

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 6 November 2007
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present: Cllrs I. Ellis (Chairman)
J. Marsh (Vice Chairman)
A. Boden
W. Clarke
K. Filmer
R. Fuller
P. Herrin
N. Mitchell
C. Munford
S. Munford
L. Oliver
D. Smith
I. Smith
Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC)
PCSO Laura Shave
4 Residents

1. Apologies:

Apologies were received from Cllr M. Bray and Penny Roots (KCC Community Warden)

2. Election of Chairman:

Cllr Marsh took this item as Vice Chairman, the chairman elect having decided to stand down. He proposed that the Council record a very warm thank you to the retiring chairman, Cllr Ian Ellis for his unstinting service to the parish in general and to the Parish Council in particular. Cllr Ellis had been a parish councillor for 28 years and 12 years as chairman and had decided that it was time to hand over responsibility. The proposal was agreed unanimously.

Cllr Fitzgerald paid tribute to Cllr Ellis and wished his successor well in the hope that they would be able to build on the work of the past chairman.

Cllr Marsh called for nominations and restated his position that that due to personal commitments and circumstances; he did not wish to be considered for election but was prepared to carry on as Vice Chairman. Cllr S. Munford reported that he had spoken to Cllr Bray who did not wish to be considered for election. There were no nominations. Cllr Ellis proposed that the matter be deferred for consideration at a later meeting. Agreed.

Members agreed that Cllr Marsh chair the rest of the meeting.

3. Notification of late items for inclusion in the agenda:

Members agreed to the inclusion of item(s) 10.5; 10.6; 10.7; 10.8; 11.3; 11.10; 12.3; 14.3 and 14.7 as late item(s).

4. **Exempt Items (Standing Order 61):**

None.

5. **Maidstone Police / PCSO and Rural Warden Reports:**

PCSO Laura Shave reported there had been 12 crimes recorded between 28 August and 29 October for Boughton Monchelsea; one attempted burglary of a dwelling; three criminal damage reports; four thefts (including lead off the primary school roof); two thefts from a motor vehicle; two thefts of motor vehicles. There had been fourteen other crimes reported which did not affect the wider community.

The meeting was reminded that there would be an inaugural meeting of PACT in the village hall on the 27 November. The principle areas of concern identified in the parish survey were speeding, parking and litter.

Cllr Marsh confirmed that the PACT meeting only covered South Ward. North Ward would have its own PACT initiative. It was also confirmed that PCSO Laura Shave does not cover North Ward; this area is covered by PCSO Jon Ridgeway, because the PCSO's are allocated on the basis of district council Ward boundaries.

6. **Open Quarter:**

- 6.1 Flooding the Quarries: Mr Stout asked whether the land above the wood yard was in the ownership yet of the Boughton Monchelsea Amenity Trust. Cllr Marsh advised that this was a matter for the Trust, not the Parish Council. It was agreed however to get the trustees to hold a site meeting with Mr Stout to review the current situation and discuss whether any measures could be taken to alleviate flooding in the Quarries when the land transfers.

- 6.2 Ownership of Parish Council and Amenity Trust land: Mr Greene asked if he could have a plan of ownerships: **CLERK**

7. **Declarations of Interests:**

The chairman asked members if they had any interests to declare in respect of any item on the agenda. All Members declared a prejudicial interest in items 10.6; 10.7 and 10.8 being that they are all trustees of the Boughton Monchelsea Amenity Trust. However, the Standards Committee of Maidstone Borough Council at its meetings on the 28 June 2004, 4 October 2004, 27 September 2006 and 5 September 2007 has granted a dispensation to all the Members concerned.

Cllr Fuller declared a prejudicial interest in the Beresfords Hill footpath scheme being discussed at item 11.1 in that he is employed as the council's consulting engineer for the scheme.

- 7.1 Cllr D. Smith – Notification of BMAT Dispensation: Noted

8. **Minutes of the last meeting:**

The minutes of the meeting held on 4 September 2007 were agreed and signed by the Vice Chairman.

9. **Matters Arising:**

- 9.1 Grass / Hedge Cutting / Log seats – Walk Meadow (BMAT): The Clerk reported on a meeting with the Council's grass cutting contractor and gave details of the new cutting schedule. He confirmed that the contractor would replace the Silver Birch tree damaged during the cutting season.

Cllr Filmer to ask Roy Hood if he could provide log seats if the offer by Richard Curties did not materialise; failing which, Parish Council to buy seats. **CLLR FILMER**

- 9.2 Furfield Park boundary (BMAT): Cllr Fuller reported that until the spoil heap is removed it is not possible to survey in the boundary. **CLLR FULLER**

- 9.3 Furfield Park structural landscaping scheme: Reply awaited from planners. Add to deferred item schedule. **CLERK**

- 9.4 Allotments – tenants request for meeting: Cllr Filmer to liaise with tenants. **CLLR FILMER**

- 9.5 Quarry Wood footpath: Add to deferred items schedule.

- 9.6 Youth Shelter: Cllr Fitzgerald confirmed that the Council's bid for £2,000 additional funding for paved paths into the play area had been submitted (item 10.5).

