

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 17 January 2006
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present: Cllrs I. Ellis (Chairman)
J. Marsh (Vice Chairman)
M. Bray
K. Filmer
R. Fuller
P. Herrin
N. Mitchell
C. Munford
S. Munford
I. Smith

Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC)
PC. Claire Russell
Residents: None

1. Apologies

Apologies were received from Cllr W. Clarke (away) and Cllr A. Boden (delayed);
Mrs Penny Roots, KCC Rural Community Warden

2 Exempt Items (Standing Order 61):

None.

3. Maidstone Police Report

PC Russell reported that there had been seven reported crimes in November 2005, three in December 2005 and three to date in January of which six had been thefts or attempted thefts from vehicles; three burglaries; one case of criminal damage; one stolen vehicle and thefts of a generator and pedal cycle. PC Russell requested that the Neighbourhood Watch give publicity to the problem of thefts from vehicles, most of which was preventable. It was suggested the police use the parish news columns of the KM for crime prevention messages. PC Russell also reported that Operation Cubit on untaxed vehicles was due to start again the following week.

PC Russell confirmed that the police are seeking accommodation in Oldborough Manor School for a base for the Neighbourhood Police unit.

4. Open Quarter:

No residents present.

5. Declarations of Interests:

Members agreed to item 5.1 being added to the agenda as a late item.

Cllr Ellis asked Members if they had any interests to declare in respect of any item on the agenda. Cllr Ellis declared a prejudicial interest in late item 5.1. Cllr Ellis also declared that he is a governor of the Boughton Monchelsea Primary School, but that his interest as far as item 10.1 was concerned was not prejudicial. All Members

declared a prejudicial interest in Items 8.2, 12.1 and late item 8.4 being that they are all trustees of the Boughton Monchelsea Amenity Trust. However, the Standards Committee of Maidstone Borough Council at its meetings on the 28 June 2004 and 4 October 2004 has granted a dispensation to all the Members concerned. Cllr Filmer declared a prejudicial interest in item 10.1 as a leader of Maidstone South Cubs Section.

- 5.1 Standards Board – MA/05/0079 Lime Farm, application for retirement village - Referral of Cllr Ellis to The Standards Board of England by Judith Wilson for alleged breach of conduct for non declaration of a prejudicial interest: Cllr Ellis left the room. Cllr Marsh took the chair. Members noted the referral.

6. **Minutes of the last meeting:**

The minutes of the meeting held on 1 November 2005 were agreed and signed by the Chairman.

7. **Matters Arising:**

- 7.1 County Lengthsmen scheme: Cllr Herrin reported that he will be carrying out inspections to see if any notified work had been done.
- 7.2 Dog Faeces bins – Walk Meadow: The Clerk reported that the two bins had been installed and a contract entered into with MBC’s contractor for weekly emptying at £2 per week.
- 7.3 Salt bins: Members agreed that a further salt bin and salt be purchased to be placed at the junction of Wierton Road with Back Lane, subject to no objections from the highway authority.
- 7.4 NhW – CCTV camera – Lockham Farm Green: Cllr Marsh reported that the camera had been re-installed.

8. **Finance Report:**

Members agreed to items 8.3 and 8.4 being added to the agenda as late items.

Payments since last meeting:

J Reynhart	T200 Apple pies	88.00
Cllr R. Fuller	T200 expenses	52.29
St John Ambulance	T200 donation	86.00
RN Museum	T200 donation	10.00
Cllr N. Mitchell	T200 expenses	9.54
Cllr I. Smith	T200 expenses	107.90
Cllr J. Marsh	T200 expenses	72.28
Gill Turner Tucker	Legal fees (BMAT)	1996.03
D. Gouldsworthy	T200 expenses	66.23
Castle Marquees	T200 portaloos	94.00
Earth Anchors Ltd	Dog faeces bins	277.07
K&M Traffic Surveys	Automatic traffic counts	705.00
Mid Kent Water	Water charges (allotments)	138.15
Village Hall Committee	Room hire	23.00
Sendles	T200 sausages	71.19

