

BOUGHTON MONCHELSEA PARISH COUNCIL

Minutes of the Parish Council Meeting held on 1st March 2011 In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present:

Cllrs S. Munford (Chairman)
S. Witherington
K. Williams
L. Date
C. Bracking
S. Evans
J. Thompson
M. Bray
N. White
L. Oliver
D. Smith

Cllr Mike Fitzgerald
Cllr Rob Field
KCC Warden, Liz Lovatt
PCSO Richard Chainey
Police Sgt Matt Chapman
Parish Clerk
2 residents

1. **Apologies:**

Apologies were received from Cllr Herrin (holiday), Cllr Ellis (KALC meeting), Cllr Clarke (sick) and Cllr David Burton

2. **Notification of late items for inclusion on the agenda**

The following late items were agreed :

14.11 Local needs affordable housing

14.12 Request for noticeboard for Woodlands housing estate

3. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**

It was agreed that item 14.10 should be considered as an exempt item.

4. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**

PCSO Richard Chainey reported crime figures as follows :

January – four incidents of theft (motor vehicle, front number plate, bath, charity sacks)

February – four incidents of theft (laptop stolen from car, keys stolen from glovebox, metal gates, metal), two incidents of criminal damage (wing mirror broken off vehicle, container broken into), one incident of burglary (electrical items and jewellery stolen)

It was noted that all the above crimes had taken place in south ward.

PCSO Chainey reported further as follows :

- PCSO's are to be given additional powers in the near future and that these were likely to include more powers to deal with under age drinking and the consumption of alcohol in public places. Also, the power to disperse groups that are causing a nuisance.
- Along with KCC Warden, Liz Lovatt, the Police will be marking properties in the parish with Smart Water in the next few weeks
- Two men were arrested recently for the arsons that took place in the rural areas around Maidstone
- Shed break ins have been on the increase in the Maidstone area
- Residents urged not to leave valuables on show in vehicles. Two thefts from vehicles occurred recently as a result of this

Cllr Munford welcomed Police Sergeant, Matt Chapman to the meeting and spoke regarding the recent increase in crime within the parish. Cllr Munford stated that north ward had become a hotspot for crime during the latter part of 2010. Sgt Chapman responded by stating that the offenders responsible for the spate of north ward burglaries had now been caught. Cllr Munford went on to state that crime now appeared to be concentrated in south ward. Sgt Chapman stated that he has a team of six Police officers working for him and that these officers mainly work nights so that they are working at the time the crimes are occurring. He further explained that as a result of the change in shift patterns, arrest and conviction rates have trebled.

Cllr Evans asked if there is any pattern in rising crime. Sgt Chapman explained that the current increase in crime is a result of lengthening evenings and that this pattern repeats itself each year with the arrival of Spring.

Cllr Munford queried how many wards PCSO Richard Chainey is now covering. PCSO Chainey confirmed that he normally covers two wards but is covering three until the end of March while a colleague is on secondment. He confirmed that if his colleague doesn't return then another PCSO will be appointed.

KCC Warden, Liz Lovatt reported as follows :

- One person has been arrested recently in connection with the theft of scrap metal
- Residents are strongly advised to tighten the level of their home security due to the general increase in burglaries to properties and outbuildings
- Smart Water is currently being distributed to residential, commercial and farm premises
- Free home fire safety checks are available by contacting Liz
- People have been posing as Police Officers and bank officials, knocking on a residents door stating that they have been the victim of bank fraud and requesting to take bank cards away as evidence
- A company has been offering a loan with high advanced set up fees. The loan money never arrives

Cllr Munford requested that in future the KCC Wardens and Police reports be e-mailed to the clerk in advance of Parish Council meetings, for inclusion in the agenda papers. Liz Lovatt and PCSO Chainey both agreed to this.

KCC WARDEN / PCSO

Cllr Munford suggested that a crime update page be included on the Parish Council website with material to be provided by Liz Lovatt and PCSO Chainey. Both agreed to provide information to Cllr Witherington for this.

