

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 1 November 2005
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
R. Fuller
P. Herrin
N. Mitchell
I. Smith

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

1. **Apologies:**

Apologies were received from Cllr Filmer (prevented); Cllr S. Munford (work); Cllr C. Munford (travelling) and 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 four reported crimes since the last meeting; one theft of a motor vehicle; one attempted burglary; one case of criminal damage and theft of a tool box from a caravan site. PC Russell also reported that there would shortly be police operations against specific targets. PC Russell requested that a plea be made for residents to report all crime. An offer was made for members to visit the police central control room at Headquarters. Cllr Bray reiterated the offer of the accommodation in the Village Hall when PC Russell had decided where her base was to be.

4. **Open Quarter:**

4.1 There being no residents present, Cllr Ellis gave the floor to Cllr Hotson & Cllr Fitzgerald.

Highway Advisory Board: Cllr Hotson reported that he had attended the Highway Advisory Board where amongst other items, interactive speed signs had been discussed. There are now 60 in the County. He recommended the report to the Parish Council. Public transport had also been discussed. He wished to encourage residents to use the services provided as patronage would count towards any recommendations to support a service. Lastly he reported that the Kentschoolrun / Kentcarshare initiative had been launched in October.

Local Board: Cllr Ellis and Cllr Fitzgerald thanked Cllr Hotson for his support through Local Board grant to keep the Saturday No 59 service running whilst the future of the timetable was being considered. Cllr Hotson reminded members that Local Board grant money was still available to be applied for.

MA/05/1792 Former Fire Brigade Training Centre, Linton: Cllr Hotson confirmed that Kent Highways was raising no highway objection again to the revised application MA/05/1792 for an independent school and gospel hall being submitted in respect of the former fire brigade training centre at Linton. Members agreed to request MBC to put a limit on the school roll of 100 if the application was to be approved. Cllr Mitchell to represent the Parish Council at the Planning Committee.

CLERK & CLLR MITCHELL

Other matters discussed with Cllr Hotson relating to KCC:

Speed Limit Review: The Clerk tabled the results of the automatic traffic count. It was agreed the results should be sent to KCC Highways. Cllr Hotson agreed to speak with the Area Manager for a response to the current position of the Parish Council's request for the proposed 30 mph limit to be extended to Marlpit and to Linton crossroads.

CLERK & CLLR HOTSON

Speed Watch: The Clerk reported that only Chart Sutton and Linton PC had expressed an interest in combining for the purchase of equipment to participate in this scheme - subject to cost. It was agreed in principle to participate in the scheme and jointly purchase the equipment with other interested parish councils.

Lengthsmen scheme: Cllr Fitzgerald expressed his concern that despite the grand launch of this scheme, nothing much appears to be happening on the ground. The Clerk and Cllr Herrin reported that they were not aware of any lengthsmen work in the parish.

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 7.2, 7.3, 7.5 and 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.

6. Minutes of the last meeting:

Minutes 6 September 2005: Paragraph 3 (Maidstone Police Report) PC Lerpiniere attended the NhW meeting, not Mrs Roots. Paragraph 12.3 (Walk Meadow) Reference should be Sec 127 of the Local Government Act 1972, not Sec 123. With these corrections, the minutes of the meeting held on 6 September 2005 and the 26 September 2005 were agreed and signed by the Chairman.

7. Matters Arising:

7.1 Dog faeces bins, Walk Meadow: The Clerk reported that the bins had been ordered.

- 7.2 Gill Turner Tucker – to approve in principle, payment of BMAT legal fees: The Clerk reported that an invoice had been received in the sum of £1996.03 incl of VAT in respect of fees following exercise of the Skinner Trust Option Agreement. Cllr Fuller queried why the Parish Council pays these fees. Cllr Ellis advised that it is ongoing support for the Trust in the form of additional grant. Payment agreed. **CLERK**
- 7.3 Gill Turner Tucker – Payment of BMAT surveyor’s fees: Cllr Ellis advised that following discussions with GTT, it had been confirmed that a surveyor’s report had been obtained when the Option Agreement had been entered into and that, therefore, a further report was not needed.
- 7.4 South East Plan: Cllr Fuller attended the public meeting on 27 September. He reported that current indications are that there will be a shortfall of available development land within the Plan period and that more greenfield sites will need to be allocated, although concerns have been expressed that there will be infrastructure problems in meeting the Plan requirements. A shortfall in available land had been identified in Maidstone and Tunbridge Wells. It was now necessary to determine in which location the shortfall will be met. Members agreed that Tunbridge Wells would provide a more appropriate location for development.
CLLR FULLER & CLERK
- 7.5 Walk Meadow: The Clerk tabled correspondence from Gill Turner Tucker on the legal aspects of a transfer of Walk Meadow to the Boughton Monchelsea Amenity Trust. It was agreed to delegate to the Clerk to pursue the proposal further after discussion with KAPC and Maidstone Borough Council’s Legal Services if appropriate. Add to deferred schedule. **CLERK**

8. **Finance Report:**

Payments since last meeting:

Village Hall Committee	Room hire /July	42.10
Zurich Municipal	Insurance	954.90
D. Gouldsworthy	Expenses	26.84
Gill Turner Tucker	Legal Fees (BMAT)	433.28
Zurich Municipal	Insurance (BMAT)	367.50
PWLB	Loan repayment	4.84
KCC	Stationery (printing)	41.32
KCC	Stationery / salt bin	120.26
Village Hall Committee	Room hire / August	23.00
Audit Commission	Audit fee	411.25
KCC	Stationery / salt bin	121.14
Natasha Tuck	Newsletter delivery	55.00
Supplies Team	Printer cartridges	78.61
KCC	Stationery	22.85
KCC	Stationery (printing)	246.40
Village Hall Committee	Room hire / Sept	53.60
D. Gouldsworthy	Expenses (Newsletter postage)	60.84
Zurich Municipal	Event insurance (T200)	78.75
S.E. Wilson	Tree surgery (BMAT)	500.00
Seeboard	Electricity (Parish Hut)	14.99

Receipts:

Cash / Cheques	Allotment rents	364.00
Cheque	Book sale	22.00
Concurrent Functions	Second instalment	7,330.13

Balances as at 1 November 2005

Current Account	22,275.80
Business Reserve	16,802.04
National Savings	46,313.01
Total Financial Assets	<u>85,390.85</u>

There were no comments and the report was ratified.

- 8.1 Trafalgar 200 - draft accounts: Cllr Ellis thanked all those who had been involved in the weekend of events, and in particular, Cllr Fuller and Cllr Bray for their contributions. The draft accounts indicated that the event had made a net profit (approx £260). It was agreed that the net profit would be donated to Seafarers UK.
CLERK
- 8.2 MBC: Concurrent Functions – second instalment: Noted.
- 8.3 St Peter's Church – Request for additional grant to maintain churchyard: Members agreed to increase the current year's grant by £200 to £1,800 exclusive of VAT. It was further agreed that the Parish Council would continue to give financial support towards maintenance of the churchyard, but that as from May 2006 and thereafter the grant will be up to a maximum of £1,600 exclusive of VAT plus any increase in the retail price index calculated from 1 April 2005.
CLERK
- 8.4 BMAT: Indemnity Insurance – approval of additional premium: Members agreed to bear the additional premium of £50 plus IPT for public liability cover for the additional length of footpath being created through Quarry Wood over land owned by Loose Swiss Scouts.
CLERK
- 8.5 Road salt – approve acquisition to replenish stock: Acquisition of 40 bags of salt agreed to replenish stock and to fill parish council salt bins.
CLERK
9. **Correspondence:**
- 9.1 Kent Highway Services: Parish and Town Seminar – Tuesday 6 December: Cllr Herrin to attend.
CLLR HERRIN
- 9.2 Maidstone Local Board Wednesday 9 November – Agenda: Noted.
- 9.3 Kent Police: Consultation on government proposals for restructuring: Members noted the proposals and agreed that a letter of support be sent to the KPA and Chief Constable of Kent Police advising that the Parish Council was not in favour of any merger of the Kent force.
CLERK
- 9.4 Neighbourhood Watch: CCTV camera – Lockham Farm Green. Cllr marsh reported that he had not received a response to the request for the camera to be re-installed. Cllr Marsh to pursue.
CLLR MARSH

9.5 KAPC: Annual Meeting 5 November – Agenda: Noted.

9.6 MBC: Parish Review – Boundary changes: Noted.

9.7 MBC: Balancing Pond – Pested Bars estate – adoption: Members expressed their concern that both the balancing pond and sewers at the new estate had still not been adopted. Clerk to write to MBC.

CLERK

9.8 No59 Bus Service: Noted. Cllr Marsh to represent the Parish Council at the first meeting of the working group on 7 November.

CLLR MARSH

10. **Planning Report:**

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

MA/05/1610 6 Meadow View Road, Boughton Monchelsea

Applicant: Mrs B. Bush

Erection of single storey rear and side extension.

DECISION: No objection or comment.

MA/05/1624 Lyewood Farm Oast, Green Lane, Boughton Monchelsea

Applicant: Mr J. Cooper & Mrs C. Picking

Change of use of outbuildings to additional accommodation incidental to the principal house.

DECISION: No objection. If consent is to be granted, the Parish Council wants a condition that it shall only be used as ancillary accommodation to Lyewood Farm Oast.

MA/05/1628 Bramleys, Brishing Lane, Boughton Monchelsea

Applicant: Mr J. Worley

Removal of condition 3 of planning consent MA/03/0942 (application for approval of reserved matters being landscaping external appearance and design pursuant to outline planning consent MA/03/0942 for the erection of 1 no dwelling relating to the southern boundary treatment).

DECISION: No objection or comment.

MA/05/1699 2 Bodkins Close, Boughton Monchelsea

Applicant: Mr & Mrs Haynes.

Erection of a single storey rear extension (resubmission of application MA/05/0970)

DECISION: No objection or comment.

Items dealt with under delegated authority.

