

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 6 March 2007
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
K. Filmer
R. Fuller
P. Herrin
C. Munford
S. Munford
L. Oliver
I. Smith

Mr D. Gouldsworthy (Parish Clerk)
Mrs Penny Roots KCC Rural Warden
9 Residents

1. **Apologies:**
Apologies were received from Cllr Mitchell, Cllr Clarke, Cllr Fitzgerald (MBC), Cllr Field (MBC), Cllr Hotson (KCC) and PC Stuart Thomas
2. **Notification of late items for inclusion in the agenda:**
Members agreed to the inclusion of item 10.10 as (a) late item.
3. **Exempt Items (Standing Order 61):**
None
4. **Maidstone Police and Rural Warden Reports:**
A representative of Kent Police was not available. Mrs Roots will request Kent Police to provide an update on crimes since the last meeting (subsequently reported for the period 13 December 2006 – 7 March 2007: five burglaries other than a dwelling, ten cases of criminal damage, four thefts from motor vehicles, one taking a vehicle without the owners consent, one theft by an employee and four other thefts.)

Mrs Roots reported that she had reported seventeen cases of fly tipping (shared with Chart Sutton). Discussions were ongoing with MBC for installation of signage and use of covert cameras. Cllr Marsh reported that he had reported an incident of fly tipping in Lower Farm Road, but no action had been taken. A letter of complaint has been written to the Chief Executive.

A request has been put in for the double yellow lines outside the school to be repainted and for enforcement action to be taken against owners who persist in parking on the lines and obstruct the junction.

The CCTV camera at Boughton Court is still operative and recording.

The rough sleeper occasionally in Walk Meadow is known to the police.

5. **Open Quarter:**

Mrs Tuck advised the meeting that the new tenants of the Albion Inn had been given notice by the new owners to expire on the 26 March when it is expected the pub will close. No one present had knowledge of the intentions of the new owner, but it was suggested that it had been sold to a developer. There was considerable concern amongst members that yet another village amenity was about to be lost. The Clerk was instructed to see if he can ascertain the name of the new owners and establish their intentions.

CLERK

Members agreed to a proposal by Cllr Ellis that item 11.1 should be taken at this point to permit the public to join in the discussion on the Parish Council's response to the Local Development Framework (LDF) consultation.

Cllr Ellis requested that it be recorded that approximately 160 residents of Boughton Monchelsea, Chart Sutton and Linton parishes had attended a public meeting on the 27 February at Boughton Monchelsea village hall to view the Borough Council's DVD about the LDF and discuss the options. The overwhelming majority at that meeting voted for a fourth option combining elements of each of the three options put forward by MBC. There was virtually no support for any of the options put forward by MBC.

Residents and members discussed the three options being put forward by MBC and hereafter referred to as **Option 1** (MBC's option 3C – urban led); **Option 2** (MBC's option 11C – new 'commuter' village) and **The Council's Preferred Option** (7C – Urban regeneration and focused development in a planned urban extensions and in particular to the to the S.E. of Maidstone).

Cllr Munford proposed, seconded by Cllr Marsh that members support **Option 2** (11C) for a new planned Rural Service Centre for the following reasons:

1. A new Rural Service Centre at Lenham / Harrietsham would be a self sustaining development.
2. It would enable planners to work with a clean sheet to develop a community with timely provision of the community facilities needed for the scale of development required without overloading existing facilities and infrastructures.
3. It would have good access to existing road and rail links.
4. It would be a development for the 21 Century and could include new high tech business units.
5. It would have good access to hospital.
6. It would preserve the identity of Otham as a separate hamlet and an area of valuable agricultural land of attractive landscape value.

Members were against The Council's Preferred Option (7C – planned urban extension to the south east of Maidstone) for the following reasons:

1. There is no vision on the infrastructure required to provide for an extension of the existing built area on the scale proposed.
2. There was great concern about the dependence of a developer financed Leeds / Langley bypass the consequence of which might mean it was not built until near the end of the development cycle – if at all.

