

## BOUGHTON MONCHELSEA PARISH COUNCIL

### Minutes of the remote Parish Council Meeting held on 3<sup>rd</sup> September 2020 via Zoom, pursuant to notice, commencing at 7.00pm

#### Present:

Cllrs I. Ellis (Meeting Chair)  
R. Edmans  
L. Date  
A. Humphries  
D. Smith  
R. Martin  
A. Whybrow  
D. Redfearn (joined late due to work)  
C. Jessel (left at 8.30pm)  
N. Wilde (left at 9pm)  
S. Munford (8.30pm to 8.45pm)

Parish Clerk

1 resident (for part of meeting)

1. **Apologies:** Apologies were received from Cllrs Brown, Skinner, Stevens and Gershon, KCC Warden Liz Lovatt, KCC Cllr Eric Hotson and MBC Cllr Matt Burton. Apologies were also received from Cllr Munford who was attending an MBC remote meeting but joined the Parish Council meeting briefly during a break
2. **Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item**  
No person expressed any intention of filming, photographing or recording any item.
3. **Notification of late items for inclusion on the agenda**  
No late items.
4. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**  
It was agreed that the following item should be exempt :  
15.4 Clerk's annual salary review
5. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**  
PCSO Pete Gardner was not present at the meeting. The clerk had compiled the police report using data from the e-watch.co website. During July and August there were 4 crimes showing for south ward including 2 incidents of criminal damage, a shed burglary and theft of a car. There were no crimes showing for north ward.

KCC Warden, Liz Lovatt was not present at the meeting but had submitted a report which was summarised by the clerk as follows :

- Increase in dog fouling noted. Residents should report irresponsible dog owners to Liz or to MBC on 01622 602202

- Doorstep caller operating locally, offering to pressure wash and seal driveways in a neighbouring village. The caller was intimidating and persistent but left when the resident refused to go ahead
- Two men were reported for excessive pricing. Liz and the PCSO stopped further work continuing and they left. Report made to Trading Standards
- Liz has been carrying out social services referrals and giving assistance to residents in various ways, including referrals to partnership agencies

**6. Open Quarter :**

No residents were in attendance at this point therefore it was agreed to defer the open quarter until later in the meeting

**7. Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :**

As BMAT trustees, all members present were given dispensation to discuss and vote on any items relating to Boughton Monchelsea Amenity Trust.

**8. Matters outstanding from minutes (7<sup>th</sup> July 2020) not included in agenda:**

Item 10/8 MBC Community Right to Bid : Cllrs Martin and Munford to arrange meeting with MBC once the COVID-19 crisis is over. Add to deferred items schedule.  
**CLLR MARTIN / CLLR MUNFORD**

Item 15.4 Village sign : Cllr Date advised that a meeting had taken place with Graham Clarke and that the new sign would be made from marine ply and would possibly be two sided. Cllr Humphryes suggested that a second sign should be manufactured for Salts Wood.

Item 17.4 Litter signs : Signs now installed. One was mistakenly erected just outside the parish boundary, in Chart Sutton and will be moved.

Cllr Jessel asked the clerk to record the Parish Council's thanks to Cllr Gershon and MBC's John Edwards for all their hard work on the litter sign project.

Members discussed whether to go ahead with a parish wide litter pick in line with the nationally organised event at the end of September. Cllr Edmans agreed to look into this

**9. Minutes of the meeting held on 7<sup>th</sup> July 2020. Agreement of and signature by Chairman of the Parish Council :**

The minutes of the Parish Council meeting held on 7<sup>th</sup> July were agreed as correct. Proposed by Cllr Ellis, seconded by Cllr Smith and agreed by all members.