KCC WARDEN / PCSO / CLLR WITHERINGTON

Cllr Williams advised that there appeared to be an increase in people sleeping rough adjacent to the Woodlands housing estate. Liz Lovatt agreed to investigate.

KCC WARDEN

5. Open Quarter:

Cllr Rob Field spoke regarding the Pested Bars landscaping strip and advised that this had not yet been transferred over to Maidstone Borough Council from the developer, Taylor Wimpey. Cllr Field agreed to continue pursuing this on behalf of the Parish Council. The clerk advised that the developer had been in touch with the Parish Council to request a meeting to agree the final scope of landscaping maintenance works prior to transfer. The clerk stated that since the land was being transferred to the Borough Council, it was for the Borough Council to agree this with the developer. It was noted however that the Parish Council and local residents would both want to attend the meeting and have an input in the agreed works.

CLLR FIELD

Cllr Field stated that he had been asked by the Borough Council whether the Parish Council would consider taking ownership of the Boughton Court open space and playground. Cllr Munford stated that this would be included as an agenda item and debated at the next Parish Council meeting in May.

CLERK

Cllr Fitzgerald stated that a full meeting of the Borough Council would be taking place on 2nd March and that he would be challenging the recent letter from MBC regarding concurrent functions.

Cllr Munford explained that Cllr Ellis had sent his apologies for tonight's Parish Council meeting as he was attending an area meeting of the Kent Association of Local Councils, at which concurrent functions funding was being discussed.

6. Declarations of Interests:

Cllr Smith declared an interest in item 14.2 Community Plan. His interest was based on the fact that he would be providing a business quote for printing of the Community Plan documents.

7. Minutes of the last meeting:

The minutes of the meeting held on 11 January 2011 were agreed as correct. Proposed by Cllr Thompson, seconded by Cllr Smith. Agreed by all Councillors.

Item 7, 14.9 : Cllr Munford advised that Cllr Ellis would be arranging a meeting with relevant Councillors regarding the Community Bill.

CLLR ELLIS

Item 7, 16.3 : Cllr Date advised that he had asked a resident in Marlpit for permission to set up Speedwatch equipment in his driveway, thus providing a new Speedwatch site within the parish. The resident had agreed and Cllr Date confirmed that he was now liaising with the Police regarding this. **CLLR DATE**

Item 13.2 : Cllr Bracking confirmed that gaps in the hedging at the edges of the allotment field had now been filled with wire netting, thus improving security.

Item 13.3 : Cllr Bray to check with the village hall committee whether it would be acceptable for Post Office vans to park up in the village hall car park at weekends in order to help alleviate parking problems outside the Post Office. **CLLR BRAY**

Item 13.6 : Cllr Munford explained that neither himself or Cllr Herrin had been unable to attend the Neighbourhood forum meeting on 10th February.

Item 13.8 : It was noted that Cllr Fitzgerald had attended the last bus group meeting. It was agreed that the new bus timetable should be displayed in the noticeboard and on the website. **CLERK**

8. **Clerk's Report:**

The contents of the Clerk's Report were noted.

Clerk to obtain price for relocating dog bin from allotment entrance to further up Haste Hill Road adjacent to Campfield Cottages. In addition, clerk to chase Borough Council regarding request for litter bins to be put in at various public places around the parish. **CLERK**

Cllr Munford confirmed that new road nameplates had now been fitted to Atkins Hill and Bottlescrew Hill.

9. **Matters arising from minutes not included in agenda**

No matters arising

10. **Finance Report:**

Payments since last meeting (incl VAT) :

Clerk	Stamps, agenda printing	48.46
RIP Cleaning Services	Dog bin emptying / December	47.59
Kent County Council (KCS)	Newsletter printing	678.60
Village hall committee	Annual rent for parish office / hall hire	522.98
Clerk	Laptop repairs	87.00
Clerk	Stamps	26.88
S. Munford	Christmas gift from Parish Council to clerk	25.00
C. Bracking	Pipework / padlock for allotments (from £2000 grant money)	411.92
Public Works Loan Account	Loan repayment (purchase of allotment land)	4.74

