

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 7 November 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
R. Fuller
P. Herrin
N. Mitchell
C. Munford
L. Oliver
I. Smith

Mr D. Gouldsworthy (Parish Clerk)
[Cllr M. Fitzgerald (MBC)]
PC. Stuart Thomas
Mrs Penny Roots KCC Rural Warden
Mrs Trish Saffery (KM parish reporter)
1 Resident present: (Mrs Jackie Crosbie)

1. **Apologies:**
Apologies were received from Cllr Filmer, Cllr S. Munford, and Cllr Hotson
2. **Notification of late items for inclusion in the agenda:**
Members agreed to the inclusion of item 9.3 as a late item.
3. **Exempt Items (Standing Order 61):**
Members' agreed that the public and the press should be excluded from the meeting during any discussion on 10.2 and that the matter should be passed to the Boughton Monchelsea Amenity Trust to take forward on the grounds that the matter was more appropriate for the Trust to deal with.
4. **Maidstone Police and Rural Warden Reports:**
PC Thomas reported that there had been eighteen reported crimes since the last meeting of the Parish Council comprising six thefts; two attempted burglaries; three burglaries; five incidents of criminal damage; one assault and one case of arson. Cllr Marsh reported that at least one of these incidents had not been notified through the usual NhW notification channel. Cllr Marsh to raise the matter of communications at the next NhW meeting.
5. **Open Quarter:**
 - 5.1 Mrs Crosbie requested permission for the Brownies to present a cheque to the Salvation Army at the Carols on the Green. Agreed.
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 9.2 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.

The Clerk reported that Cllr Oliver had also received dispensation at the last Standards Committee meeting on the 27 September.

7. Minutes of the last meeting:

The minutes of the meeting held on 5 September 2006 were agreed and signed by the Chairman.

8. Matters Arising:

8.1 Arriva – Timetable cases: Cllr Marsh reported that he is still awaiting cases to be put up at the Marlpit bus shelter and at The Albion PH. He could not explain the delay. Cllr Marsh also confirmed that no concessionary fares were being offered by either bus company over the Christmas period of operation. There will be another No59 service meeting with the bus company in the New Year.

8.2 Parish hut – roof repairs: Cllr Bray reported that the repairs had been done.

8.3 TRAMP – Parish representation: The Clerk reported that John Wilson, chairman of East Farleigh PC had taken over the chair of TRAMP and had advised that as far as he was concerned, Boughton Monchelsea PC was still part of TRAMP. Cllr Herrin informed the meeting that he was willing to represent the Parish Council on TRAMP. Cllr Herrin's offer was accepted along with Cllr Bray's to be his substitute. Cllr Marsh to pass over files. The Clerk to notify John Wilson of arrangements.

CLLRS MARSH, HERRIN, BRAY & CLERK

8.4 Seats – Recreation Ground: Cllr Fitzgerald confirmed that he would be prepared to use his devolved budget to cover the cost of the seating. Clerk to supply details to Cllr Fitzgerald.

CLERK

9. Finance Report:

Payments since last meeting (incl VAT):

Cllr J. Marsh	Neighbourhood Watch grant (part)	43.92
KCC	Stationery	13.45
French Roofing Services Ltd	Parish Hut roof repairs	193.88
Village Hall Committee	Room hire / August	12.00
RIP Cleaning Services	Dog bin emptying / August	11.75
D. Gouldsworthy	Salary & expenses	1,686.88
Natasha Tuck	Newsletter delivery	80.00
Chart Sutton Parish Council	Speedwatch (equipment purchase)	801.00
MBC	Playground equipment repairs	58.75
RIP Cleaning Services	Dog bin emptying / September	9.40
EDF Energy	Electricity charge Parish Hut	30.60
Village Hall Committee	Room hire / September	29.00
MBC	Playground equipment repairs	518.18

Receipts:

B. Monchelsea Rec Grd	Reimbursement for cost of dog signs	244.13
P. Saunders-White	Book sale	11.90
Cheques / cash	Allotment rents	310.00
MBC	Concurrent Functions – 2 nd instalment	6,412.48

Balances as at 7 November 2006

Current Account	20,585.38
Business Reserve	17,144.59
National Savings	48,026.46
Total Financial Assets	<u>85,756.43</u>

There were no comments and the report was ratified.