**10. Clerk's report**

The contents of the clerk's report were noted. The clerk provided an update as follows :

- Salts Wood – update article produced by Cllr Humphryes and added to website and Facebook page

- S106 monies from Vicarage Fields development in Linton - £30,692 would be going to Boughton Monchelsea primary school
- 30mph speed limit for Heath Road and village 20mph zones progressing. KCC are carrying out final design work and implementation will follow. Works will hopefully be complete by May 2021

## 11. Finance

### **Payments since last meeting ( incl VAT ) :**

CLF Fencing	Reservoir works	2,070
Kent County Council	Stationery	17.82
Coakley Cleaning Services	Dog bin emptying - June	130.00
J. Gershon	Litter pickers, sacks and gloves	35.67
Kall Kwik	NHP flyers / posters	186.00
RP Stroud	Fencing work on BMAT land	1,770.00
Kent County Council	Design fee for 20 and 30mph schemes	3,325.00
Zurich Municipal	Parish Council insurance premium	1,346.12
Parish Clerk	Clerk's salary – July (SO)	1,050.26
Parish Clerk	Clerk's salary – July (chq)	74.91
Parish Clerk	Clerk's expenses - July	55.63
HMRC	Employer / Employee NI and PAYE	148.89
Admin support	Admin support work - July	65.00
Kall Kwik	NHP flyers	54.00
Information Commissioner	Data protection fee	40.00
Coakley Cleaning Services	Dog bin emptying - July	130.00
Kall Kwik	NHP flyers	52.00
Paul Waring	Mowing Firmins Field (BMAT expense)	189.00
CLF Fencing	Fencing and vegetation clearance on BMAT land between The Quarries and Brishing Lane	1,483.50

### **Receipts:**

COVID support co-ords	Return of COVID float / funds	6,250.45
Book purchasers	Upon the Quarry Hills book sales	15.00

### **Balances as at 27<sup>th</sup> August 2020 :**

Current Account	120,603.16
Business Reserve	426.36
National Savings	305.75
<b>Total Financial Assets</b>	<b>121,335.27</b>

Note : Bold / asterisked items indicate payments made prior to authorisation by the Council but certified as to correctness and urgency by the Chairman and Clerk.

11.1 Finance report - Agreement of payments made and income received since last meeting : The above financial statement was accepted. Proposed by Cllr Ellis, seconded by Cllr Edmans and agreed by all members.

11.2 Budget monitoring report : The budget monitoring report to 27/8/20 was included in the agenda papers and was agreed by all members.

## 12. Correspondence:

12.1 KALC – Government consultations on reforming the planning system :  
The clerk explained that there were 3 government consultations, as follows :

Changes to the current planning system  
Planning for the future  
Transparency and competition : a call for evidence on data on land control

Cllr Smith stated that it was important to read and respond to the consultations. It was agreed that a working group be formed. Councillors Smith, Jessel, Ellis, Date and Munford agreed to take this forward, led by Cllr Smith. **CLLR SMITH**

## 13. Planning Report:

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

		MBC notified :
20/502707	The Old Farmhouse, The Green Listed building consent for replacement of existing external timber windows and doors <b>DECISION :</b> No objection however the Parish Council feel that the Conservation Officer's opinion should be sought regarding the large paned porch to the rear of the property. If windows and doors are to be replaced then it may be an appropriate opportunity to construct a more period looking porch.	14/7/20
20/502465	Selby Shaw, Heath Road Erection of a timber frame double garage <b>DECISION :</b> No objection / comment	14/7/20
20/502593	Church Farm, Church Hill Listed building consent for the erection of a two storey rear extension and attached greenhouse together with internal and external alterations. Demolition of existing two garages <b>DECISION :</b> The Parish Council wish to comment on the application as follows : <ul style="list-style-type: none"><li>• We are concerned at the addition of a greenhouse on the prominent south elevation. This would be incongruous and detrimental to the existing listed building. A freestanding greenhouse could easily be sited in a more discreet location elsewhere within the curtilage</li></ul>	14/7/20

- We would like to see more information on the design and materials proposed for the new garages as these will be prominent when looking south down Church Hill
- Insufficient detail has been provided to establish how visible the two storey extension will be
- Annotations on the drawing are incorrect. East and west elevations are incorrectly marked