Village hall committee	Hall hire	40.00
RIP Cleaning Services	Dog bin emptying / January	38.88
Clerk	Clerk's salary and expenses	1620.42
Boughton Monchelsea Amenity Trust	Loan from Parish Council (from Nat West reserve account)	6000.00
Esferico Ltd	Website hosting, development and maintenance	972.00

Receipts:

Kent County Council	Community Broadband grant	49800.00
Maidstone Borough Council	Reimbursement of DEFRA grant money	4993.75

Balances as at 24 February 2011 :

Current Account	78121.83
Business Reserve	422.33
National Savings	277.21
Total Financial Assets	78821.37

It was proposed by Cllr Smith, seconded by Cllr Witherington that the finance report should be accepted. Agreed by all Councillors.

11. Correspondence:

11.1 MBC – Concurrent Functions : Cllr Munford suggested that this letter be responded to under the guidance of Cllr Ellis following the KALC area committee meeting. Clerk to liaise with Cllr Ellis prior to responding. **CLERK**

11.2 Action with Communities in Rural Kent – invitation to join : It was agreed not to join this organisation. Proposed by Cllr Thompson, seconded by Cllr Smith. Agreed by all Councillors.

12. Planning Report:

The following applications had been considered by the Planning and Licensing Committee:

		MBC notified
MA/10/2186	New Barn Farm, Park Lane, Boughton Monchelsea Part conversion of existing workshop to a secured garage, creation of first floor office space and alterations to fenestration DECISION : No objection / comment	13/1/11
MA/10/2171	The Cock Inn, Heath Road, Boughton Monchelsea An application for advertising consent for the erection of 6 no externally illuminated signs, 6 no non-illuminated signs and 6 no flood lights DECISION : Boughton Monchelsea Parish Council would like to see the above planning application refused and request that the application is reported to the Planning Committee for the planning reasons set out below :	13/1/11

- The proposal is not in keeping with a listed building. The signwriting on the front of the building is too obtrusive, as are the post mounted signs (item 1) and the white picket fencing
 - The post mounted signs (item 1) state 'Maidstone 5m' and 'Ashford 10m'. In a village setting such as this, the signs should relate to the next villages en route, not to the nearest main towns
- MA/11/0052 Goldings, 25 Church Street, Boughton Monchelsea 3/2/11
Works to front of dwelling to widen existing garage and rebuild existing porch, erection of new brick piers and fence along front boundary and extension of parking area
DECISION : No objection / comment
- MA/11/0055 Stilebridge Stableyard, Stilebridge Lane, Linton 3/2/11
Change of use of land for the stationing of 3 caravans for residential use of which at least two will be touring caravans, erection of a utility block, hardstanding, fencing, installation of septic tank and keeping of horses
DECISION : The Boughton Monchelsea Parish Council would like to see the above application **REFUSED** because the proposed development would cause significant and irreversible harm to the character and appearance of the open countryside. The proposal is therefore contrary to policy ENV28 which is the sole applicable policy of the development plan.

We also consider the proposed development is clearly not in accordance with the development plan. Policy ENV28 states that planning permission will not be granted for development which harms the character and appearance of the area, and that development on countryside will be confined to specific types of development. The proposed development does not satisfy any of these exception criteria set out in the policy.

The development thereby constitutes a departure from the development plan. The consultation on the application should therefore be recommenced and advertised as a departure from the development plan, and the application should be referred to the Secretary of State.

Specifically, the Boughton Monchelsea Parish Council objects because:

1. Development for gypsy and traveller sites on countryside land is not appropriate under the Development Plan except under exceptional

circumstances and those circumstances do not apply to the current application as the proposals are contrary to policy ENV28 of the Maidstone Borough –Wide Local Plan 2000.