The Clerk advised that MBC planners had confirmed that the youth shelter would not require planning permission. The shelter had been ordered.

- 9.7 Complaint – highway verges Bottlescrew Hill (down to the Maltings): The Clerk identified that the offending overhang is off BMAT land at Quarry Wood. Trustee work party DG, DS, SM & NM to tackle.

- 9.8 Scout hut relocation: The Clerk reported that Paul Firmin had agreed to lease to the scouts a redundant farm building at Campfield at a nominal rent. Planning consent for change of use will be required. Cllr Fuller leading project team for conversion.

- 9.9 Village gateways: Cllr Marsh to speak to DOKA to see if their lorries will park away from the east gateway and pursue the possible provision of a planter in front of the gateway to discourage parking too close to it. **CLLR MARSH**

The Clerk reported that he had chased Highways to complete the gateway red surfacing and edge lines. **CLERK**

- 9.10 Brishing Lane: The Clerk reported that the 'Unsuitable for HGV' signs had now been put up, although members felt the sign at Furfield Park end was inadequate. **CLERK**

10. **Finance Report:**

Payments since last meeting (incl VAT):

D. Gouldsworthy	Expenses (printing, postage)	108.96
C. Sims	Relocation of Notice board, Boughton Court	126.44
Village Hall Committee	Room hire / July	33.75

RIP Cleansing Services	Dog bin emptying / July	36.19
Zurich Municipal	BMPC Insurance	992.34
Zurich Municipal	BMAT Insurance	462.00
Downs Mail	Code of conduct advertisement	42.97
Fuller Franklin Partnership	Design fee – Beresford Hill FP scheme	675.63
Supplies Team	Printer ink cartridges	58.07
RIP Cleansing Services	Dog bin emptying / August	33.61
RIP Cleansing Services	Dog bin emptying / September	31.02
D. Gouldsworthy	Salary & expenses	1620.87
KCC	Stationery	28.55
EDF Energy	Electricity – Parish hut	15.00
D. Gouldsworthy	Expenses (postage, land registry, tap)	18.31

Receipts:

Cheques & cash	Allotment rents	354.00
MBC	Concurrent Functions 2 nd instalment	6620.32
MBC	Youth Shelter grant 2 nd instalment	1030.00

Balances as at 6 November 2007

Current Account	44,674.02
Business Reserve	17,622.48
National Savings	49,746.25
Total Financial Assets	112,042.75

The statement was agreed as a true record.

- 10.1 Audit Commission – Completion of Annual Audit: Noted.
- 10.2 MBC: Concurrent Functions / One off Bids 2008/9: Cllr Ellis proposed a bid be made for clearing Brishing Stream on land transferred to BMAT. **CLERK**
- 10.3 MBC: Parish Independent Remuneration Panel – Members Allowances: Report to next meeting of MBC Remuneration Panel recommendations. **CLERK**
- 10.4 BTCV: Pond Warden Scheme – grant request: Noted. No further action.
- 10.5 Wicksteed: Quote for supply and laying of tarmac paths in play area and recreation ground up to new youth shelter: Cllr Ellis proposed acceptance of the quote, subject to funding from Cllr Fitzgerald's devolved budget. Agreed. **CLERK**
- 10.6 Gill Turner Tucker: To approve payment of BMAT legal fees of £423.00: Agreed under Sec 164 of the Public Health Act 1875.
- 10.7 Stuart Wilson Tree felling – Quarry Wood (Mount Cottage); to approve payment of BMAT's cost of £470: Agreed under Sec 164 of the Public Health Act 1875.
- 10.8 Paul Waring – To approve an estimate for pruning trees in Walk Meadow on BMAT land, overhanging 37 The Quarries: The Clerk reported an estimate of £120 plus VAT. Agreed under Sec 164 of the Public Health Act 1875.

11. **Correspondence:**

- 11.1 (a) KCC: Beresfords Hill footpath scheme: Noted.
- 11.1 (b) MBC: Beresford Hill footpath scheme – planning: Noted.
- 11.2 (a) MBC: Post Office closures – consultation: Noted.
- 11.2 (b) KCC: Post Office closures – consultation: Noted.
- 11.3 MBC: Annual Rural Conference - Saturday 17 November 2007: Noted. No member available to attend.
- 11.4 SE Maidstone Rural Transport Group – Minutes Mtg 24.9.07: The Clerk reported that the proposal for improvements to the bus stop at Marlpit appeared on a JTB schedule of schemes being considered for priority rating for funding. However, the Marlpit scheme had been combined with two other parish promoted schemes and as a result did not meet the PIPKIN rating necessary for it to be programmed. Bus stop improvements generally had a high priority rating to go into a programme in the PIPKIN assessment. Cllr Hotson had been briefed to raise the matter at the JTB meeting of 7 November.
- Cllr Marsh advised that Nu-Venture is looking into the provision of a bus link between the village and Coxheath.
- 11.5 Cllr Fuller: Boughton Court – adoption of infrastructure: Cllr Fuller reported that he had chased Wimpey for a response, but his contact had left the company. Discussions were taking place with his replacement. He reported that Southern Water had advised that it would now look favourable upon adopting the foul sewer as laid. Wimpey to carry out remedial works to the attenuation pond borehole.
CLLR FULLER
- 11.6 Defra: Ways to tackle climate change – Guide to Parish and Town Councils: Noted.
- 11.7 Mrs Aldous: Allotments – condition of access track: Cllr Filmer to investigate and write to those tenants depositing soil and weeds on the track. **CLLR FILMER**
- 11.8 MBC: Youth Sport Achievement Awards 2007 – nominations: Noted.
- 11.9 Joint Transportation Board 7.11.07: Cllr Ellis reported that he and John Wilson as KAPC representatives on the Board are monitoring the implementation of PIPKIN to prioritise highway schemes.
- 11.10 MBC: Boughton Court – adoption of infrastructure: Noted.