20/502890      8 Lewis Court Drive      14/7/20  
Conversion of existing garage to a habitable space with a single storey front extension

**DECISION :**

The Parish Council wish to comment on the application as follows :

We are concerned at the potential loss of parking due to the existing short driveway

20/502940      Lewis Court Cottage, Green Lane      14/7/20  
Erection of a detached dwelling with parking and landscaping

**DECISION :**

The Parish Council wish to see the application refused for the following planning reasons. If MBC are mindful to approve it then the application should be reported to MBC planning committee for decision

- a) The proposed additional dwelling would have a detrimental effect on the setting of the three adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed property is the whole demise, not just the building itself and therefore the setting is particularly important in this instance.
- b) We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwelling would be severely detrimental to this grouping of listed buildings, creating a cramped, overdeveloped site when considered alongside the two previously consented dwellings
- c) With reference to planning application 16/508513, MBC's conservation officer expressed concern about the layout of the development and this was in relation to the close relationship between Unit 1 (named Plot 1 in the 2020 application) and the two storey timber clad building adjacent to the western site boundary. This building outside the application site was considered a non-designated heritage

asset. The conservation officer was only in agreement with 16/508513 once Unit 1 was removed and the application for 2 new dwellings was subsequently approved on appeal. The conservation officer also noted that the 2 remaining proposed units were located some distance away from other buildings. This information can be found in a committee report to MBC planning members and is publicly available on the MBC website along with the conservation officer's full report on the 3 dwelling application. This report concludes by stating that the proposed development 'would fail to preserve the setting of the listed buildings and also the curtilage structures (both of significance) and so not in accordance with section 66 of the Act. In addition, a level of harm would be caused to the significance of the heritage assets, which amounts to substantial in NPPF terms. The public benefits delivered by the (3 dwelling) scheme are considered to outweigh this level of harm, and as such the proposal fails to accord with the guidance contained within the NPPF.' We fail to understand this quote as it appears to be contradictory however the conservation officer did ask for the 3 dwelling scheme to be refused.

- d) When planning application 16/508513 was approved on appeal, the Planning Inspector stated that she had carefully considered the matters raised by Boughton Monchelsea Parish Council and others. She acknowledged that some of the comments made related to the third dwelling as shown on the plans which were originally submitted to the Council but that the plans were amended prior to determination to remove this unit therefore these comments had no bearing on her determination of the appeal. These statements should be fully considered by MBC when considering this new application.
- e) Together with the 2 consented properties, a total of 6 parking spaces are proposed, with access via a long, narrow, single carriageway driveway. As such there would be a risk of vehicles backing up on Green Lane during the inevitable conflict of inward and outward traffic on the driveway. Green Lane is narrow with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant. In

- reality it is likely that each of the 3 dwellings would have more than 2 cars each
- f) The proposal would cause unacceptable overlooking of the private amenity space of the existing adjacent dwellings
  - g) Clarification is required regarding the refuse storage and collection arrangements which we believe will present additional safety risks on Green Lane. The road is currently being narrowed at this location as part of the Lyewood Farm development

In summary, this new application represents overdevelopment of the site when considered in conjunction with the two previously consented dwellings. The conservation officer's previous comments must remain relevant as the new unit has exactly the same footprint and is in the same position as the original 3 dwelling application. MBC refused the 2 dwelling application and although this was subsequently won on appeal, a total of 3 new dwellings on this site would be wholly unacceptable for the reasons described above.

