

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 7 March 2006
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

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

Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC)
PC. Claire Russell
Mrs Penny Roots KCC Rural Warden
1 Resident (Mr Kevin Miller)

1. Apologies

Apologies were received from Cllr S. Munford and Cllr Moriarty (MBC).

2 Exempt Items (Standing Order 61):

Members' agreed that the public and the press should be excluded from the meeting during any discussion on item 8.2 on the grounds of commercial sensitivity. Members agreed to accept items 8.4, 8.5 and 8.6 as late items on the agenda.

3. Maidstone Police Report

PC Russell reported that there had been eight reported crimes since the last meeting of the Parish Council comprising theft of a vehicles; one attempted and one actual burglary; theft of timber; theft of tack and electric fencing; a case of criminal damage; theft from a motor vehicle. PC Russell requested that publicity be given locally to the prevalence of thefts of older vehicles such as Ford Fiestas.

PC Russell also reported that road checks and speed enforcement will be undertaken in the area shortly. Cllr Marsh and Cllr Smith requested that attention be given to Green Lane and Haste Hill Road. Cllr Ellis requested that Heath Road be specifically targeted given the Parish Council's own automatic traffic count information obtained last year indicated that average speeds were in excess of 50 mph. Members expressed their scepticism about the result if it involved the use of a high profile camera team. PC Russell advised that health and safety requirements would not permit covert speed enforcement measures.

It was agreed the Clerk would supply PC Russell with the speed results of the automatic traffic count.

CLERK

Cllr Bray reported vandalism to young trees in Walk Meadow and CCTV evidence of youths entering rear gardens in The Quarries from Walk Meadow.

Mrs Roots reported that she continues to report incidents of fly tipping and patrols known dumping locations. Cllr C. Munford reported that residents were unsure how to contact the Warden and requested that contact information be put in the parish notice boards. The Clerk suggested that KCC should provide proper posters advertising the role of the warden and individual contact details. Mrs Roots to investigate with her coordinator, meanwhile, the Clerk to place details in the notice boards.

CLERK

4. Open Quarter:

4.1 Members agreed to bring forward the report by Mr Kevin Miller at item 9.4. Mr Miller recommended that the Parish Council support the preferred Option 2 for the Strategic Health Authority (SHA to cover Kent, Surrey and Sussex with a population of approximately 4.2 million) and Option 1 for the Primary Care Trust (East Kent, West Kent and Medway with Ashford part of East Kent). Agreed unanimously. Cllr Ellis thanked Mr Miller on behalf of Members for representing the Parish Council at the meeting and for his report.

CLERK

4.2 Mr Miller requested that MBC carry out a litter pick on Beresford Hill and Green Lane.

CLERK

4.3 Cllr Smith asked that the Parish Council's thanks be passed to KCC for gritting the roads around the village during the recent frosty weather

CLERK

5. Declarations of Interests:

Cllr Ellis asked members if they had any interests to declare in respect of any item on the agenda. All Members declared a prejudicial interest in Items 8.2, 8.3, 8.4, & 8.6 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.

6. Minutes of the last meeting:

Cllr Marsh asked that item 11.6 be amended as follows: delete .. 'with the loss of key members. Meetings are also badly attended' to read .. 'with the lack of full partnership representation'. With this amendment, the minutes of the meeting held on 17 January 2006 were agreed and signed by the Chairman.

7. Matters Arising:

7.1 Standards Board referral: Nothing further to report.

7.2 NhW – CCTV camera Lockham Farm Avenue: The Clerk reported that Cllr Moriarty had advised that this camera had been purchased out of his devolved budget and would now remain permanently in place.

7.3 MBC: Drainage / street lighting Lockham Farm Estate: The Clerk reported that Cllr Moriarty had acted on behalf of complaints received from residents in the estate that a number of street lights were not working because power had not been connected

to the columns when the estate was built. The developer, Wimpey has been notified to issue the necessary order to EDF to rectify the matter.

Cllr Moriarty further reported that there is a problem of repeated blocking of the foul drainage system at the junction of Morris Close with Lockham Farm Road, through a design fault. Wimpey has been advised and is redesigning the system at this point, which may necessitate the road to be dug up. There is also a problem with the system where it leaves Morris Close and meets Wrangleden Road. Southern Water has been notified.

Cllr Moriarty also reported that two of the boreholes in the surface water attenuation pond had collapsed. They have been fenced as a safety measure as the pond area has been used as a short cut by youths through the estate to Pested Bars Road. Following complaints by residents of anti social behaviour in the area, Cllr Moriarty had arranged for palisade fencing to be erected on the boundary with Pested Bars Road and for the trees on the boundary to be reduced in height to give more light to residents who backed onto them and reduce the amount of debris in the pond.