MBC	Play area repairs	132.19
KCC	Agenda printing etc	41.71
Royal British Legion	Donation	150.00
D. Gouldsworthy	Salary / expenses / allowances	1774.01
Cllr M. Bray	T200 Beacon	25.00
Seafarers UK	T200 Donation	264.31
D. Gouldsworthy	Expenses (carol sheets / newsletter etc)	129.13
C. Sims	Dog bins / salt bins installation & filling	120.00
Natasha Tuck	Newsletter / Service 59 timetable delivery	95.00
KCC	Polystyrene cups	15.26
KCC	Rock salt	185.65
KCC	Newsletter / carol sheet printing	274.20
Maidstone Citadel Band	Carols on the Green donation	250.00
D. Gouldsworthy	Expenses (Tree lights / flowers)	32.38

Receipts:

G. Wimpey	T200 donation	250.00
Cash / Cheques	T200 receipts	785.32
Cash / Cheques	Carol's cash (net)	60.00
Cash	Allotment rent	12.00

Balances as at 17 January 2006

Current Account	16,087.60
Business Reserve	16,885.82
National Savings	46,313.01
Total Financial Assets	<u>79,286.43</u>

There were no comments and the report was ratified.

- 8.1 Parish Precept and one off bids 2006/7: Cllr Ellis proposed that the precept be set at £26,750 for the financial year 2006/7. This represented a 2.88% increase based on band D properties raising it from £25 pa to £25.72 pa per household. The increase was in line with inflation and necessary to fund future commitments. Proposed by Cllr Marsh; Seconded by Cllr Mitchell and agreed unanimously. **CLERK**
- 8.2 Gill Turner Tucker: To approve payment of BMAT legal fees in the sum of £514.06 incl VAT: Agreed under Sec 164 of the Public Health Act 1875.
- 8.3 District Valuer – professional fees – Beresfords Hill footpath scheme: To approve interim fees of £569.87 incl of VAT. Agreed.
- 8.4 Gill Turner Tucker: To approve payment of BMAT legal fees in the sum of £455.44 incl of VAT. Agreed under Sec 164 of the Public Health Act 1875.
9. **Correspondence:**
- 9.1 KCC: Beresfords Hill footway scheme – statutory consultation: Noted

- 9.2 Linton Parish Council: Speedwatch: Noted. The Clerk was requested to write to Moria Walters of TRAMP and ascertain the policy being applied for the purchase of equipment by TRAMP. Copy to Chart Sutton PC. **CLERK**
- 9.3 Trafalgar T200 : Barclays donation : Cllr Ellis thanked Cllr Filmer for arranging with her employers to match the donation made by the Parish Council to Seafarers UK.
- 9.4 Mayor of Maidstone: Charity Quiz Night – 3.2.06: Noted.
- 9.5 Kent Police Authority - Budget consultation: Members agreed with the KPA's proposal of a 4.9% increase in its precept. Out of the priorities for funding, Members agreed that Neighbourhood policing should take priority over the other options. **CLERK**
- 9.6 Renaming Pested Bars Estate: Mr Boulton & Mrs Kendrick: It was agreed by a majority vote that the estate should be known as Lockham Farm Estate. Newsletter item. **CLERK**
- 9.7 MBC: Surface water drainage – Lockham Farm Estate & Furfield Quarry: Members noted that the sewers in Lockham Farm Estate are still not adopted and will not be until the developers discharge conditions in the planning consent. MBC/ EA and Kent Highways are directing the developers as to how surface water drainage from the Furfield Quarry development should be disposed of given the flooding problems in The Quarries. The trial borehole in The Quarries is to be carried out in March / April when the drilling rig has been repaired. Newsletter items. **CLERK**
- 9.8 ODPM: Standards of conduct in English Local Government – The Future: Noted
- 9.9 NHS PCT's: Reorganisation – consultation: The Clerk to ask resident, Mr Kevin Miller, if he would represent the Parish Council at the meeting on 23 February in the absence of any councillor being available to attend. **CLERK**
- 9.10 MBC: Play Partner scheme & grant application: Noted.
- 9.11 MBC: O&S Report – A Country Mile: Noted. Clerk to copy to Cllr Herrin. **CLERK**

10. **Planning Report**

Cllr Bray reported the following applications had been considered by the Planning Committee:

- | | |
|------------|---|
| MA/05/2068 | Lady Bessies Cottage, Beresfords Hill, Boughton Monchelsea
Erection of a two storey rear extension
Applicant: Mr & Mrs Cooper.
DECISION: No objection or comment. |
| MA/05/2083 | The Red House, Hermitage lane, Boughton Monchelsea
Demolition of existing extensions and outbuildings and erection of a two storey extension and single storey extension within accommodation in the roof space to form a public house and restaurant with residential and staff accommodation.
Applicant: Mr & Mrs D. Woods. |

Mr R Roome and Mr D Roome spoke against the development. Members considered a written submission by Mr G. Roome tabled by the Clerk who had received it by hand that day. Cllr Marsh spoke against the development on the grounds that it appeared the development was essentially a restaurant and therefore not a public house as described in the application. He also considered the roads locally to be inadequate for restaurant trade. Cllr Fuller considered the current state of the building made it visually intrusive in the countryside and that the development as proposed would be better than what was there at present. Other Members also spoke in favour of the development.

DECISION: Approve with the following comments for MBC:

1. Local roads: Members have serious concerns that the type of development proposed will introduce a substantial amount of traffic onto roads which are inadequate for the purpose, particularly commercial delivery vehicles.
2. Landscaping: There are no landscaping proposals with the application which is not a reserved matter. Members note that it appears existing trees and vegetation is being removed but no scheme of landscaping included for when the development is completed. Without proper architectural landscaping the development will appear stark when viewed from the Greensand Ridge overlooking the site.
3. Visual impact: Members feel that the development will have an adverse visual impact on the countryside, particularly when viewed from the Greensand Ridge. The Parish Council will be guided by the Borough Council's planners as to whether the bulk, mass and scale of the proposed development is acceptable in planning terms given National and Local Plan policies.
4. Lighting: Any external lighting should be of low intensity and discreet – in the car park, it should be low level. Any illuminated signage should be kept to a minimum.
5. Signage: Proper signage of approved routes to and from the property should be agreed and implemented with agreement of the Parish Council and highway authority.
6. Bar space / parking: It is noted that for a public house, there is very little bar space, by comparison to the amount of car parking spaces and tables proposed. Members questioned whether there is a disproportionate amount of parking or too little bar space for a public house / restaurant?

A vote was called. For approval 5: Against 3; Abstentions 1.

- MA/05/TEMP /0058 Boughton Monchelsea Primary School
New accommodation comprising a school hall, staff room, medical room, additional staff toilets, internal remodelling to relocate facilities, servery and storage rooms and provision of 8 additional car parking spaces.
Applicant: The governing body of Boughton Monchelsea Primary School; KCC Education & Libraries.
DECISION: Approve (Cllrs Clarke & Ellis were present but took no part in the decision)
- MA/05/2183 The Stone Masons, 73 The Quarries, Boughton Monchelsea
Listed Building Consent for the erection of single storey extensions to the west and north elevations, addition of a flue, replacement of existing timber staircase with a steel staircase and other internal alterations.
Applicant: Mr P. Grundy
DECISION: No objection or comment.
- MA/05/2184 The Stone Masons, 73 The Quarries, Boughton Monchelsea
Erection of single storey extensions to the west and north elevations, plus addition of a flue.
Applicant: Mr P. Grundy
DECISION: No objection or comment.
- MA/05/2247 Cross-at-Hand Farm, Maidstone Road, Staplehurst (abuts parish boundary)
Change of use of land and buildings from agriculture to stud for dales ponies, together with extension and alterations to existing building to provide stabling.
Applicant: Mr D. Sanders
DECISION: No objection or comment.
- MA/05/2274 32 Lewis Court Drive, Boughton Monchelsea
Erection of a single storey side extension plus extension to existing front and rear dormers.
Applicant: Mr & Mrs Fridd.
DECISION: Approve.
- MA/05/2289 Swiss Cottage, Bottlescrew Hill, Boughton Monchelsea
Erection of a replacement detached garage.
DECISION: No objection or comment.