20/503054	55 Church Street Demolition of existing single storey side extension. Erection of two storey side extension and first floor rear extension with pitched roof	4/8/20
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**DECISION :**

No objection however MBC should confirm that there is no detrimental effect on the private amenity of neighbouring properties

20/503148	River Farm, Chart Hill Road Full planning permission for the erection of an atmosphere controlled storage building together with external hardstanding and new internal access road	4/8/20
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**DECISION :**

It was agreed that the Parish Council wish to see the applications refused for the following reasons and reported to MBC planning committee for decision :

- The proposals represent overdevelopment of what was a rural farm site and is now moving to become a major distribution centre
- The likelihood of increased flooding as a result of the additional hardstanding. As well as affecting the site itself it would also cause flooding to roads, impacting the wider community
- Detrimental effect on highway safety, with HGV's using inappropriate rural lanes and reliant on others to enforce correct routes to

and from site

- Increased car movements to and from site
- Concern regarding policing of vehicle movements
- Concern regarding effect on the historic bridge
- Concern regarding environmental issues such as run off and waste disposal
- Negative effect on visual amenity, damaging rural views
- Light pollution
- Noise pollution from cold storage back-up generators and refrigerant plant itself

It was agreed that, should the MBC planning committee be minded to approve the application then full consideration should be given to the following :

- Condition such that vehicle movements and tonnages are properly policed (using weight registering strips / CCTV) with penalties applied for flouting limits
- Condition limiting lorry movements to day time only

20/503155

River Farm, Chart Hill Road

4/8/20

Change of use of land for the siting of 20 worker caravans together with the erection of a laundry and games room and associated access and car parking areas

**DECISION :**

It was agreed that the Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision :

- Concern regarding 20 caravans being sited on a flood plain. It is noted that the applicant intends the caravans to be occupied throughout the year
- A lack of site based amenities means that occupants would be forced to travel, creating additional traffic on this rural road network
- Concern regarding drainage and waste disposal and collection arrangements
- Concern regarding potential pollution to water courses
- Noise pollution resulting from a year round, residential community. If each caravan was occupied by 4 people there could be 80 people permanently resident at the site

20/503147

River Farm, Chart Hill Road

4/8/20

Full planning permission for the erection of extensions to the



existing packhouse building, together with new internal access road, amendments to existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of an ecological enhancement area

**DECISION :**

It was agreed that the Parish Council wish to see the applications refused for the following reasons and reported to MBC planning committee for decision :

- The proposals represent overdevelopment of what was a rural farm site and is now moving to become a major distribution centre
- The likelihood of increased flooding as a result of the additional hardstanding. As well as affecting the site itself it would also cause flooding to roads, impacting the wider community
- Detrimental effect on highway safety, with HGV's using inappropriate rural lanes and reliant on others to enforce correct routes to and from site
- Increased car movements to and from site
- Concern regarding policing of vehicle movements
- Concern regarding effect on the historic bridge
- Concern regarding environmental issues such as run off and waste disposal
- Negative effect on visual amenity, damaging rural views
- Light pollution
- Noise pollution from cold storage back-up generators and refrigerant plant itself

It was agreed that, should the MBC planning committee be minded to approve the application then full consideration should be given to the following :

- Condition such that vehicle movements and tonnages are properly policed (using weight registering strips / CCTV) with penalties applied for flouting limits
- Condition limiting lorry movements to day time only

20/503109

Land to the rear of 70 Church Street  
Erection of 24 no. new C2 extra care retirement homes, club house, bin stores and landscape scheme

4/8/20

**DECISION :**

The Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision :

- The proposal constitutes over-development of the site
- Parking provision on the site is inadequate with just one parking space per property. These homes are all 2 bedroom properties, many with two bathrooms. The number of visitor parking spaces is also inadequate and the information provided is contradictory. The hard landscaping plan shows (and states) that there are to be 24 on curtilage parking spaces and 10 visitor spaces, ie 34 overall however the transport statement advises that there will be 41, as detailed in the following extract :

*'3.3 Parking*

*3.3.1 In total, 24 parking spaces are proposed to serve the residential component of the site; four of which will be designated for disabled users. An additional nine visitor spaces will be provided and a further four disabled and four visitor spaces are proposed to serve the club house.'*