The Clerk reported that Cllr Hotson had agreed to bear the Parish Council's contribution of £801 towards the cost of the Speedwatch equipment from his devolved budget. The Chairman recorded the Council's thanks to Cllr Hotson.

9.1 MBC: Bids for one-off Additional Resources 2007/8. Bids to be submitted for repairs / improvements to the cricket pavilion and a youth shelter on the recreation ground.
CLLR BRAY / CLERK

9.2 Mrs R. Ferrell: To approve an invoice of £60 for cutting allotment hedge. Agreed.

9.3 Gill Turner Tucker: To approve payment of BMAT legal fees of £1132.61. Agreed under Sec 164 of the Public Health Act 1875.

10. Correspondence:

10.1 MBC: Annual Rural Conference Sat 18 November – attendees. No member available to attend

10.2 Sibley Pares: Land at Boughton Lane – support for development. Dealt with under item 3.

10.3 MBC: Flooding The Quarries - Test borehole results. Clerk to write and thank MBC for its efforts and request a copy of the borehole log.
CLERK

10.4 KCC: Kentcarshare – promoting use in your parish. Clerk to advertise in the newsletter. Cllr Boden to add link onto the website.
CLLR BODEN & CLERK

10.5 KCC: Brishing Lane – proposed footpath east side. KCC PROW do not wish to adopt any footpath across BMAT's strategic planting area nor any path created on the verge down to Brishing Stream.

10.6 West Kent NHS: Public consultation – surgical & orthopaedic care. Members were of the view that with the investment going into NHS services, residents of this parish and Maidstone should be able to expect that all health services should be delivered locally and at an easily accessible location. In particular, members were against the loss of accident and emergency from Maidstone Hospital. Clerk to respond.
CLERK

- 10.7 Kent Police: Neighbourhood Policing / PCSO's – re-organisation. Cllr Marsh reported that although PC Stuart Thomas will head up the Rural Neighbourhood Police Team for this area, a PCSO is to be appointed in the 2007/8 financial year that will have a dedicated responsibility to cover Boughton Monchelsea, Chart Sutton and Loose.
- 10.8 Cllr E. Hotson: Policing in Maidstone. Noted.
- 10.9 Kent Police: Future of Neighbourhood Policing mtg Monday 4 December – attendee. Cllr Marsh to attend. **CLLR MARSH**
- 10.10 Kent Highway Services: Information leaflets. Noted. Leaflets with Cllr Herrin.
- 10.11 KCC Local Board: Minutes meeting 19 October. Cllr Herrin offered to represent the Parish Council at future meeting if available. Clerk to offer that Boughton Monchelsea host the Local Board meeting on the 23 May 2007 – subject Rural Speed Limits. **CLERK**
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:
None

Items dealt with by the Planning & Licensing Committee:		MBC notified
MA/06/1638	32 The Quarries, Boughton Monchelsea Applicant: Mr & Mrs Tanton Erection of a detached garage DECISION: No objection or comment	21.9.06
MA/06/1698	5 Green Lane, Boughton Monchelsea Applicant: Mr & Mrs Arthurs Demolition of conservatory and erection of conservatory / extension. DECISION: No objection or comment	21.9.06
MA/06/1393	St Peter's Church, Church Hill, Boughton Monchelsea Applicant: St Peter's PCC Extension to footpath on south side of church (details) DECISION: No objection or comment	21.9.06
MA/06/1761	56 Church Street, Boughton Monchelsea Applicant: Mr J. Crump Erection of a first floor rear extension and removal of existing conservatory to replace with part single storey part two storey rear extension. DECISION: No objection or comment.	12.10.06
MA/06/1760	Old Cottage, The Green, Boughton Monchelsea Applicant: Mrs N. Lamont-Brown Conservation Area Consent for erection of summerhouse. DECISION: No objection or comment.	12.10.06

Applicant: Mr F. Wilson

Outline application for the erection of four dwellings with layout, scale and access to be considered at this stage. All other matters reserved for future consideration.

The chairman reported that two e-mails had been received from the applicant about the proposed development which he read to the meeting.