3. There was no confidence in the predicted growth patterns for housing being sustained during the Framework period that could be relied upon to see a Leeds / Langley bypass being built on a timescale early enough to keep pace with the growth in traffic generated by this and other development proposed in this option.
4. There is no requirement that the construction of the Leeds Langley bypass should commence before any development.
5. Maidstone already has a chronically overloaded highway system most of which is incapable of improvement except through major investment, none of which is likely to be funded by new development or from central government funding. Development of the Preferred Option will only make the problems worse.
6. Changed priorities within the Framework period may mean piecemeal development without the necessary investment going in at the outset to ensure a co-ordinated development of community facilities which will put pressure on existing facilities.
7. There is no consideration given to the consequential effects development on the scale envisaged would have on the southern parishes and the additional traffic that will inevitably use the B2163 as a route from the M20 to gain access to roads south from Maidstone.

Proposal carried 8 For: 0 Against: 3 Abstentions.

Cllr Ellis proposed that the Parish Council:

1. Actively pursue the protection of a 'green wedge' behind Oldborough Manor School down to The Quarries
2. Support some development to the rear of Mangravet and the Police Headquarters.
3. Agree to the relaxation of the village envelopes to allow scope for some limited development particularly local needs housing
4. Fully supports the continuation of the anti coalescence policy

and that the Maidstone Borough Council is so advised as part of the LDF consultation. Seconded by Cllr Munford and agreed unanimously.

Clerk to draft a response to the consultation.

CLERK

6. 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 9.1 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, 4 October 2004 and 27 September 2006 has granted a dispensation to all the Members concerned.

- 6.1 DC&LG: Revised Code of Conduct for Local Authority members – consultation: No comments.

7. Minutes of the last meeting:

The minutes of the meeting held on 16 January 2007 were agreed and signed by the Chairman.

8. Matters Arising:

- 8.1 Arriva No 59 Service: Cllr Marsh reported that the Service 59 Saturday working group had now formed itself into the East of Maidstone Buses Working Group. A site meeting is planned with KCC, MBC and the Parish Council to discuss improvements to Marlpit bus stop and investigate a drop off point eastbound. **CLLR MARSH**
- 8.2 The Red House – Licensing application: The Clerk tabled MBC’s decision on the application which was to reduce the hours requested.
- 8.3 MBC: Parish Council play area bids 2007/8: The Clerk reported that he had met a representative from HAGS Play who had advised that in her opinion the equipment met with current European standards. A bid had been submitted for access improvements to the play area from the recreation ground and car park.
- 8.4 MBC: Residents parking areas, Church Street: The Clerk tabled a response from MBC that the request for parking restrictions was not approved.

9. Finance Report:

Payments since last meeting (incl VAT):

RIP Cleaning Services	Dog bin emptying / December	14.10
Cornish Webservices	Web site hosting	94.00
EDF Energy	Electricity (Parish Hut)	32.29
D. Gouldsworthy	Expenses	76.59
Gill Turner Tucker	Legal fees (BMAT)	2050.55
Dr P. Hastings	Book royalties	291.00
Supplies Team	Printer cartridges	58.07
Supplies Team	Printer cartridges	58.07
Public Works Loan Board	Loan repayment (allotments)	4.84
KCC	Stationery	33.90
RIP Cleaning Services	Dog bin emptying / January	30.55
Village Hall Committee	Room hire / Jan	35.25
C. Sims	Recreation Ground (gate post & stile)	138.36
Natasha Tuck	LDF flyer delivery	80.00

Receipts:

Cash / cheques	Allotment rents	13.00
Cash	Book sale	10.00
KCC	Grant (Village gateway)	3000.00

Balances as at 6 March 2007

Current Account	18,524.35
Business Reserve	17,244.87
National Savings	49,746.25
Total Financial Assets	<u>85,515.47</u>

There were no comments and the report was ratified.

- 9.1 GTT: To approve payment of BMAT legal fees of £846.00: Agreed under Sec 164 of the Public Health Act 1875.