2. The development, if permitted, would result in visually intrusive and unjustified residential development within open countryside, contrary to Policy ENV28 of the Maidstone Borough Wide Local Plan 2000 and Policies CC1,CC6 and C4 of the South East Plan 2009.
3. The Council is aware of Circular 01/2006 which refers to gypsy and traveller caravan sites. The Circular is a material consideration but does not form part of the development plan, is not planning policy and does not over-ride, supersede or circumvent planning policy. The Circular provides non-statutory advice and guidance on the application of planning policy. The Circular is also under review by the Secretary of State who is concerned that it is unfair, and inappropriate application of the Circular has resulted in local planning authorities being “forced” to grant planning permission for development of greenfield land. The Secretary of State also acknowledges that gypsies and travellers have abused the planning system and greater enforcement powers are required to enable action to be taken where the system is abused. We therefore consider limited weight should be applied to the policy and that approval of permission on the grounds of the Circular would be entirely unreasonable.
4. The applicant moved in without discussing with the local planning authority the likelihood of planning consent being obtained. This is contrary to advice that applicants are required to seek to establish good communications with members of the local community and obtain planning permission first. The Secretary of State has made public his view that this type of underhand tactic is unacceptable and should not be rewarded by special treatment; that the planning system is being taken advantage of by people who deliberately develop without permission and seek retrospective permission on the assumption that applications are viewed differently once the use is established.
5. The proposed development fronts onto Stilebridge Lane which is a quiet rural lane. Any development with permitted access onto Stilebridge Lane would

significantly harm the character and appearance of the lane and would be contrary to Policy ENV36 of the Maidstone Borough Wide Local Plan 2000. The proposed development would introduce unjustified additional traffic onto a rural lane which will affect its character contrary to Policy NRM10 of the South East Plan 2009.

6. The effect of the development on the ecology of the area has not been properly considered, but there will certainly be some negative impacts. Large areas of impermeable surfacing have been laid where previously there were none which may affect the local eco-system. No investigation has been carried out to establish the effect of this. Permission cannot be granted until more evidence is submitted on the potential impacts and what mitigation can be offered to ensure no significant harm is caused.
7. The Parish Council expects the planning authority to rigorously vet the status of the applicants and their partners to determine if they fully qualify for the gypsy status they claim.
8. The availability of alternative accommodation for travellers is being addressed by the local authority and the provision of this should be awaited before any decision which would cause irreparable harm to the open countryside is taken.
9. The Parish Council acknowledges the need for accommodation to be found for travellers but urges the Borough Council to be circumspect, especially given the recent publicity regarding Circular 01/2006 and the weight that should be applied to it. The granting of planning permission for this application would cause irreversible loss of rural land.
10. The site is highly likely to flood, being situated right on the very edge of the river Beult floodplain with a stream running through the site. In addition, the road and surrounding fields are seasonally prone to extreme flooding, making the whole area impassable at times.

MA/11/0170	Barton Cottage, 40 Church Street, Boughton Monchelsea Erection of an outbuilding DECISION : Not yet decided	--
MA/11/0198	Unit 8, Parkwood Industrial Estate, Heronden Road, Maidstone Advertisement consent for 1 no. non-illuminated fascia sign, re-positioning of 1 no. existing non-illuminated fascia sign and erection of 1 no. free-standing non-illuminated	--

sign
DECISION : Not yet decided

The following applications have been APPROVED by MBC :

MA/10/2021 Land to the east of Beresfords Cottage, The Quarries, Boughton Monchelsea
Amendment to approved garage to create first floor study over
MA/10/2089 60 The Quarries, Boughton Monchelsea
Erection of two storey side extension

The following applications had been REFUSED by MBC:

MA/10/2064 Wierton Grange Cottage, Back Lane, Boughton Monchelsea
An application for a certificate of lawful use for an existing use
being the use of land as garden land as described in application
MA/10/2064

The following applications were SPLIT DECISIONS by MBC:

MA/10/2171 The Cock Inn, Heath Road, Boughton Monchelsea
An application for advertising consent for the erection of 6 no
externally illuminated signs, 6 no non-illuminated signs and 6 no
flood lights.