- 7.4 Footpath clearance – Quarry Wood: Cllr Bray reported that the Explorer Scouts had completed the first section of steps on the proposed permissive footpath through Quarry Wood. Members expressed their thanks to the Scouts and to Andy Wright for taking on this project. It was agreed to raise the matter of a grant to the Explorer Scouts at the Parish Meeting. **CLERK**

8. **Finance Report:** (Late items 8.3, 8.4, 8.5 & 8.6)

Payments since last meeting:

Village Hall Committee	Room hire / Nov	27.05
Cllr Marsh	Travel expenses (out parish)	20.09
RIP Cleansing Services	Dog Bin emptying / Dec	6.00
Zurich Municipal	Insurance premium (BMAT)	41.42
Gill Turner Tucker	Legal Fees (BMAT)	40.00
D. Gouldsworthy	Salary / expenses	1574.73
Gill Turner Tucker	Legal fees (BMAT)	514.06
Seaboard	Electricity (Parish Hut)	19.02
Gill Turner Tucker	Legal fees (BMAT)	454.44
PWLB	Loan charges	4.84
Village Hall Committee	Room hire / Dec	5.75
Gill Turner Tucker	Legal fees (BMPC)	293.75
KCC	Printing	13.45
Gill Turner Tucker	Legal fees (BMAT)	400.56
District Valuer Agency	Professional fees (footway scheme)	568.70
Supplies Team	Ink Cartridges	37.47
D. Gouldsworthy	Expenses	21.00
Village Hall Committee	Room hire / Jan	41.00
KCC	Printing	38.87
Cornish WebServices	Web hosting	47.00
RIP	Dog bin emptying / Jan	11.75

Receipts:

MBC	NhW grant for signage	500.00
Cash	Allotment rent	12.00

Balances as at 7 March 2006

Current Account	12,416.60
Business Reserve	16,885.82
National Savings	48,026.46
Total Financial Assets	<u>77,328.88</u>

There were no comments and the report was ratified.

- 8.1 MBC: Notification of payment of £500 grant to NhW – to be held by Parish Council. Cllr Marsh thanked Cllr Fitzgerald for the grant from MBC. Cllr Fitzgerald confirmed that although the grant was primarily for new Neighbourhood Watch street signs, it was a matter for the NhW as to how and what the grant is spent on. **CLLR MARSH**
- 8.2 BMAT: Ratification of Chairman's and V. Chairman's decision to loan BMAT £2250. Exempt item.
- 8.3 Gill Turner Tucker: To approve payment of BMAT's legal fees of £400.56. Agreed under Sec 164 of the Public Health Act 1875.
- 8.4 Gill Turner Tucker: To approve payment of BMAT's legal fees of £162.46. Agreed under Sec 164 of the Public Health Act 1875.
- 8.5 KAPC: To agree continued membership of KAPC and payment of subscription. Agreed.
- 8.6 Gill Turner Tucker: To approve payment of BMAT's legal fees of £705.00. Agreed under Sec 164 of the Public Health Act 1875.
9. **Correspondence:**
- 9.1 KCC: Footpath Network; KM365 to KM110 & Beresfords Hill scheme updates. It was agreed that the Clerk write to the landowners and seek permission for a permissive footpath or public path creation agreement for footpath across their land to connect KM335 at Brishing Road with KM115/110 at Penfold Pond. **CLERK**
- The Clerk reported that the offer of a grant of £7,500 from MBC towards the Beresford Hill stage 2 footpath scheme expired 31 March if not drawn down. The Clerk to urgently seek MBC Cabinet approval if necessary to it being rolled over to 2006/7. **CLERK**
- 9.2 Kent Police: Partner funding for Police Community Support Officers (PCSO's). No response necessary.
- 9.3 Flower Festival, St Peter's Church – sponsorship. It was agreed that the Parish Council would not take out sponsorship as it already contributes towards the upkeep of the churchyard and is therefore assisting the aims of the festival and would request the festival mention this in its booklet. **CLERK**

- 9.4 NHS PCT's: Reorganisation: Report by Kevin Miller of meeting 23.2.06. Dealt with at 4.1.
- 9.5 BTCV: Rural Transport Questionnaire: Cllr Marsh volunteered to respond. Clerk to ask John Phillips if he would like to participate. **CLLR MARSH & CLERK**
- 9.6 KAPC: Chairmanship Training Day - 29.3.06: Noted.
- 9.7 KAPC: Planning Information Day – 18.3.06. Noted.
- 9.8 MBC: Cabinet Road Show – Boughton Monchelsea 7.00 pm Tuesday 28.3.06. Cllr Ellis to produce details for a flyer on behalf of the Parish Council to be circulated with MBC's flyer advertising the road show. **CLLR ELLIS & CLERK**
- 9.9 The Mayor of Maidstone – St George's Day 23.4.06. Noted.