9.2 Audit Commission: Appointment of external auditors – consultation: No comment.

10. Correspondence:

- 10.1 MBC: Street naming; Furfield Park Phase II – proposed names for approval: Agreed Roman Way with Skinner Close if a second street name required. **CLERK**
- 10.2 MBC: Beresfords Hill proposed footpath – planning comments: The Clerk recommended that the Parish Council proceed with the site survey and preparation of scheme plans with a view to submission of a planning application. He further recommended that the scheme include a 1.4m high bow topped fence despite the informal advice against from planning officers. **CLERK**

The Clerk confirmed that MBC had agreed to roll over its grant for this scheme for another year.

- 10.3 Notes of meeting with Kent Highway Services (KHS) 31.1.07 and response: Noted.

Heath Road – variable speed limit at school: Clerk to chase KHS for response. **CLERK**

Visibility splay east – junction Church Street / Heath Road: The Clerk tabled a letter from the land owner advising that the land in question is currently subject to discussions – with whom was not stated, but it was assumed with the planning authority.

Brishing Lane footpath: The Clerk was requested to ask KHS for consent to cut back the undergrowth on the highway verge of Brishing Lane down from the new development to Brishing Stream to provide a refuge for pedestrians. Members agreed to pay for a contractor to carry out the clearance. **CLERK**

Brishing Lane HGV restrictions – traffic survey: No particular day of the week put forward, but all agreed any survey needed to start at or before 7.30 am. **CLERK**

Heath Road / Brishing Lane / Green Lane / Park Lane junction improvements: The Clerk to chase KHS for promised scheme. **CLERK**

Ragstone wall bottom of Beresfords Hill: Members noted the contents of a letter from the owner of Honeymellow Springs about the ownership and condition of the ragstone wall at the bottom of Beresfords Hill following a number of motorists leaving the road on the corner. Members expressed their concerns for the safety of motorists on this corner. In the absence of KHS agreeing to erect a barrier, the Clerk was requested to get a quote from KHS to provide and erect a safety barrier at the bottom of Beresfords Hill for the Parish Council to consider, without prejudice to the claims of any party as to ownership or responsibility for repairs to the wall. **CLERK**

- 10.4 KAPC: Localisation & devolution of powers – consultation: Members agreed to put forward a recommendation that the Parish Council is willing to accept devolved powers for licensing and determination of minor planning applications, but will not accept legal responsibility or costs arising from any decisions given. **CLERK**

10.5. Kent Police - Neighbourhood policing / PCSO's: Noted:

10.6 GTT: Transfer of Walk Meadow to BMAT – completion: Noted

10.7 KAPC: Planning Information day 17.3.07: Noted.

10.8 Dr Paul Hastings: Upon the Quarry Hills: Noted.

10.9 Kent Police: Driver training – Church Hill: Noted.

11. **Planning Report:**

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

Items dealt with by the chairman and vice chairman under delegated authority:

MA/07/0074	Roseholme, Heath Road, Boughton Monchelsea Applicant: Darren Yeeles Erection of a rear conservatory. DECISION: No objection or comment.	13.2.07
MA/07/0130	Cliff House, Cliff Hill, Boughton Monchelsea Applicant: Mr & Mrs D. Phillips Listed Building Consent for the removal of one window to ground floor side elevation. Supply and fit one Georgian pattern window. DECISION: No objection or comment.	13.2.07
MA/07/0132	21 Church Street, Boughton Monchelsea Applicant: Mr S. Taggart Demolition of existing brick outbuilding and roof to single storey utility room. Erection of a single storey rear extension, raising of boundary wall and new flat roof to single storey utility. DECISION: No objection or comment.	13.2.07

Items dealt with by the Planning & Licensing Committee:

MA/07/0192	2 Church Street, Boughton Monchelsea Applicant: Mr A Reeves Erection of a detached two bedroom cottage. DECISION: Refuse on the following grounds: <ol style="list-style-type: none">1. The proposed development is not 'infilling' within the meaning of Policy H27 of the Local Plan as it is not part of an established development frontage and would be obtrusive in such a visually prominent position.2. The rear of adjoining properties in Church Street, and those opposite in Haste Hill Road, will be overlooked and their privacy and amenities prejudiced by the development, contrary to Policy H19 of the Local Plan.	20.2.07
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3. It would be an over development of the site and may set a precedent for further back-land development off Windmill Court if permitted.
4. The access onto Haste Hill Road is off Windmill Court, a private road. Visibility at this junction is minimal and substandard and will be made worse with the introduction of a retaining wall. Although the access onto Windmill Court is acceptable, the access onto Haste Hill Road from Windmill Court is unacceptable and contrary to Policy H19 of the Local Plan.
5. Windmill Court is a private un-adopted road owned by Gravesend Churches Housing Association and should be included in the application. The application should be considered invalid as the declaration on Certificate A is incorrect by the admission of the agent in the covering letter. Although claimed that rights of way have been established over Windmill Court, the planning authority should establish the validity of this statement before determining this application and require a resubmission or refuse it.
6. The development might increase the hazard to pedestrians using Haste Hill Road. The road is narrow at this point with no footways and not enough room for two cars to pass.
7. Development on such a prominent site, so close to the road and adjacent to a designated Conservation Area is inappropriate and would harm the overall visual amenities of the Conservation Area.

MA/07/0186	<p>Eel House farm, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea Applicant: Sue Townsend Extension for tourist accommodation for people with disabilities (re-submission of MA/06/1956) DECISION: Approve.</p>	20.2.07
MA/07/0204	<p>Britelite House, Bircholt Road Applicant: Britelite Windows Erection of a trade conservatory display area and new boundary fence. DECISION: No objection or comment.</p>	20.2.07

The following applications had been APPROVED by MBC:

MA/06/1855	<p>Former Booker Cash & Carry, Cuxton Road, Boughton Monchelsea Change of use to mixed B1/D1 uses, revised parking layout and</p>
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- formation of new site access.
- MA/06/2103 Parkwood Trading Estate, Cuxton Road, Boughton Monchelsea
Demolition of 50% of existing buildings on the site and erection of seven new light industrial units plus new vehicular access point to Cuxton Road.
- MA/07/0130 Cliff House, Cliff Hill, Boughton Monchelsea
Listed Building Consent for the removal of one window to ground floor side elevation. Supply and fit one Georgian pattern window.

The following applications had been REFUSED by MBC:

- MA/06/2313 Whiteways Farm, Hermitage Lane, Boughton Monchelsea
Alterations to convert former chicken shed into a holiday home plus office and store.
- MA/06/2138 White Cottage, Green Lane, Boughton Monchelsea
Listed Building Consent for the addition of solar water heating collectors.

The following APPEAL DECISION had been notified:

- MA/06/0484 Wierton Hall Farm Cottage, Wierton Road, Boughton Monchelsea
Listed Building Consent for the installation of a satellite dish to the east elevation.
DECISION: Appeal allowed

11.1 Local Development Framework – Parish Council response to public consultation:
Dealt with at item 5 above.

11.2 MBC: Wierton Place Untidy site notice and enforcement action – progress report:
Noted.

11.3 MBC: Paperless consultation on planning applications – consultation: Referred to the Planning and Licensing Committee to respond. **CLERK**

12. Representatives' Reports:

12.1 KAPC: Cllr Ellis had nothing to report.

12.2 Allotments: Cllr Filmer reported that the trees behind plots 2 & 4 had not yet been cut back. It was reported that there are currently five applicants on the waiting list for allotments. It was agreed to offer virgin plots above the top track on a one year rent free tenancy to encourage take up. **CLERK**

12.3 Village Hall & Recreation Ground: Cllr Bray & Cllr S. Munford reported that they are pressing the village hall committee for use of a room as a parish office / police office / community warden office. Community Warden requires a key for access following re-locking of the hall. **CLLR BRAY**

12.4 Neighbourhood Watch: Cllr Marsh reported that the last NhW meeting had been poorly attended. Cllr Boden and Cllr Fuller decide a new location for the parish notice-board at Boughton Court and inform the Clerk with a view to it being relocated. **CLLRS BODEN, FULLER & MARSH**

12.5 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Herrin reported that the next meeting of TRAMP was on the 7 March. Cllr Bray to attend as substitute.