DECISION: Refuse on the following grounds:

1. The site is within the southern anti-coalescence belt defined in the Maidstone Borough Wide Local Plan. Development of four dwellings would be an over development of this back-land and an extension of the built up area contrary to Policy ENV32 of the Local Plan.
2. The development would harm the character and appearance of the area and the amenities of the surrounding occupiers, contrary to Policy ENV28 of the Maidstone Borough Wide Local Plan.
3. The additional vehicular use of the access would harm the amenities of the occupants of No 4 Heath Road with additional noise and disturbance contrary to policy H19 of the Maidstone Borough Wide Local Plan.
4. The access onto Heath Road is not suitable for the additional traffic movements a development of four dwellings will generate. In particular, where the access road constricts just inside the site, it may cause traffic to block causing a possible hazard to other vehicles entering the site off Heath Road.
5. The plan of the access road at its junction with Heath Road does not show details of radii or that adequate visibility splays in both directions can be achieved and that they are and will remain in the control of the applicant.
6. The B2163 Heath Road is a secondary network road. Increased use of the access will result in a greater risk of accidents and collisions. The applicant has not demonstrated that the access as existing or improved meets the necessary standards of the planning and highway authorities in accordance with Policy T22 of the Maidstone Borough Wide Local Plan.

7. Parked cars on Heath Road in the vicinity of the access will cause an obstruction to the visibility of drivers trying to leave the development. Apart from being a hazard it may also be a reason for a subsequent call for parking restrictions near the access to the detriment of the amenities of existing residents.
8. PPG3 requires new development to be sustainable and seek to reduce car dependency. The development is not sustainable in this rural area and will require a high dependency on the use of cars.

MA/06/1855	Former Booker Cash & Carry, Cuxton Road, Maidstone Applicant: Jubilee Resource Hub. Change of use to mixed B1/D1 uses, revised parking layout and formation of new site access DECISION: No objection or comment.	12.10.06
MA/06/1956	Eel House Farms, Boughton Bottom Farm, Lower Rd, Boughton Monchelsea Applicant: Sue Townsend Extension for tourist accommodation for people with disabilities	21.9.06

The following applications had been APPROVED by MBC:

MA/06/1217	75 The Quarries, Boughton Monchelsea Erection of a rear extension and loft conversion.
MA/06/1211	Parkwood estate, Ld off Bircholt Road, B. Monchelsea Erection of 41 industrial units comprising B1, B2 & B8
MA/06/1446	5 Foster Clark Drive, Boughton Monchelsea Erection of a single storey side extension.
MA/06/1274	The Stables, Chart Hill Road, Staplehurst Erection of plant room including installation of horizontal ground slinkys for heat pump and swimming pool.

The following applications had been REFUSED by MBC:

MA/06/1745	Cornwallis School Consultation with MBC: New electrical sub-station and transformer building, new electrical switch gear building and associated access road.
MA/06/1638	32 The Quarries, Boughton Monchelsea Erection of a detached garage.
MA/06/1418	70 Church Street, Boughton Monchelsea Extensions and alterations to dwelling, including front porch, single storey side extension, two storey side extension, increased ridge height and installation of dormer windows.

The following APPEALS had been notified:

MA/06/0484	Wierton Hall Farm, Wierton Road, Boughton Monchelsea An application for listed building consent for the installation of a
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satellite dish to east elevation.

DECISION: No comment or further action.

The following APPEAL DECISIONS had been notified:

MA/05/2068 Lady Bessies Cottage, Beresfords Hill, Boughton Monchelsea
Erection of a two storey rear extension.

DECISION: Dismissed

11.1 Local Development Framework: Core strategy – preferred options (development).
Noted.

11.2 KCC: Developer contributions and community infrastructure – Public consultation.
Noted.

11.3 The Red House: Licensing application. Cllr Marsh reported that an application had been made requesting licensing hours to extend to 2.00 am in the morning. Cllr Marsh had lodged a personal objection and been informed by MBC that the application was invalid. The Clerk was instructed to notify MBC that members of the Planning and Licensing Committee wish to consider any new application submitted.

CLERK & CLLR BRAY

11.4 Furfield Park development – Letter to Wimpey's following meeting 4.10.06:

- Methane monitoring Furfield Quarry: The Clerk to obtain reports from MBC. Cllr Fuller to represent the Parish Council on any Custodian Trustee meetings.
- Drainage: Foul drainage problems not resolved yet.
- Surface water attenuation pond and soakaways: The chamber above one of the boreholes has collapsed. Soakage rate information still not given to MBC.
- Boundary Furfield Park / BMAT land: Not yet pegged.
- Ragstone gateway: Question raised as to why it is not now to be ragstone.

Clerk to press for a full reply from Wimpey's on outstanding items.

