

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 15th July 2008
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present: Cllrs R. Fuller (Chairman)
W. Clarke
I. Ellis
L. Oliver
K. Filmer
P. Herrin
N. Mitchell

Mrs L. Windless (Parish Clerk)
PCSO Laura Shave
Residents : 10 no.

1. **Apologies:**
Apologies were received from Cllr Smith (holiday), Cllr Bray (holiday), Cllr Munford (work) and Cllr Boden
2. **Notification of late items for inclusion in the agenda:**
No late items
3. **Exempt Items (Standing Order 61):**
No items to be excluded.
13. **Items for discussion**
 - 13.1 Co-option : Consider application by Simon Witherington. Members agreed to bring this item forward
Cllr Ellis proposed that Mr Witherington be co-opted onto the Council and Cllr Mitchell seconded the proposal which was agreed unanimously. Cllr Witherington signed the Declaration of Acceptance of Office and took his seat at the meeting. The Clerk presented Cllr Witherington with a copy of the Council's Standing Orders and information pack.
4. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**
PCSO Laura Shave reported crime figures from 6/5/08 to 14/7/08 :
There have been 3 incidences of criminal damage to property, theft of 3 motor vehicles, 6 incidences of theft (of royal mail letters & parcels, charity box, antique bed, trailer, trailer & gate, quad bike), 3 incidences of criminal damage (to vehicle wing mirror, nuts, bolts & hinges from a gate, telephone cable)

Cllr Ellis spoke regarding the continuing problem with anti-social behaviour in the village hall car park and asked PCSO Laura Shave what the Police are doing to assist. Cllr Ellis requested that the issue be brought up with the Police by PCSO Laura Shave and suggested that the Police need to start making unannounced visits to the location on a regular basis

A resident stated that there is a problem with vehicles parking on Green Lane at the crossroads with Church Street and that this is making the junction dangerous for road users.

10. Correspondence

10.1 Bus Group. Members agreed to bring this item forward

John Marsh reported that as from Monday 1st September, Arriva's Monday to Friday bus service will revert back to it's original earlier time of 09.41 at the Cock Inn and 09.45 at The Albion. This service was put back 15 minutes when the concessionary fares became effective from 09.30 and not 09.00. These fares are now effective from 09.00

John Marsh also reported on four possible options for the Boughton Monchelsea to Coxheath bus link. Option 1 involves use of the church minibus. Cllr Filmer agreed to pursue this with the church. **CLLR FILMER**

John Marsh reported that the next working group meeting would take place on Monday 13th October at 10am

John Marsh provided a copy of notes from the South East Maidstone Rural Transport Group meeting of 19th May 2008

5. Open Quarter:

Several residents spoke regarding the Albion Pub in Church Street. Residents stated that the late license is being used more frequently and that this is resulting in high levels of late night noise which is causing a significant nuisance to those living nearby. Cllr Fuller advised residents that the Parish Council would write to Maidstone Borough Council requesting details of licensing restrictions and expressing concern that such late licensing hours were deemed appropriate in a quiet village setting. Letter to be copied to Albion pub, Cllr Mike Fitzgerald and PCSO Laura Shave. Cllr Fuller also suggested that the topic might be addressed at the next Neighbourhood Watch meeting **CLERK**

Two residents spoke regarding the allotments. Concern was expressed that one of the allotments was not currently being worked. The clerk advised that she had written to the relevant person and it had been agreed that a decision would be made by him by October when the allotment rent is due on whether he wishes to continue as an allotment holder and start working his allotment. **CLERK**

Concern was also expressed by a resident regarding weeds in the uncultivated area of allotment land. The clerk advised that a contractor has recently given a quote for clearing this area of weeds and this work will be shortly be carried out. Cllr Filmer agreed to look into allotment guidelines regarding composting of weeds and use of weedkiller . **CLLR FILMER**

6. Declarations of Interests:

Cllr Fuller expressed an interest in item 13.7

7. Minutes of the last meeting:

The minutes of the meeting held on 6 May 2008 were agreed as correct.