- Given that each property has its own private garden we feel that provision of such a large communal space is unnecessary. By reducing this, the constrained development area could be loosened up somewhat and a green buffer provided to the east of the site to mitigate the detrimental effect on existing Church Street properties. Note that the permitted scheme for 18 homes included a green buffer. It should be noted that the application documents include the following statements :
  - *'For clarification, the area of Cob nut platt proposed in the new scheme is greater than the area permitted in the previous scheme'*
  - *'It is not agreed that Extra Care is categorised by Inspectors by the need for communal facilities, rather is the provision of care that defines Extra Care developments. There is also no policy requirement, nor legislative requirement to define the amount of communal space required by Extra Care developments'*

- We are concerned at the inappropriate location of the club house which would have a detrimental effect on the private amenity of existing Church Street properties. The club house should be moved to the west side of the site where it would relate well to the adjacent communal space and allow new residents to make best use of it
- We are concerned at the highway impact of another 6 properties, with the resulting increase in traffic movements across the Church Street footpath
- We support C2 use of the site however increasing the number of properties from 18 to 24 is inappropriate in this location

20/503047      6 Stevens Walk      24/8/20  
Erection of a single storey rear extension

**DECISION :**

No objection however MBC should ensure that there is no adverse effect on the private amenity of neighbouring properties

20/503423      Land west of Gandys Lane      24/8/20

TPO application – reduce all cobnut stems to near ground level. Remove all dead, collapsed / partially collapsed and uprooted / partially uprooted trees to facilitate access for the proposed management works. To halt the demise of the cobnut trees and reinstate the traditional management of the orchard

**DECISION :**

The Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.

The length of time the nut platt has remained uncultivated has allowed the establishment of other species of mature deciduous trees across the site. These trees are worthy of a TPO in their own right although we appreciate that the current TPO applies to the area, not specific trees or species of tree within it.

We understand that unlicensed removal of mature deciduous trees (such as oaks) in the recent past resulted in the Forestry Commission imposing a planting plan for the area. Removing all the trees in the nut platt is wholly unjustified and would directly conflict with this.

In the absence of a business plan to prove the proposal is viable, the application should be refused. If the nut platt venture proves to be unviable in the near future then all the

20/502887	<p>mature trees on the site would have been removed for no reason and be lost forever.</p> <p>Two Acres, Park Lane</p> <p>Removal of 1 no. mobile home and erection of a day room.</p> <p>Stationing of 4 no. mobile homes for gypsy pitches</p> <p><b>DECISION :</b></p> <p>The Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.</p>	24/8/20
20/503109	<p>The proposal represents over intensification of the site. The existing facility already compromises the rural environment in which it sits. Any intensification of the site would cause further unacceptable damage.</p> <p>Land to the rear of 70 Church Street</p> <p>Erection of 24 no. new C2 extra care retirement homes, club house, bin stores and landscaping scheme (REVISED DETAILS ONLY)</p> <p><b>DECISION :</b></p> <p>The revised details appear to correct the discrepancy in the number of parking spaces provided however our original comments on the application still apply and the Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.</p> <ul style="list-style-type: none"> <li>• The proposal constitutes over-development of the site</li> <li>• Parking provision on the site is inadequate with just one parking space per property. These homes are all 2 bedroom properties, many with two bathrooms. The number of visitor parking spaces is also inadequate</li> </ul>	24/8/20

- Given that each property has its own private garden we feel that provision of such a large communal space is unnecessary. By reducing this, the constrained development area could be loosened up somewhat and a green buffer provided to the east of the site to mitigate the detrimental effect on existing Church Street properties. Note that the permitted scheme for 18 homes included a green buffer. It should be noted that the application documents include the following statements :
  - *'For clarification, the area of Cob nut platt proposed in the new scheme is greater than the area permitted in the previous scheme'*
  - *'It is not agreed that Extra Care is categorised by Inspectors by the need for communal facilities, rather is the provision of care that defines Extra Care developments. There is also no policy requirement, nor legislative requirement to define the amount of communal space required by Extra Care developments'*
- We are concerned at the inappropriate location of the club house which would have a detrimental effect on the private amenity of existing Church Street properties. The club house should be moved to the west side of the site where it would relate well to the adjacent communal space and allow new residents to make best use of it
- We are concerned at the highway impact of another 6 properties, with the resulting increase in traffic movements across the Church Street footpath
- We support C2 use of the site however increasing the number of properties from 18 to 24 is inappropriate in this location

