitable date when the draft delivery plan is available to view.	EW/LB/ DB
3.5	Consideration to be given to a way forward for Boroughs to move/relocate island bus stop and encouraged to work collectively with districts.	
3.6	DB noted that from a revenue point of view, the majority of funding will need to be allocated to sustaining the current network and effectively standing still. This is due to contract cost increases, operational pressures such a NI increases and commercial changes /withdrawals. This is despite KCC increasing its core funding by £450k. There are options for capital funding with bus shelter improvements a potential areas of focus., option to review and upgrade of shelters via capital stream, but does not affect the Borough maintenance contracts.	
3.7	Further details or history background of any projects and initiatives can be received via email.	EW / DB
3.8	Support from rural parishes who could contribute funding and a dialogue to be had on support for bus services. Consider how initiate and facilitate.	
3.9	<b>Bell Road:</b>  A lot of history around the location for buses to queue for school collection and requested for more provision for bus parking in the area. A plan for bus stands has been created to support schools. Remy Laporte (LM) shared the plans. There is not a formal consultation required, however can take comments and feedback. Propose that ward members are briefed and involved. Propose to include ward Cllrs of areas of residents that use the bus service. Consider inclusion of proper crossings and impact / safety of children. School are required to consider implications and proposed plans.	
3.10	Reference around residents for Wiggles and bus transfer ref Mill Mead: Cllr Wooster to email Dan Bruce directly and provide details to consider.	
3.11	Any plans for Kent to retain £3 cap will depend on Government Legislation.	
3.12	Thanks to DB and wider team for obtaining funding and positive outcomes.	DW / DB
<b>4.</b>	<b>Area Committee Feedback</b>	
4.1	Opportunities for Area Committee Members to feedback anything to attendees or request input.	
4.2	Western: School Parking	
4.3	It was questioned whether there are any plans to increase services after 6pm on a weekday and on Sundays. DB updated that it would depend on remaining budget for enhancements and level of step change beyond the 25/26 funding stream.	
4.4	Sheppey: how replacement bus services work once Network Rail go down. Train companies plan and arrange so therefore would require Southeastern response.	
<b>5.</b>	<b>Bus Companies Updates</b>	
5.1	Tim Lambkin: Bell Road affects Travelmasters and is encouraged that proposals are being considered for way forward.	

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5.2	Concerned regarding available bus shelters to ensure assessable and safe for residents to encourage use.	
5.3	Access roads on new developments, are not always have accessible to bus services ad considered in the planning process. Support from KCC Highways is required and engaging in problem when replying to planning application consultations. Points have been raised and a process and flow of information can be implemented. Unsure if this has occurred. EW to chase. Propose to invite Alan Miller to attend and discuss at a future meeting..	<b>EW</b>
5.4	Encouraged by Town and Parish Council consultation for bus service/stops improvements.	
5.5	Emergency roadworks on island, ensure that bus companies are affected and communicated. Requested reassurance and support from KCC that emergency or general/planned roadworks are communicated to relevant parties in a timely manner. RL updated on process and procedures that KCC follows and assured that they have a process in place to try to notify as soon as possible. A training session has been scheduled for Travelmasters and Stagecoach have had the training on the system.	
5.6	Roland Eglinton: Concerns for buses receiving parking tickets in the bus hub in Sittingbourne. Requested common sense approach whilst drivers are on break. Cllrs required to discuss and review outside of the meeting.	
5.7	Danny Millis: Reduced off peak X3 Service from half hourly to hourly due to passenger reduction.	
<b>6.</b>	<b>SBC Updates</b>	
6.1	Raise any potential planning developments that require SBC to alert attendees of this forum for input and consultation. As discussed in 5.3.	<b>EW</b>
<b>7.</b>	<b>AOB</b>	
7.1	Propose a longer meeting moving forward to ensure all updates can be considered and timely.	
<b>Next meeting:</b> Around Week Commencing 20 February for focus on the High-Level Delivery plan on categories of spend to be submitted to Government by end of March 2025.		

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## Eastern Area Committee Meeting June 2025 – Matters arising

No.	Item	Background	Actions/updates
1.	Flooding in the Eastern Area	The Cllr Charles Gibson 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.	No meeting is currently forthcoming, but Cllr Gibson will continue to chase.
2.	Conservation Area Reviews	<p>The Conservation &amp; Design Team report progress on the following Conservation Area Reviews to the Area Committees:</p> <ul style="list-style-type: none"> <li>• Faversham - Preston Next Conservation Area</li> <li>• Faversham- Town Conservation Area</li> <li>• Cellar Hill &amp; Greenstreet Conservation Area</li> </ul>	The next update on Conservation Area Reviews will be given at the September 2025 meeting.
3.	Heritage issues	<p><b>Area of Special Control of Advertisements (ASCA)</b></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</p>	The next update on Area of Special Control of Advertisements (ASCA) will be given at the September 2025 meeting.

		<p>environment and heritage, a borough wide ASCA can prove beneficial.</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. The draft consultation document is estimated to be ready by spring/early summer 2025.</p>	
4.	Off-road bikes	<p>The issue of off-road bikes causing anti-social behaviour (ASB) problems at a field near the Western Link was raised. The Police had met with the farmer who owned the field but he was reluctant to secure the field due to costs.</p>	<p>The Policy &amp; Communities Manager advised that an operation has taken place in Faversham run by the Neighbourhood Task Force. However, because the it is sporadic when the bikes come, officers did not locate anyone on bikes, and no calls came in. Police are also working with the farmer and he has put concrete blocks in Western Link and a scaffolding pole at the path (marked up safely), however, there is further work they will encourage the farmer to do.</p>
5.	Drug houses	<p>Concerns were raised about drug houses across Faversham and in particular 12-year-olds visiting them to purchase drugs.</p>	<p>The Policy &amp; Communities Manager advised that Police are already aware of concerns raised previously from local Councillors, but have no current evidence of concern from local residents. The Beat Officer is aware of general concerns and will continue to monitor the area.</p> <p>Residents should report any issues to the Police or, via Crimestoppers if they don't wish to speak to the Police.</p>



6.	Anti-social behaviour	Updates provided when they are available.	During the funfair, anti-social behaviour spiked with numerous issues at the fair. Now the fair has gone there are no further reported issues.
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