8.. Matters Arising:

- 8.1 The clerk reported that the red surfacing work at the village gateways had recently been carried out. The 40mph road markings have not yet been done **CLERK**
- 8.2 The clerk reported that the new bins to the playground / village hall car park had recently been installed. Half the cost of was being met by the village hall / rec ground committee
- 8.3 Marlpit bus stop : Cllr Fuller stated that he had drawn up a scheme for the bus stop on the westbound side of the road. Sketches were passed round for information and comment. Scheme to be submitted to Kent Highway Services for approval. Eastbound bus stop issue to be included on agenda for next Kent Highway Services liaison meeting **CLERK**
- 8.4 Well restoration : Cllr Fuller advised that he had obtained a budget price (in the region of £1500 to £2000) for repairs to the well on the green. It was agreed in principle by all councillors to proceed with the repairs. Several full quotations to be obtained **CLLR FULLER / CLERK**
- 8.5 Erection of a ball wall : The clerk advised that a decision will be made by Maidstone Borough Council regarding the grant application by the end of July 08. Cllr Filmer offered to pursue 'Youth Council' grant if required **CLLR FILMER**
- 8.6 Conservation area appraisal adoption : Clerk to check that Parish Council have final agreed version of the plan **CLERK**

9. Finance Report:

Payments since last meeting (incl VAT):

The Tee Shirt Shop	'Greening' T shirts	206.00
Gill Turner Tucker	BMAT solicitors fees	211.50
Gill Turner Tucker	BMAT solicitors fees	199.75
Natasha Tuck	Newsletter delivery	150.00
South East Water Ltd	Water bill – allotments	14.50
RIP Cleaning Services	Dog bin emptying / Apr	32.43
Lesley Windless	Clerk's expenses	230.39
Cornish Web Services	Website amendments	99.88
KALC	Annual subscription	755.10
Kent County Council (KCS)	Printing	438.41
Lesley Windless	Clerk's salary	1648.49
Lesley Windless	Clerk's expenses	89.08
Beryl Bush	Catering – APM	175.00
1 st Boughton Monchelsea	Grant	300.00
Brownies		
Boughton Monchelsea	Grant	250.00
Playgroup		
Boughton Monchelsea Mother &	Grant	250.00

Toddler		
Boughton Monchelsea village hall committee	Hall hire	47.00
A.V. Friend (Albion)	Catering – John Marsh / Derek Gouldsworthy retirement reception	150.00
KALC	Chairman's training day	70.50
RIP Cleansing Services	Dog bin emptying / May	37.84
Supplies Team	Printer cartridges	68.16
KCS	Stationery	106.27
Colin Sims	Bin installation, gate work	345.00
Monster Play systems	New bins	1909.38
Reliance Security	Village hall car park security (June / July)	405.38
EDF Energy	Parish hut electricity	24.07
RIP Cleaning Services	Dog bin emptying / June	37.84

Receipts:

Concurrent Functions Grant	First instalment	6905.00
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Balances as at 4 September 2007

Current Account	20,327.40
Business Reserve	16,146.80
National Savings	51,874.02
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	88,348.22

Total Financial Assets

The statement was agreed as a true record.

9.1 Quote for preparation of ground for new allotments : All councillors were in agreement to proceed based on this quotation **CLERK**

9.2 Quote for removal of dead tree on The Green : All councillors were in agreement to proceed based on this quotation **CLERK**

10. Correspondence:

10.2 Furfield Park – village gateway / noticeboard : The clerk reported that despite providing further details and chasing on several occasions, no further progress had been made with Taylor Wimpey regarding provision of village gateway and noticeboard. It was agreed by all councillors that an invoice should be submitted to Taylor Wimpey for storage of topsoil on land owned by Boughton Monchelsea Amenity Trust. Proposed by Cllr Ellis, seconded by Cllr Mitchell **CLERK**

10.3 Kent Highway Services – Community Liaison Officer : Clerk to chase up meeting **CLERK**

10.4 Concurrent Functions Grant : It was agreed that a letter should be written to Maidstone Borough Council expressing concern at the proposed 10% cut in concurrent functions grant **CLERK**

10.5 Possible closure of Heath Road during school holidays : The clerk advised that the road closure would be taking place and that she had been in touch with Kent Highway Services roadworks co-ordinator to obtain further details. Bus diversion route to be checked and information included on parish noticeboard **CLERK**

10.6 Kent Tree Warden Scheme : Noted

10.7 Updated Kent Local Wildlife Site schedules : Noted

10.8 Parish Charter : Noted

10.9 MBC Strategic Housing Land Availability Assessment : Noted

10.10MBC Cabinet Information Bulletin : Noted

10.11KALC Parish News : Noted

11. **Planning Report:**

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

Items dealt with by the Planning & Licensing Committee:

MA/08/0834 Gentian, Heath Road, Boughton Monchelsea
Applicant: J. Tombs
Erection of a double garage to the side of existing kennels

DECISION: Refuse on the following grounds :

1. 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.
2. There is little evidence of an existing 'road' which if it was such appears to have long been abandoned. An additional vehicular access now would harm the amenities of the occupants of the adjoining property 'Heathcot' with additional noise and disturbance contrary to policy H19 of the Maidstone Borough Wide Local Plan.
3. The access to the garage and office will be by a very long and narrow drive to the side of Gentian to the detriment of its amenities and does not appear to be of an adequate standard for residential / office use.
4. The B2163 Heath Road is a secondary network road. Any increased use of the access will result in a greater risk of accidents and collisions from emerging traffic.