MA/05/1882 Unit 3 Parkwood Industrial Estate, Cuxton Road, Parkwood.

Applicant: Wear'm Out

Application to vary condition 1 of permission MA/03/1511 to extend the temporary consent of use of cold store to D2 use with adjacent parking for a further five years.

DECISION: No objection or comment

The following applications had been APPROVED by MBC:

MA/05/1301 Romeo Green Lane, Boughton Monchelsea

- Demolition of existing single garage and erection of two storey extension to west elevation.
- MA/05/1333 6 Green Lane, Boughton Monchelsea
Erection of a part two storey and part single storey rear extension and a single storey front extension.
- MA/05/1538 Cliff House, Cliff Hill, Boughton Monchelsea
Listed building consent for the removal and replacement of 3 No first floor windows and removal of 2 No ground floor windows and replacement of French Doors.

The following applications had been REFUSED by MBC:

- MA/05/1565 34 Church Street, Boughton Monchelsea
Erection of first floor side extension.
- MA/05/1163 1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea
Outline application for the erection of 1 No dwelling with means of access to be considered at this stage and all other matters reserved for future consideration.
- MA/05/1445 17 Foster Clarke Drive, Boughton Monchelsea
Erection of rear conservatory.
- MA/05/1203 The Red House, Hermitage Lane, Boughton Monchelsea
Demolition of existing extension and derelict barn. Refurbishment of retained building and construction of extension to form public house and restaurant, also construction of a new dwelling to replace derelict barn.

- 10.1 MA/05/0038: Former Fire Brigade Training Centre – Highway protocols: Noted.
- 10.2 MA/05/0079: Lime Farm, Heath Road – Outline application for a retirement village – Environmental impact statement: Members considered the statement and agreed that it did not alter the views of the Council that the application should be refused. Clerk to inform MBC accordingly. **CLERK**
- 10.3 MA/01/1904/01: Furfield Quarry – Comments on application by CPRE: Noted.
- 10.4 MA/05/1845: Former Linton Hospital site: Proposed development: No Comment.
- 10.5 MBC Local Development Framework – Statement of Community Involvement: Noted.

11. Representatives' Reports:

- 11.1 KAPC: Cllr Ellis had nothing to report.
- 11.2 Allotments: No report.
- 11.3 Village Hall: Cllr Bray reported that a further meeting had been held of the village hall committee and the recreation ground committee on possible merger.
- 11.4 Recreation Ground: No report.

- 11.5 Neighbourhood Watch: Cllr Marsh reported that there had been twelve members present at the last NhW meeting. The current balance of funds held by NhW was £30. NhW investigating a possible grant for new NhW street signs.
- 11.6 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Marsh reported that neither he nor Cllr Bray had attended any recent meetings and the Partnership seemed to now lack any drive.

12. Items for Discussion:

- 12.1 Village Gateways – update: Cllrs Marsh, Fuller and Bray: Cllr Fuller produced sketch plans he had prepared of a proposed gateway which he felt should be located on the parish boundaries and give a sense of arrival, combined with traffic calming measures. Due to the uncertainty around the positioning of any speed limit restriction, it was agreed that a meeting should be held with the Highways Manager to discuss the current position of the speed review and take forward the gateways.
CLLRS MARSH, BRAY, FULLER & CLERK

12.2 Safety matters – lay-bys opposite Cornwallis school: Nothing to discuss.

12.3 Speed Watch – Update: Dealt with under item 4.1.

- 12.4 Carols on the Green: Monday 12 December – arrangements: It was agreed as follows: Cllr Ellis to arrange Christmas tree; all councillors to donate £10 towards the Clerk buying mince pies and mulled wine; Clerk to ask Mrs Harrison if she was willing to provide the soup as in previous years; Cllr Clarke to ask Graham Clarke if he would MC the event again. The Clerk confirmed that cups and carol sheets are available. It was further agreed to make a donation of £250 to the Maidstone Citadel band (Salvation Army) who will be attending to lead the singing and provide the music. The primary school choir to be invited to sing.
CLLRS ELLIS, CLLR CLARKE, ALL CLLRS & CLERK

13. Deferred Items Schedule:

14. Any other Business:

- 14.1 Remembrance Sunday 13 November 2005: Clerk to invite Cllr S. Munford to attend Service at Parish Church and lay the Parish Council wreath. It was agreed to make the usual donation of £150 to the Royal British Legion.

CLLR S. MUNFORD & CLERK

15. Date of Next Meeting:

The next meeting will be held on Tuesday 17 January 2006 There being no further business, the meeting was closed at 10.00 pm.

MINUTE 13 (Parish Council meeting 1 November 2005)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 1 NOVEMBER 2005.
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.
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.
18.1.05	Change of Use - Ralph’s Farm Shop	Enforcement action? – referred to MBC	Acknowledged by MBC and investigating.
3.5.05	Salt bins, Haste Hill Close & Joywood	Acquire a salt bins	Acquired / to be located and filled – Delete item
6.9.05	Flooding; The Quarries	Bored pipe / estimate – Harts House pond	Review in context of overall recommendations from MBC.