Items dealt with under delegated authority:

- MA/05/2017 Keepers Cottage, Peen Lane, Boughton Monchelsea
Applicant: Mr & Mrs Dobbie
Demolition of existing garage and outbuildings change of use of land from agricultural land to residential. Removal of existing driveway and construction of replacement driveway, erection of two-bay car port and garage / storage building (resubmission of MA/05/0575).
DECISION: No objection or comment
- MA/05/2344 10 Petlands, Boughton Monchelsea
Applicant: Mrs J. Dijkstra

- Conversion of integral garage to living accommodation
DECISION: No objection or comment.
- MA/05/1071 Eel House Farms, Boughton Bottom Farm, Lower Rd, B. Mon
Applicant: Mr & Mrs P. Townsend
Appeal - Conversion of existing farm buildings to holiday accommodation.
DECISION: No action.
(Previous Parish Council decision: Approve subject to holiday occupancy condition being attached in accordance with Policy ENV44 of the Borough Wide Local Plan 2000).
Noted.

The following applications had been APPROVED by MBC:

- MA/05/1699 2 Bodkins Close, Boughton Monchelsea
Erection of a single storey rear extension.
- MA/05/1624 Lyewood Farm Oast, Green Lane, Boughton Monchelsea
Change of use of outbuildings to additional accommodation incidental to the use of the principal dwellinghouse.
- MA/05/1952 Boughton Monchelsea Primary School
Erection of a parents shelter.
- MA/05/1972 Former Kent Fire Brigade Training Centre, Heath Rd, Linton
Demolition of existing buildings and erection of an independent school and associated gospel hall.
- MA/05/1882 Unit 3 Parkwood Industrial Estate, Boughton Monchelsea
Temporary consent for change of use of cold store to D2 use.
- MA/05/1610 6 Meadow View Road, Boughton Monchelsea
Erection of single storey rear and side extension.
- MA/05/2017 Keepers Cottage, Peens Lane, Boughton Monchelsea
Demolition of existing garage and outbuildings change of use of land from agricultural land to residential. Removal of existing driveway and construction of replacement driveway, erection of two-bay car port and garage / storage building (resubmission of MA/05/0575).
- MA/05/2213 Boughton Monchelsea Primary School
New accommodation comprising school hall, staff room, medical room, staff toilets, internal remodelling to relocate facilities, servery and store rooms.
- MA/05/2083 The Red House, Hermitage Lane, Boughton Monchelsea
Demolition of existing extensions and outbuildings and erection of a two storey extension and single storey extension with accommodation in the roof space to form a public house and restaurant with residential and staff accommodation.

The following applications had been REFUSED by MBC:

- MA/05/1907 Parsonage Farm, Heath Road, Boughton Monchelsea
Prior approval for the erection of an agricultural building for the storage of farm machinery.
- MA/05/2068 Lady Bessies Cottage, Beresfords Hill, Boughton Monchelsea
Erection of two storey rear extension.

10.1 MA/05/0079: Lime Farm, Heath Road: Members noted the decision of MBC's Planning Committee to refuse the application.

10.2 KCC: Kent & Medway Structure Plan – Consultation on further modifications: Noted.

11. **Representatives' Reports**

11.1 KAPC: Cllr Ellis had nothing to report.

11.2 Allotments: Cllr Filmer had nothing to report.

11.3 Village Hall: Cllr Bray reported that the village hall committee had been considering putting seating in the recreation ground. Nothing further to report yet on the possible merger of the village hall committee and the recreation ground committee.

11.4 Recreation Ground: Cllr Munford had nothing to report.

11.5 Neighbourhood Watch: Cllr Marsh reported that four lady residents on Lockham Farm Estate had joined NhW as co-ordinators, together with one from Wierton. Funds current stood at £18.37. NhW would be asking the Parish Council for a grant after 1 April. Cllr Fitzgerald had made available £500 funding for new NhW signs. Clerk to write to MBC to determine if the Parish Council could act as custodian of the grant. **CLERK**

11.6 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Marsh reported that he, Cllr S. Munford and Cllr Bray had been up-dating maps of the public rights of way, bus stops, pubs and car parks as part of an information collating exercise for TRAMP. Cllr Marsh further reported that TRAMP appeared to have lost some of its direction with the loss of key members. Meetings are also badly attended. Clerk to write to PROW asking if a link footway could be created between KM110 & KM365 (Penfold Pond to Brishing Road). **CLERK**

12. **Items for Discussion:**

12.1 Walk Meadow – proposed transfer to BMAT – briefing note & update: Report noted. The Clerk reported that a legal opinion from the legal section of NALC had not yet been given. The 'do nothing' option was rejected. It was agreed that Members preferred option is still a sale to BMAT and leaseback to the Parish Council of a 299 year lease, subject to the advice from NALC on how it can be implemented. Defer pending receipt of advice. **CLERK**