10. Planning Report

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

MA/06/0133	Lyewood Farm, Green Lane, Boughton Monchelsea Applicant: Fridays Ltd. Conversion of 2 No existing poultry buildings to class B1 and B8 use. DECISION: Refuse on the following grounds: ➤ Traffic generation ➤ Junctions of Green Lane with Brishing Lane and Church Street not suitable for increased use by commercial traffic – difficult and dangerous. ➤ Support information inconsistent with application details.	22.2.06
MA/06/0198	Theobalds, Theobald House, Bircholt Road, Boughton Monchelsea Applicant: Jamie Gardiner. Insertion of a free standing mezzanine floor. DECISION: No objection or comment.	22.2.06

Items dealt with under delegated authority:

MA/05/2381	58 Meadow View Road, Boughton Monchelsea Applicant: Mrs J. Rogers Erection of a single storey front and extension and demolition of existing garage. DECISION: No Comment or objection.	12.1.06
MA/06/0005	41 Lewis Court Drive, Boughton Monchelsea Applicant: Mr & Mrs Kirkpatrick Erection of a single storey rear extension and a rear conservatory. DECISION: No Comment or objection.	20.1.06

The Planning and Licensing Committee had agreed at its meeting on the 21 February that details of applications referred to the Chairman and Vice Chairman of

the Committee for exercise of delegated authority would be circulated by e-mail to all members of the Committee and Parish Council. The Chairman or Vice Chairman to be notified within seven days if any Member required an application to be called in to be determined by a committee decision.

Cllr Fuller expressed his opinion that there is a case for more site visits when determining applications.

The following applications had been APPROVED by MBC:

- MA/05/2274 32 Lewis Court Drive, Boughton Monchelsea
Erection of a single storey side extension plus extension to existing front and rear dormers.
- MA/05/2183 The Stone Masons, 73 The Quarries, Boughton Monchelsea
Listed Building Consent for erection of single storey extensions to the west and north elevations; addition of flue; replacement of existing timber staircase with steel staircase and other internal alterations.
- 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 flue.
- MA/05/2344 10 Petlands, Boughton Monchelsea
Conversion of integral garage to living accommodation.
- MA/06/0005 41 Lewis Court Drive, Boughton Monchelsea
Erection of a single storey rear extension and rear conservatory.
- MA/05/2381 58 Meadow View Road, Boughton Monchelsea
Erection of a single storey front and side extension and demolition of existing garage.
- MA/05/2289 Swiss Cottage, Bottlescrew Hill, Boughton Monchelsea
Erection of replacement double garage and laying of hardstanding.

The following applications had been REFUSED by MBC:

- MA/05/1538 Cliff House, Cliff Hill, Boughton Monchelsea
Listed Building Consent for the removal and replacement of 3No first floor windows and removal of 2No ground floor windows and replacement with French doors.
- MA/05/0079 Lime Farm, Heath Road, Boughton Monchelsea
Outline application for the erection of a retirement village comprising residential (single storey) development, leisure facilities, community centre, nursing home, a GP surgery and a general purpose store, with all matters reserved.

11. Representatives' Reports

11.1 KAPC: Cllr Ellis had nothing to report.

11.2 Allotments: Cllr Filmer had had a report of three youths with a gun being seen in the allotments, but there had been no further sightings. Cllr Marsh reported that the Police had apprehended two youths in Salts Lane with a gun.

11.3 Village Hall: Cllr Bray reported that the Village Hall Committee AGM is on 21 March.

- 11.4 Recreation Ground: Cllr Bray reported that the Recreation Ground Committee is now held jointly with the Village Hall Committee. He further reported that Mr Edwards has been instructed to supply some log bench seats for the recreation ground. A broken manhole cover at the rear of the village hall had been repaired and that the groundsman's store is to be rebuilt for a use as yet unknown. The football club are now using the cricket pavilion as a changing room.
- 11.5 Neighbourhood Watch: Cllr Marsh reported that the NhW funds stood at £5.81 and that a further grant was required after 1 April. An audit of the 26 NhW signs had been completed. Three need replacing and three new sites were proposed; Gandys Lane junction with Old Tree Lane; Green Lane at the 30 mph sign and attached to the village sign post on The Green – this site was not agreed and the alternative attachment to the door of the village hut was agreed.

Cost of 26 new signs is £499 plus VAT (recoverable) – post extra. MBC will erect free of charge. New signs with 'Maidstone Nhw Association' will be available from 1 April.