CLLR BRAY

12.6 Local Board: Cllr Herrin reported that he had attended the Local Board meeting on the 21 February where progress on a long term project for a town centre youth centre was discussed; KCC work on trying to get long term unemployed youth into work; apprentice schemes and teenage pregnancy rates in the Borough. Cllr Herrin confirmed that the Local Board had agreed to meet at Boughton Monchelsea at its next meeting on the 23 May – topic rural roads and speed limits. The Clerk reported that he is trying to get the Board to accept an agenda item about KCC transportation policies for south Maidstone.

13. Items for Discussion:

13.1 Parish Records – Deposit with centre for Kentish Studies (KCC): Members agreed to the deposit of the records listed with the County Archives. It was further agreed that the Clerk may offer the parish chest to the primary school for its history room.

CLERK

14. Deferred Items Schedule:

Noted:

15. Any other Business:

15.1 Walk Meadow – Notices: Cllr Munford reported that the cliff warning signs needed replacing.

CLERK

15.2 Parish Meeting – Speedwatch: It was agreed the Speedwatch equipment should be demonstrated at the Parish Meeting.

CLLR HERRIN

15.3 KCC Rural Community Warden: Members expressed their sincere thanks to Mrs Roots for the work she does on behalf of the parish and instructed the Clerk to write a letter of appreciation to KCC.

CLERK

16. Date of Next Meeting:

The next meeting will be held on Tuesday 1 May 2007. There being no further business, the meeting was closed at 10.00 pm.

MINUTE 14 (Parish Council meeting 6 March 2007)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 6 March 2007
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. Clerk to complain to CE MBC about lack of action and commitment to preserve these listed buildings (4.7.06). Response discussed mtg 5.9.06. Carried forward.
13.5.03	Wierton Place	Untidy Site Notice	With MBC’s Enforcement Team. Meeting requested with MBC’s Conservation Officer. Response discussed mtg 5.9.06. Carried forward
4.6.98	Ld at Boughton Court	Transfer from MBC to BMAT.	MBC awaiting transfer of open space from developer. Re-confirmed by letter 29.7.04 from MBC. Mtg with Wimpey’s 4.10.06. Letter awaited.
9.9.03	NhW	Move notice board at Boughton Court to junction Joy Wood / Pested Bars Rd.	Awaiting transfer of opens space from developer to MBC (see above). Agreed to move PC notice board 5.9.06. Mtg with Wimpey’s 4.10.06. Letter awaited.
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) by 4.7.06 (2.5.06) and by 5.9.06 (4.7.06) and by 7.11.06 (5.9.06)
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. Request Cllr Hotson to chase KCC (2.5.06). Consultation mtg required by KCC PROW to be arranged with landowner. (4.7.06) & (5.9.06). Mtg 25.10.06. Fencing issues & approval to prepare scheme plans (7.11.06). Fencing issues referred to MBC planners 16.1.07)

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 6 March 2007
6.9.05	Flooding; The Quarries	Bored pipe / estimate – Harts House pond. Investigative borehole The Quarries	Review in context of overall recommendations from MBC. Drilling rig being repaired. MBC liaising with highways for road closure order for The Quarries to drill 15 & 16 August 06 (2.5.06). Borehole drilled but unlikely to be of use (7.11.06)
4.7.06	Walk Meadow	Lease-back by Parish Council	To be considered at May 2007 meeting of the Parish Council.
16.1.07	Furfield Quarry	Methane monitoring	Update reports obtained & passed to Cllr Fuller / meeting of Custodian Trustees.