20/503655

1 Cliff Cottages, Cliff Hill

24/8/20

Listed building consent for insertion of replacement timber casement windows

**DECISION :**

No objection / comment

**The following applications have been APPROVED by MBC:**

20/501997

Swallowfields, Haste Hill Road

Erection of a new 4 bedroom detached chalet bungalow with front and rear-facing dormers and associated parking and garden

20/502019	Monchelsea Farm, Heath Road Erection of an infill office extension
20/502707	The Old Farmhouse, The Green Listed building consent for replacement of existing external timber windows and doors
20/502465	Selby Shaw, Heath Road Erection of a timber frame double garage
20/501658	Land at Church Street and Heath Road Erection of 10 dwellings, together with associated parking, landscaping and infrastructure (representing a net increase of 2 dwellings over the 41 dwellings approved under 15/509961)

**The following applications have been REFUSED by MBC:**

20/502355 and 502356	Honeymellow Barn, Bottlescrew Hill Planning permission and listed building consent for the installation of replacement UPVC windows and doors (works completed)
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**The following applications have been notified as WITHDRAWN :**

None

**The following APPEALS have been notified:**

None

**The following APPEAL DECISIONS have been notified:**

None

**The following APPEALS have been notified as WITHDRAWN:**

None

13.1 Cllr Smith advised that the Neighbourhood Plan consultation closes on 28<sup>th</sup> September. Once this date has passed the consultation responses will be sent to the Examiner who will then make his comments. This will be followed by a referendum which cannot take place until May 2021 due to COVID-19.

**14. Representatives' Reports:**

14.1 KALC: Cllr Humphryes had nothing to report.

**14.2 Allotments :**

14.2.1 Allotment rent for 2020/21 : Cllr Martin proposed that allotment rent be maintained at £30 per year for a full plot and £17.50 per year for a half plot, for the next year. Seconded by Cllr Humphryes and agreed by all members. Clerk to send out rent reminder letters to tenants. **CLERK**

14.2.2 Allotment waiting list : Cllr Martin explained that the allotment site was now full, with a waiting list of people from both in and outside the parish. He added that plots were closed down at the south end of the site a number of years ago due to tenants not working them / giving them up and that this area had now been turned into a wildflower meadow. The clerk explained that a new allotment site at Langley Park

would be coming over to the Parish Council, hopefully in 2021. Discussion followed regarding the lack of allotment plots in neighbouring parishes and the growing number of residents in Boughton Monchelsea. The clerk explained that the allotments were not profit making, sometimes the reverse. Cllr Martin proposed that the allotment waiting list be closed to residents from outside the parish from now on. Seconded by Cllr Date and agreed by all members.

14.3 Village Hall & Recreation Ground : Cllr Edmans advised that the committee now had a COVID-19 policy in place. He added that he and Cllr Gershon were trustees of the newly formed charity, representing the Parish Council and BMAT respectively.

14.4 Neighbourhood Watch : Cllr Stevens was not present at the meeting.

14.5 Police Liaison : Cllr Date had nothing to report.

14.6 Bus group : Cllr Whybrow advised that information had been received from the group regarding the 89 morning and afternoon bus being solely for school children from now on to ensure sufficient capacity. There was not enough information available at this stage to publicise to parishioners.

A resident joined the meeting at this point therefore it was agreed to hold the open quarter now.

## **6 Open quarter :**

The resident advised that he had joined the meeting to listen to discussions regarding Parkwood Farm reservoir. This would be discussed under agenda item 15.2.