CLERK

12. Representatives' Reports:

12.1 KAPC: Cllr Ellis had nothing to report.

12.2 Allotments: No report.

12.3 Village Hall: Cllr Bray reported that the Village Hall Committee and the Recreation Ground Committee had merged for operation purposes, but still remain separate legal entities for the moment.

12.4 Recreation Ground: No report.

12.5 Neighbourhood Watch: Cllr Marsh reported that the AGM of the Maidstone & Malling NhW was on the 23 November.

13. Items for Discussion:

13.1 Carols on the Green Monday 11 December at 7.45 pm: Arrangements for the evening were finalised.

13.2 Footpath Beresfords Hill Stage 2 – report by the Clerk: The Clerk reported that in principle Mr Gill is agreeable to the path and now accepts that the construction of a ragstone wall is not economically viable. However, he requires some form of boundary between the path and his property and suggested a 1.8m high steel palisade fence. Member felt this was excessive for the situation and not appropriate for a rural setting. Members agreed that an offer should be made of 1.4m high bow topped fencing. **CLERK**

The Clerk also reported that as Beresfords was a listed building, Listed Building Consent may be required in addition to planning permission for the path and any fencing. It was further agreed that scheme plans should be prepared for agreement with Mr Gill in anticipation of submission of a planning application. The Clerk was instructed to commission the Fuller Franklin Partnership (design engineers for Stage I) to prepare the necessary plans and specifications. Cllr Fuller declared a prejudicial interest as a dormant partner in the firm. **CLERK**

13.3 Speedwatch: Cllr Herrin reported that he had six volunteers. Initial training was being given by Kent Police at Chart Sutton on the 11 November. The equipment is to be stored centrally and borrowed by parishes as required. The Parish Council's contribution of £801 had been paid to Chart Sutton PC. Chart Sutton PC is to insure the equipment. The Parish Council's insurers are to be requested to confirm that all volunteers are covered on the Council's insurance for personal injury and public liability whilst operating the equipment. **CLERK**

13.4 Meeting with Kent Highway Services Friday 10 November: The agenda was agreed. Cllrs Ellis, Mitchell, Herrin, Marsh and Fuller to attend. **CLLRS ELLIS, MITCHELL, HERRIN, MARSH & FULLER**

13.5 Village gateways – update report by sub-committee. The Clerk reported that the gateways as designed by KHS were smaller compared to example seen elsewhere. KHS had explained that this was due to the fact that they will not be sited as combined terminal speed limit signs therefore the speed roundels would be smaller and less significant than on the larger gateways. Cllr Fuller proposed that the smaller gateways be accepted but they should be higher. Agreed. Cllr Clarke enquired whether a different type face could be used on the village sign. Clerk to investigate with KHS. In response to a request from Mr & Mrs Martin at D'Arcy it was agreed that the gateway at the west end could be staggered to avoid intrusion into the vision splay to their drive. The Clerk reported that Cllr Hotson had volunteered to fund the deficit of £3000 in the cost of associated road traffic calming measures. **CLERK**

13.6 Disabled parking bay – Church Street. Cllr Ellis reported that he had been lobbied by residents about the parking problems in Church Street. The Clerk to write to MBC for advice on controlled parking. **CLERK**

13.7 Remembrance Sunday 12 November: Cllr Smith to represent the Parish Council at the church service. **CLLR SMITH**

14. **Deferred Items Schedule:**

Noted

15. **Any other Business:**

15.1 Police speeding – Church Hill: Cllr Boden reported the apparent use of Church Hill for Police driver training. Clerk to write to Kent Police and ask that it is not used for training due to presence of children. **CLERK**

15.2 Potholes – Haste Hill Road: Cllr Smith reported a number of potholes and a trench that had sunk. Cllr Boden reported a number in Pested Bars Report to KHS.

CLLR HERRIN

15.3 Southern Parishes Meeting: Cllr Ellis reported that there would be a meeting of the Southern Parishes Group in the Committee Room of the village hall on 8 November.

16. **Date of Next Meeting:**

The next meeting will be held on Tuesday 16 January 2007. There being no further business, the meeting was closed at 9.45 pm.

MINUTE 14 (Parish Council meeting 7 November 2006)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 7 November 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. 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.
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.
4.7.06	Walk Meadow	Lease-back by Parish Council	To be considered at May 2007 meeting of the Parish Council.