12.2 Speed limit review: The Clerk reported on discussions he had had with Kent Highways. Highways acknowledge that the traffic count information supplied by the Parish Council indicated higher than expected average speeds on Heath Road. Without traffic calming, a 30 mph limit could not be effectively enforced. Meeting with Kent Highways and Kent Police being organised with sub committee comprising Cllrs Marsh, Bray, Fuller, Herrin. Cllr Fitzgerald and Cllr Hotson to be invited. **CLERK & CLLRS MARSH, BRAY, FULLER, HERRIN**

12.3 Arriva Bus Service No 59: Cllr Marsh reported on the working group's meeting on 23 January. Arriva had agreed to hold its special fare offer until the end of March.

Cllr Marsh advised that he was seeking technical information for the next meeting of the working group.

13. Deferred Items Schedule:

14. Any other Business

14.1 Highway wall - Honeymellow Spring / Barn: Cllr Filmer enquired about clearance of the vegetation overhanging the wall and reducing road width. Possible lengthsman work to clear. **CLLR HERRIN**

14.2 Local Board meeting 7.2.06: Cllr Herrin to attend regarding agenda item on operation of County Lengthsman scheme. **CLLR HERRIN**

14.3 Footpath clearance – Quarry Wood: Cllr S. Munford reported that Hadlow College had withdrawn support for the clearance and construction work on the footpath. Boughton Monchelsea Explorers Unit of the Scouts to consider as a conservation project. **CLLR S. MUNFORD**

14.4 Footpath finger boards – Quarry Wood footpath (BMAT land): Cllr Bray enquired about signing of the new footpath to encourage use. The Clerk advised that it was the intention of KCC to erect signs when the path had been formally adopted.

15. Date of Next Meeting

The next meeting will be held on Tuesday 7 March 2006. There being no further business, the meeting closed at 9.25 pm.

MINUTE 13 (Parish Council meeting 17 January 2006)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 17 JANUARY 2006.
11.3.03	Wierton Place	Victorian Greenhouses – conservation	MBC set up liaison group with owner’s agent & architect. Considering enabling development. Meeting requested with MBC’s Conservation Officer.
13.5.03	Wierton Place	Untidy Site Notice	With MBC’s Enforcement Team. Meeting requested with MBC’s Conservation Officer
4.6.98	Ld at Pested Bars Road	Transfer from MBC to BMAT.	MBC awaiting transfer of open space from developer. Re-confirmed by letter 29.7.04 from MBC.
9.9.03	NhW	Move notice board at new development to junction Joy Wood / Pested Bars Rd.	Awaiting transfer of opens space from developer to MBC (see above).
11.5.04	Trees (Walk Meadow)	Overhanging trees (37 The Quarries)	Cllr S. Munford & Cllr Bray to action and instruct a specialist engineering firm to remove the trees (5.7.05). Cllr Bray Reported rock fall by owner’s gardener was not dangerous. Cllr S. Munford to arrange work for spring 2006 (17.1.06)
11.5.04	Footway; Beresfords Hill	East side: (‘Beresfords’ land).	Meeting held with Mr Gill 24 November 2004. Kent Highways Manager in attendance. Meeting BMPC 3.5.05 agreed to request KCC PROW to promote a Public Path Creation Order under Sec 26, Highways Act 1980 instead of a CPO through MBC. BMPC agree to bear all costs and any compensation. BMPC further agree to make offer through KCC PROW to cut hedge in perpetuity District Valuer instructed to act. Concurrent functions bid for funds granted subject to Order being confirmed. BMPC re-confirmed agreement to meet all costs of Order 1.11.05. Public consultation concludes 23.1.06. With KCC’s Regulation Committee for decision to proceed with Order.
18.1.05	Change of Use - Ralph’s Farm Shop	Enforcement action? – referred to MBC	Acknowledged by MBC and investigating.
6.9.05	Flooding; The Quarries	Bored pipe / estimate – Harts House pond	Review in context of overall recommendations from MBC.
1.11.05	Walk Meadow	Transfer to Boughton Monchelsea Amenity Trust	Delegated to Clerk to investigate further with KAPC and MBC solicitor as appropriate.