**MBC
notified
13/5/08**

	5. The side entrance to Gentian is directly off the access which will be a hazard to drivers using the access and the occupants of Gentian.	
MA/08/0861	19 Lockham Farm Avenue, Maidstone Applicant : Mrs Lewis Erection of a single storey rear extension DECISION : No objection / comment	19/5/08
MA/08/0864	92 The Quarries, Boughton Monchelsea Applicant : Mr & Mrs Richards Outline Planning Permission for the erection of one dwelling with means of access only to be considered at this stage and all other matters reserved for future consideration of DECISION : No objection / comment	19/5/08
MA/08/0833	12 Haste Hill Close, Boughton Monchelsea Applicant : Mr King Erection of a rear conservatory DECISION : No objection / comment	7/7/08
MA/08/1023	8 Cock Cottages, Green Lane, Boughton Monchelsea Applicant : Mr Davidson Erection of a part two storey and part single storey rear extension DECISION : No objection / comment	7/7/08
MA/08/1138	30 Firmin Avenue, Boughton Monchelsea Applicant : Mr King Erection of a first floor rear extension DECISION : No objection / comment	7/7/08
MA/08/1283	Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea Applicant : Mrs Rochfort Alterations to fenestration including new bay window and French doors to front elevation and removal of 2 no. velux windows DECISION : Awaiting decision	

Items dealt with under delegated authority:

None

The following applications have been APPROVED by MBC :

MA/08/0195	14 Brooker Close, Boughton Monchelsea Construction of double garage to front of property and conversion of existing garage to living accommodation as shown on unnumbered drawings received 30/1/08 and 10/3/08	
MA/07/2605	The Yard, Hermitage Lane, Boughton Monchelsea Erection of storage building as shown on DHA/6513/01,02,03 and 04 received 20/12/07 and letter dated 17/3/08	
MA/08/0621	Big Box Storage Centre, Bircholt Road, Parkwood Industrial Estate, Maidstone Variation of condition 2 of MA/07/2421 (Erection of a warehouse	

extension to existing B8 storage facility, with provision for ancillary office space) to allow only additional B8 self storage floor space within the approved extension as shown on Certificate A received on 20th March 2008.

- MA/08/0779 Boughton Monchelsea Village Hall
Installation of disabled access ramp and insertion of secondary entrance
- MA/08/0781 Gravitts Cottage, Peens Lane, Boughton Monchelsea
Erection of a first floor rear extension as shown on a site location plan and drawing number 28.123.1 received on 14 April 2008.
- MA/08/0472 BB Firmins Farms, Campfield Farm, Haste Hill Road, Boughton Monchelsea
Change of use of building from agricultural store to scout group headquarters
- MA/08/0861 Mrs Lewis
19 Lockham Farm Avenue
Erection of a single storey rear extension

The following applications had been REFUSED by MBC:

None

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 :

- MA/07/2068 F Wilson
Land rear of the vicarage, Church Hill, Boughton Monchelsea
Outline application for the erection of four dwellings
Decision : Appeal dismissed

- 11.1 Concern was expressed at the roadside sign that has recently been placed in the grounds of Boughton Monchelsea Primary School advertising karate lessons. Cllr Clarke to check this out with headteacher. Advertising consent may be required

CLLR CLARKE

12. Representatives' Reports:

12.1 KALC : Cllr Ellis had nothing to report

12.2. Allotments : Dealt with under item 5

12.3 Village Hall & Recreation Ground : Cllr Bray provided a written report due to his holiday. It was reported that a new committee has now been elected. Quotes are being obtained for rebuilding the recreation ground store and repairing boundary

fencing to the rec ground. Instructions have been placed for replacement of pavilion doors

12.4 Neighbourhood Watch : Nothing to report

12.5 S&W Maidstone Traffic Management Partnership (TRAMP) : Nothing to report

12.6 Local Board : Nothing to report

13. Items for Discussion:

13.2 Village hall car park security : The clerk advised that she was still awaiting records from Reliance following reports that car park gates are not always being locked at the correct time
CLERK