The following application(s) have been notified as WITHDRAWN

None

The following APPEALS have been notified:

None

The following APPEAL DECISION(S) have been notified :

None

The following APPEALS have been notified as WITHDRAWN:

None

- 12.1 Cllr Munford advised that himself and Cllr Evans had attended the recent MBC planning committee meeting at which planning application MA/10/1833 (Stilebridge Lane) was discussed. Cllr Munford explained that the Chairman of Linton Parish Council had spoken against the application but it had been approved by the planning committee. He further advised that there had been no discussion regarding the cumulative effect of this type of application in Stilebridge Lane and reported that the planning committee had all voted for the application to be approved, except for one abstention.

Cllr Munford asked the clerk to forward a copy of the letter sent recently from Hugh Robertson, MP, to the Borough Council, to all members of the MBC planning committee. The letter was in support of the Parish Council's objections to the recent Church Hill planning applications.

CLERK

Cllr Smith agreed to produce flyers, when the date is known, advising of the MBC planning committee meeting at which the Church Hill applications will be heard and encouraging parishioners to attend. **CLLR SMITH**

Cllr Munford stated that it had been suggested that the Parish Council engage the services of a planning lawyer to act on the Parish Council's behalf in relation to the Church Hill planning applications. It was agreed not to do this prior to the applications being heard. Proposed by Cllr Oliver, seconded by Cllr Smith. Agreed by all Councillors.

Cllr Munford asked Cllr Bray to review the current planning guidance with regard to the protection of ragstone walls. Cllr Bray agreed to research this. **CLLR BRAY**

13. **Representatives' Reports:**

13.1 KALC: Cllr Ellis was not at the Parish Council meeting as he was attending the KALC area committee meeting.

13.2 Allotments: Cllr Bracking reported that 350m of plastic water pipe had been installed, including eighteen water storage tanks, one for every three to four allotments. He hoped that future water bills would be substantially lowered as a result of this and informed Councillors that the use of hosepipes at the allotments was now prohibited.

Cllr Bracking stated that security at the allotments had now been improved by blocking off the pedestrian access, closing gaps in the fencing and putting a new padlock on the gate. It was noted that several allotment holders were not working their allotments and therefore letters should be written to them advising that their tenancies will be terminated if they remain unworked. Cllr Bracking to advise clerk of relevant allotment numbers. **CLLR BRACKING / CLERK**

Cllr Bracking tabled a copy of the latest newsletter of the recently formed Haste Hill Allotment and Leisure Gardeners Society and informed Councillors that the Society now had approximately thirty members.

Cllr Bracking agreed to take on the maintenance of the flower planters at the village gateways on Heath Road. **CLLR BRACKING**

13.3 Village Hall & Recreation Ground: Cllr Bray had nothing to report

13.4 Neighbourhood Watch: Cllr Witherington advised that there is a revised Neighbourhood Watch poster to go up in the noticeboards. Cllr Witherington to forward to clerk. **CLLR WITHERINGTON / CLERK**

13.5 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Williams reported that a meeting would be taking place on 2nd March and that a decision would be made at the meeting on whether TRAMP should be disbanded.

13.6 Neighbourhood Forum : Cllrs Herrin was not at the meeting.

13.7 PACT: Cllr Witherington stated that he had been unable to attend the last PACT meeting but asked Councillors to report back to him with their top three policing issues for the parish. This would then be fed back by him in time for the next PACT meeting.

ALL COUNCILLORS

13.8 Bus group: Cllr Thompson had been unable to attend the last meeting but noted that Cllr Mike Fitzgerald had attended. Cllr Thompson explained that due to the commitments of the Community Plan and Parish Council newsletter, she would be grateful if another Councillor could assume responsibility for the bus group. Cllr White agreed to take over.

CLLR WHITE

14. **Items for Discussion:**

14.1 Website : Cllr Witherington encouraged Councillors to forward any content for the new website to him.

ALL COUNCILLORS

14.2 Community plan : Cllr Thompson advised that the steering group are now meeting regularly and that the Community Plan would be launched at the Annual Parish Meeting on 17th May. Cllr Thompson explained that the Steering Group would like each household in the parish to be given a copy of the full report document and asked whether Councillors would agree to this based on a total cost in the region of £4000.