## **15. Items for Discussion:**

### **15.1 Health and Safety Issues :**

Cllr Humphries queried progress on BMAT fencing work in the woods to the west of Beresfords Hill / Bottlescrew Hill. The clerk advised that the fencing at the top of the quarry face was now complete and quotes were being obtained for work at the bottom.

Cllr Redfearn noted that there was regular dog waste on the path from the Gandys Lane / Heath Road junction down towards the church. It was noted that there was already a dog bin on Church Hill. Cllr Jessel noted that MBC had recently sent out information on how to report offenders. This had been publicised on the e-mail circle and Facebook page.

### **15.2 Parkwood Farm reservoir update :**

Cllr Edmans advised that sub-group members (Cllrs Date, Smith, Redfearn and Edmans) had met recently and options for the reservoir were still being considered. Actions going forwards were checking obligations and insurance cover and engaging with the farmer. It was also agreed that Cllr Edmans would contact MBC for further advice in view of their similar work at Mote Park. Lengthy discussion between members followed and it was agreed that recommendations from the sub-group would be put forward at the November meeting. Cllr Ellis and the resident

expressed thanks to members of the sub-group for all their recent hard work on the reservoir issues.

**CLLRS EDMANS / REDFEARN / DATE / SMITH**

- 15.3 North Ward update : Cllr Wilde had nothing to report. The clerk noted that a resident had been in touch regarding the BMAT owned landscaping strip to the rear of Joywood. It was agreed that Cllr Ellis and the clerk would meet with residents to discuss further.

**CLERK / CLLR ELLIS**

- 15.4 Clerk's annual salary review – exempt item.

**16. Deferred items schedule :**

Nothing to discuss

**17. Any Other Business :**

- 17.1 Cllr Jessel had internet connection issues so had left the meeting by this point but had asked members to discuss the possibility of a publicly accessible electric vehicle charging point. It was felt that, due to parking requirements and anti-social behaviour issues, the village hall car park was not the right location however this would be discussed further outside the meeting by Cllrs Edmans, Jessel, Munford and Date.

- 17.2 Members felt that a return to face to face meetings in the village hall would hopefully be possible in January 2021 but this would be reviewed at the November meeting.

**18. Date of Next Meeting:**

The next full Parish Council meeting will be held on Tuesday 3<sup>rd</sup> November 2020 at 7pm via Zoom.

There being no further business the meeting closed at 9.00pm.



**MINUTE 16** (Parish Council meeting 3<sup>rd</sup> September 2020)

**SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:**

<b>DATE :</b>	<b>ITEM:</b>	<b>ACTION:</b>	<b>POSITION AS OF PARISH COUNCIL MEETING 3<sup>rd</sup> September 2020</b>
16.1.07	Furfield Quarry	Methane monitoring	BMAT issue. Last meeting between BMAT / MBC and Skinner Trust took place on 8/7/20.
3.5.18	The Green	Replacement trees	To agree replacement trees to be planted in place of the beech tree that was felled. Current MBC approval is for a walnut tree. Discussed at PC meeting 4.9.18 where it was agreed to defer tree choice and planting until completion of the Neighbourhood Plan and Landscape Management Master Plan. MBC tree officer confirmed OK to defer tree planting until next year (6.11.18)
2.7.19	Campfield Farm	Encroachment	BMAT issue. Review July 2022
2.7.19	59 Linton Road	Encroachment	BMAT issue. Review July 2022
3.9.19	11 Harling Close	Encroachment	BMAT issue. Review September 2022
3.9.19	Clerk's salary	Review	Review clerk's salary on an annual basis. Next review due September 2021.
3.3.20	Furfield Quarry	Option agreement	BMAT issue. Option expires in September 2024. Review before March 2024
3.9.20	Community Right to Bid	Meeting	Meeting to be arranged with MBC once COVID-19 crisis is over. Cllrs Munford and Martin to attend