13.3 Parish Office : It was agreed by all councillors to proceed with obtaining a minimum of three quotes for this work. Cllr Bray to advise on possible contractors for this work
CLLR BRAY / CLERK

13.4 Boughton Quarries Flood Action Plan : Cllr Fuller advised that one quote had been obtained for topographical survey work to Quarry Road and the storage pond. Councillors questioned the necessity of this work due to the relatively high cost but it was agreed that 3 quotes should be obtained as a basis for further discussion
CLERK

Cllr Fuller advised that he had obtained one quote for site investigation work on land adjacent to the storage pond. On hold pending quotes for survey work
CLERK

Clerk to chase up Maidstone Borough Council regarding provision of sandbags
CLERK

13.5 Beresford's Hill footpath stage 2 : Cllr Ellis expressed his thanks to both Cllr Fuller and former clerk, Derek Gouldsworthy for their work on this scheme.

Cllr Fuller advised that the proposal had been sent to Mr Gill's solicitor and will then go to planning. Clerk to check with Derek Gouldsworthy regarding progress
CLERK

13.6 List of highway works to be discussed with Kent Highway Services : List to be forwarded to Kent Highway Services together with Marlpit bus stop scheme
CLERK

13.7 Local needs affordable housing and housing needs survey : Cllr Fuller advised that 'Action with Communities in Rural Kent' can organise a housing needs survey and that the cost of this would be met by Maidstone Borough Council, although the Parish Council could assist by distributing questionnaires with the Parish Newsletter. Cllr Fuller advised that he could arrange for Richard Hall from the organisation to speak at the next parish council meeting. All councillors were in agreement with this
CLLR FULLER

13.8 Furfield Park strategic landscaping scheme : The clerk advised that she had chased this up with Maidstone Borough Council but that no further progress had been made by them since the meeting on 30th April. It was agreed that a further meeting at this stage would not be worthwhile but that a letter should be written to Steve Gasson expressing concern at the lack of progress on this issue, Letter to be copied to Cllr Mike Fitzgerald and Cllrs Field and Moriarty **CLERK**

13.9 Allotments : Covered under item 5

13.10 Boughton Mount Gardens – listing of ha ha and folly & tree preservation orders : It was agreed that a letter should be written to Maidstone Borough Council's planning department regarding these listings / orders **CLERK**

14. Deferred Items Schedule:

Furfield Quarry methane monitoring : To be chased up with Maidstone Borough Council planning department **CLERK**

15. Any other Business:

15.1 Cllr Herrin advised that a local resident (Jim Stout) had offered to provide and plant up planters at the village gateways. Cllr Mitchell to action **CLLR MITCHELL**

15.2 Cllr Herrin advised that Speedwatch would not be carried out during the closure of Heath Road

15.3 It was agreed that a meeting was required regarding land owned by Boughton Monchelsea Amenity Trust. Cllr Munford had previously agreed to facilitate this **CLLR MUNFORD**

15.4 The clerk advised that John Marsh had requested to draw down £30 from the grant money given to Neighbourhood Watch by the Parish Council. **CLERK**

15.5 The clerk advised that quotes had been obtained from Colin Sims for repairs to the recreation ground fences. It was agreed that these quotes should be forwarded to the recreation ground committee for action if required **CLERK**

15.6 Cllr Filmer advised that at the recent PACT meeting, speed, youth and litter had been deemed the three top priorities. Cllr Filmer advised that only a few members of the public had attended this meeting

15.7 Cllr Clarke advised that the tree in the centre of the seat on The Green was dead and needed replacing. Quote to be obtained **CLERK**

15.8 It was reported that the horse chestnut trees on The Green needed to be cut back and the crowns raised. Quote for this work to be obtained **CLERK**

16. Date of Next Meeting:

The next meeting will be held on Tuesday 2 September 2008. There being no further business, the meeting was closed at 10.30 pm.

MINUTE 15 (Parish Council meeting 6May 2008)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 4 September 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. Update report received from MBC (6.3.07)
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. Update report received from MBC (6.3.07)
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.
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) by 5.9.06 (4.7.06) by 7.11.06 (5.9.06). Now BMAT (1.5.07). Work has been completed but not to the satisfaction of the Parish Council. Contractor to carry out further work(4.3.08)
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). Planners 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)
16.1.07	Furfield Quarry	Methane monitoring	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)
6.11.07	Quarry Wood footpath (BMAT)	Cutting footpath through wood	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)
15.1.08	Boughton Court	Adoption of Infrastructure	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)