Cllr Thompson also showed Councillors an example of a leaflet that might be produced as an alternative and explained that this might be produced for each household with full documents available for sale. Cllr Smith declared an interest in this item but suggested that a more cost effective solution might be to produce an A5 sized document or an enhanced leaflet. Cllr Smith offered to obtain costings for both via his business.

Cllr Thompson explained that the grants originally gained for the Community Plan had now been used and that further funding from the Parish Council would be required to produce the documents. Cllr Munford proposed that the Parish Council fund the printing of the documents but that this should be capped at £3000. Seconded by Cllr Bracking. Cllr Smith abstained from voting but this was agreed by all other Councillors.

Cllr Smith to obtain printing quotes and forward to Cllr Thompson for consideration by the Steering Group.

CLLR SMITH / CLLR THOMPSON

14.3 Parkwood Farm reservoir scheme : Cllr Herrin was not present at the meeting but had provided a written report in advance. In summary, he reported that the scheme design was in place but despite the best efforts of all concerned, full Environment Agency approval had still not yet been obtained. He further reported that the Parish Council continue to work with their design consultants in an effort to bring the scheme to fruition.

14.4 Broadband upgrade : Cllr Witherington explained that VFast were now carrying out installation works. He also stated that the new service would be advertised via the website, newsletter and e-mail circle. **CLLR WITHERINGTON**

14.5 Beresfords Hill footpath : The clerk explained that a meeting had taken place with the landowner and his solicitor on 3rd February and that the only sticking point was the height of the proposed fence to be erected at the edge of the new footpath. The landowner had insisted that the fence should be 1.6m high. MBC were insisting however that the fence height could not exceed 1.4m.

Post meeting note : Following further discussions, MBC contacted the Parish Council informally on 3/3/11 to advise that a 1.6m high fence would be acceptable. Clerk to submit new planning application accordingly. **CLERK**

14.6 Brishing Lane footpath : Cllr Williams requested that the Parish Council take this forward as a formal plan. Clerk to summarise negotiations to date and forward to Cllr Williams for further action. Cllr Munford suggested that the footpath be split into two phases, phase one being from Furfield Park to the stream and phase two from the stream to the Cock Inn. **CLERK / CLLR WILLIAMS**

14.7 Land south of Heath Road : Cllr Munford explained that himself and Cllr Evans had met with a local landowner on 22nd February and that the landowner had offered to donate the one remaining plot of land on Church Hill to the Parish Council. After discussion, it was agreed by a majority to accept this offer of land. (vote result : 10 for , 1 against). Clerk to contact the landowner, informing him of the Parish Council's decision. **CLERK**

14.8 Arrangements for Annual Parish Meeting on 17th May : It was agreed that the main theme of the event would be the Community Plan. Cllr Thompson explained that the steering group would be erecting stands and displays accordingly and that a rolling Powerpoint presentation would be shown. Cllr Thompson to arrange advertising of the event via banners, posters, website, e-mail circle and adverts in the local press. **CLLR THOMPSON**

Clerk to invite Cllrs Hotson and Fitzgerald to the meeting, along with KCC Warden Liz Lovatt, PCSO Richard Chainey and representatives from the village organisations. **CLERK**

It was agreed that the running order for the meeting would be as follows :

- Chairman's report
- Address by Cllr Fitzgerald
- Address by Cllr Hotson
- Report from Cllr Witherington on website and broadband grant
- Community Plan report
- Close by Cllr Munford

Clerk to organise catering for the event.

CLERK

14.9 Tree preservation orders : Cllrs Bracking and White agreed to take on the task of surveying the parish with the aim of nominating trees the Parish Council would like to see preserved with TPO's. Cllr Munford agreed to assist in this process, as required. **CLLR BRACKING / CLLR WHITE**

14.10 Clerk's salary : Exempt item

14.11 Local needs affordable housing : Cllr Munford updated Councillors on the ongoing discussions with a local landowner regarding a local needs affordable housing development. Cllr Munford explained that a piece of land behind 'The Limes' on Heath Road had been suggested by the landowner as a suitable site. Cllr Munford stated that he had stressed to the landowner that the Parish Council were looking for a scheme that involved part ownership for participants under which they could sell their shares back to the Housing Association. It was noted that the landowner was now exploring registering as a Housing Association himself.