CLLR MARSH

- 11.6 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Marsh The next meeting is scheduled for 9 March. Cllr Bray is to ask for TRAMP's support for a footpath from Brishing Road (KM335) to Penfold Pond (KM115/110) as it had been proposed as part of a TRAMP initiative. Boughton Monchelsea parish had been the only parish out of 14 to submit proposals. Questions raised as to whether there could be grant available from TRAMP funds towards the Beresfords Hill footpath scheme and provision of village gateways.
- CLLRS MARSH & BRAY**

12. Items for Discussion:

- 12.1 County Lengthsman scheme / Highways liaison meeting: Cllr Herrin reported that he had undertaken a review of the whole parish and reported 40 defects; however his view was that although the Lengthsmen scheme promised much, it had delivered little. He had expressed this view to the last KCC Local Board meeting. Although KCC had produced various forms to report defects none seemed to work, Cllr Herrin had therefore agreed a format for reporting and monitoring progress on reported defects with KCC's Highway liaison officers and the Highway Inspector, however both part time liaison officers were moving and it was hoped that their full time replacement would provide a more efficient and effective service. He reported that the Lengthsmen team are available to the Highway Inspector one week in four.
- 12.2 Speedwatch: The Clerk reported the response he had received from TRAMP. Cllr Marsh to take up with Moria Walter and TRAMP at its next meeting.
- CLLR MARSH**
- 12.3 Speed Limit Review / Village Gateways: The Clerk reported on the meeting held between KCC Highways and Kent Police. Cllr Ellis was disappointed that both the police and KCC would not now even support the original proposal from the former HMU for a section of 30 mph on Heath Road. The decision he said appeared to be contrary to the Governments road safety strategy in 'Tomorrow's roads: safer for everyone' (DofE Transport and the Regions 2000) which stated that a standard speed limit of 30 mph in villages should be the norm (Traffic Advisory Leaflet 1/04).

The Clerk was instructed to arrange a meeting for Members of the Council with the senior police officer responsible for speed enforcement, KCC's Members with responsibility for highway matters, KCC Mid Kent Divisional Manager Kent Highway Services and Cllr Hotson.

CLERK

- 12.4 No 59 Saturday bus service: Cllr Marsh reported the new timetable for a Saturday Service from Nu-Venture and confirmed that he would be attending the follow up meeting on 13 March. He confirmed that his proposal for a service to divert from Coxheath through Boughton did not find acceptance. Cllr Fitzgerald reminded members that the K6 service was abandon for the reason that it was not used. Cllr Marsh will raise the issue of placing of timetables on route at bus stops to publicise the service.

CLLR MARSH

13. **Deferred Items Schedule:**

Noted

14. **Any other Business**

14.1 Cllr Fitzgerald reported on a number of matters:

- There is a review of the Urban Capacity Study being undertaken. Parish Councils will be consulted. The South East Plan is identifying a requirement of about 500 units of housing pa needed in the Maidstone area.
- Cabinet at its meeting on 1 March agreed that Maidstone should be a 'Growth Point'. There is Government money available (£400M) across the country to support growth points. This will have an impact on the housing requirements of the district.
- The threshold for developers to provide affordable housing has been reduced to 15 units. There will be a tariff approach to affordable housing contributions below the threshold.
- Nomination forms are available for 'Tri Angle' Awards recognising the efforts and achievements of young people in the community.
- He has been elected the next mayor of Maidstone. Cllr Ellis congratulated Cllr Fitzgerald on behalf of the Parish Council.

- 14.2 Boughton Mount Trust: Cllr Bray and Cllr S. Munford had agreed in principle to attend a meeting of the Trust as representatives of the Parish Council and Boughton Monchelsea Amenity Trust respectively.

CLLRS BRAY & S. MUNFORD

- 14.3 Bus timetables: Cllr C Munford suggested that the new bus timetables should be placed on the web site with links to Arriva and Nu-Venture web sites. Cllrs Mitchell and Boden to consider.

CLLRS MITCHELL & BODEN

- 14.4 Flooding, The Quarries – additional borehole: In response to an enquiry from Cllr Herrin, the Clerk confirmed that the borehole had not yet been drilled.

- 14.5 Layby – Bocton House: Cllr Clarke reported that she had been approached about non residents parking in the layby outside Bocton House. The layby is believed to be public highway and therefore open to anyone to park in it.

- 14.6 Parish Meeting: The Clerk reminded Members that the Parish Meeting is arranged for Tuesday 16 May. It was agreed that if the latest option agreement being entered

into by the Amenity Trust has been concluded by then; this could form the topic for the meeting in addition to the Parish Council's Annual Report.

Draft Annual Report to be circulated for comments and amendments at the next meeting. **CLLR ELLIS & CLERK**

15. **Date of Next Meeting**

The next meeting will be held on Tuesday 2 May 2006. There being no further business, the meeting was closed at 10.05 pm.

MINUTE 13 (Parish Council meeting 7 March 2006)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 7 MARCH 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 Lockham Farm Estate	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 2005/6 (£7.5K) 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.
17.1.06	Back Lane / Wierton Rd	Purchase salt bin & salt	Highways requested to confirm agreement to location. Acknowledged, but no response as at 7.3.06.