14.12 Request for noticeboard for Woodlands housing development : Cllr Munford asked the clerk to obtain prices for supply and installation of a noticeboard, such that a decision could be made at the next Parish Council meeting. **CLERK**

15. Deferred items schedule :

15.1 The contents of the deferred items schedule were noted. It was agreed that the following items could be removed from the deferred items schedule : Land at Boughton Court, Beresfords Hill footpath, Wierton Place – untidy site notice, Quarry Wood footpath. **CLERK**

Clerk to chase up the following deferred items : Wierton Place – Victorian greenhouses, footpath link from Furfield Park to Pested Bars, Furfield Quarry - methane monitoring **CLERK**

16. Any Other Business :

16.1 Cllr Thompson requested articles for the April edition of the Parish Council newsletter. **ALL COUNCILLORS**

16.2 Cllr Oliver explained that she had received information on a voting competition being run by 'Robinsons Fruit Shoot' to win playground equipment. Cllr Witherington agreed to investigate this and put information on the website / e-mail circle if appropriate. **CLLR WITHERINGTON**

16.3 Cllr Date advised that three speedwatch checks had been carried out in February and that the equipment would next be available in six weeks time.

17. Date of Next Meeting:

The next meeting will be held on 3rd May 2011 in the main hall of the village hall. There being no further business, the meeting was closed at 11.10pm.

MINUTE 15 (Parish Council meeting 1 March 2011)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE :	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 1 March 2011
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. Update report received from MBC (6.3.07). Clerk to write to MBC requesting that this is added to the enforcement action report. (7/7/09). E-mail sent to MBC (Denise Roy) on 22/8 requesting that this case is added to the report and requesting information on its status (1/9/09)
13.5.03	Wierton Place <u>IN ABEYANCE</u>	Untidy Site Notice	With MBC’s Enforcement Team. Meeting requested with MBC’s Conservation Officer. Response discussed mtg 5.9.06. Update report received from MBC (6.3.07). E-mail sent to MBC on 22/8 requesting that this case is added to the enforcement action report and requesting information on its status (1/9/09). Enforcement update received from MBC 17/12. Case marked as ‘in abeyance’ (29/12/09)
4.6.98	Ld at Boughton Court	Transfer from MBC to BMAT / adoption of Infrastructure	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. Wimpey’s being chased for a response. Change in personnel. Southern Water now looking favourable on adoption of foul sewer as laid (15.1.08). Cllr Fuller reported that he had spoken to Paul Bending and that a meeting would be taking place (6.5.08). Sewers now adopted and commuted sum of £7K deposited with Southern Water (4.11.08). E-mail received from MBC on 25/8 stating that they have had a meeting with Taylor Wimpey with a view to agreeing final details prior to the adoption (1/9/09). Clerk to contact MBC regarding transfer of land adj Pested Bars Road to BMAT (6.7.10). Letter sent to MBC from BMAT 14/7/10 asking that priority be given to transferring the land over to the Amenity Trust. Response received 19/7/10 advising that MBC are still waiting for the land to be transferred from Taylor Wimpey although they hope this will be complete by the end of the year. MBC further advise that they are now fully aware of the decision to transfer the land on a 999 year lease to the Amenity Trust (7.9.10). Wrote to MBC requesting latest progress (27/10/10). Spoke to Jason Taylor (MBC) in late December. Land transfer still not completed. Cllr Mike

			Fitzgerald is chasing with MBC (6.1.11). Cllrs Fitzgerald, Field and Burton are chasing with MBC (24.2.11)
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). Planner's response considered. Agreed consulting engineers to be instructed to draw up scheme for submission for planning approval after consultation with the landowner. (6.3.07). Plans considered at mtg 3.7.07. Referred to KCC for comments before mtg arranged with landowner & KCC. Confirmed further request from KCC that BMPC will defray all costs – agreed subject to KCC advising its costs. Future hedge cutting arrangements to be discussed with contractor (4.9.07). A meeting took place in February 08. Mr Gill has requested further details (4.3.08). Still with Mr Gill's solicitors (2.9.08). Cllr Fuller to submit planning application (6.1.09). Planning application submitted (9.3.09). Planning consent now obtained. Cllr Fuller to continue negotiations with Mr Gill and obtain quotes for construction works (5.5.09). Cllr Fuller in final negotiations with Mr Gill (7/7/09). Cllr Fuller submitted amended drawings to MBC based on Mr Gill's requirements. E-mail sent to Mr Gill's solicitors requesting that formal agreement be drafted based on the assumption that MBC will approve amendments (11/9/09). Cllr Fuller met with Mr Gill and his solicitor wc 7/9. Wrote to Mr Gill's solicitor following this meeting requesting that a formal agreement be drafted. Amended drawings submitted to MBC 25/9. Tenders invited for footpath construction work 25/9 (3.11.09). Cllr Fuller proceeding with negotiations with preferred contractor (29/12/09). Letter dated 6/1 sent to MBC by Cllr Fuller ref delay in approval of minor amendments to drawings. Letter dated 15/1/10 received from MBC stating that the proposed amendments are not minor and that a full planning application would need to be made. Cllr Fuller e-mailed Mr Gill's

			<p>solicitor on 21/1/10 asking for agreement such that the works can commence without a further planning application being made. Cllr Fuller e-mailed Mr Gill's solicitor on 16/4/10 advising that if agreement to the approved scheme is not forthcoming in the near future then the Parish Council will resort to asking KCC to use their powers to get the path built (4/5/10). Cllr Evans to pursue with KCC with a view to a Compulsory Purchase Order being obtained (6/7/10). Further to a request from Mr Gill's solicitor for suitable meeting dates, suggested meeting with Mr Gill on Friday 5th November. Awaiting response from solicitor. Cllr Evans and Cllr Williams will attend the meeting. Clerk spoke to MBC (Laura Gregory) regarding acceptable fencing details. MBC have confirmed that fence can be no higher than 1.4m but that either black or green would be acceptable colours for the fence. Advised Mr Gill's solicitor accordingly and awaiting confirmation of meeting date. Cllr Williams and Evans will attend. (6.1.11). Meeting held with Mr Gill 3.2.11</p>
16.1.07	Furfield Quarry	Methane monitoring	<p>Update reports obtained & passed to Cllr Fuller / meeting of Custodian Trustees. Need to write to planning authority asking whether methane is being monitored (4.3.08, 6.5.08, 15.7.08). Up to date report received. Ensure reports requested annually (2.9.08). Clerk to request latest report (29/12/09, 2/3/10)</p>
6.11.07	Quarry Wood footpath (BMAT)	Cutting footpath through Wood	<p>Explorer scouts to cut path under supervision of their leader Andy Wright (Cllr Bray) (4.9.07). No explorer scouts locally anymore. Cllr Bray will pursue this with Andy Wright <u>once</u> more, if not, will have to get a quote for this work (4.3.08, 6.5.08). Clerk to pursue with KITS (2.9.08). Clerk to pursue with KITS (6.1.09). Cllr Bray to pursue with KITS (9.3.09, 5.5.09). Scouts have now commenced this work. Cllr Bray to check on progress (1/9/09). Cllr Munford to speak to Tony Boden regarding venture scouts resuming this work (2/3/10). Cllr Munford contacted Scouts with a view to agreeing a date for further work to the footpath (6/7/10). Work carried out by Scouts summer 2010 (7.9.10)</p>
6.1.09	Footpath link from Furfield Park to Pested Bars	Wimpey to provide	<p>Letter received from Wimpey 4.12.08 agreeing to construct footpath link once they have obtained approval from Kent Highways (6.1.09)</p>