12. **Planning Report:**

Cllr Mitchell reported the following applications had been considered by the Planning and Licensing Committee: He also reported that he had attended the MBC Planning Committee in respect of MA/07/1437 Tamerisk, Haste Hill Road (lifting of a planning condition).

Cllr Fitzgerald reported that the application for planning permission for a gypsy caravan site on land adjoining Stone House, Heath Road had been deferred pending receipt of an environmental statement.

Members agreed to hold a site meeting to view the Heinz Orchard application MA/07/2114 and 68 Church Street MA/07/2126.

CLERK

Items dealt with by the Planning & Licensing Committee: MBC Notified

MA/07/1592 11 Lockham Farm Avenue, Boughton Monchelsea 20.8.07

Applicants: Mr & Mrs Stone

Erection of a first floor rear extension and increase of roof pitch to accommodate a loft conversion.

DECISION: No objection or comment

MA/07/1599 28 Lockham Farm Avenue, Boughton Monchelsea 20.8.07

Applicants: Mr & Mrs Mendis

Conversion and extension of existing detached garage for habitable use.

DECISION: No objection or comment

MA/01/1661 Land at Furfield Quarry, Phase 2, Brishing Lane, B. 18.9.07

Monchelsea

Applicant: G2 Ltd

Erection of sixty, one and two bedroom flats and associated parking and amenity areas.

DECISION: Refuse on the following grounds:

1. The proposal is an over-development of the site.

One of the informatives to the original consent of MA/01/1904 specified that "in the interests of maintaining the character of the area and so to ensure the capacity of the local infrastructure is not exceeded, the council would not expect to see a density significantly in excess of 30 dwellings per hectare in this instance".

The consented development for the Phase 2 area was 60 d/ha. The proposed development is 141 d/ha. At the original public enquiry into development of this site, the inspector made specific comment about the site being sensitive and any development should take account of this. The site is still sensitive and the proposal would be a gross over development.

2. The mass of the proposed development will be out of character with the rest of the development and surrounding area.

The consented development under MA/01/1904 provides a proportional street scene of two and two and half storey dwellings to the Brishing Road frontage. The appearance of the three storey blocks proposed will be wholly out of character with the rest of the development.

3. Excessive burden on the local infrastructure.

The development will increase the number of dwellings proposed in this area from 25 to 60. This will place an unacceptable burden on the local infrastructure, even in its improved state under MA/01/1904. My Council has already had reason to complain to the planning authority about its failure to ensure the developer carried out the traffic management measures required to the southern sections of Brishing Lane and Brishing Road as required by condition 16 of MA/01/1904. This development will place a further unacceptable burden on the use of these roads and in particular the junction of Wallis Avenue with Sutton Road which can barely cope with the existing levels of traffic even before residents move into the new development.

4. Inadequate provision for car parking.

This Council supported the developer in seeking a ratio of 1.85 parking spaces per dwelling in the MA/01/1904 application. Condition 24.i of that consent requires an average of only 1.5 spaces per dwelling. Even at this ratio the parish council would expect a minimum of 90 spaces, but only 48 are being provided with the reported approval of KCC highways. This will lead inevitably to on road parking in the adjoining estate roads which will be a hazard and a serious inconvenience and blight on the amenities of those residents.

5. Poor design.

The design and layout is 'distinctive' but more reminiscent of 1960's council housing with no aesthetically pleasing or interesting elevations, particularly on the sensitive Brishing Road frontage. The residents will have no individual amenity space either for their own flat or block. Because of the number of blocks, the layout is inherently likely to lead to an increased risk of crime and anti social behaviour in the open spaces between blocks which may lead to residents feeling trapped in their flats as there is no environmentally friendly space for their exclusive use. Ground floor residents will feel particularly at risk from the lack of a protected space. Controlled entry systems will be required leaving residents feeling isolated. Intensive management will be required to overcome these issues which the parish council does not feel confident a developer can provide at an affordable cost to residents.

6. Inappropriate and inadequate landscaping.

The original development scheme supported by the Parish Council provided for the retention and reinforcement of the existing hedgerow fronting Brishing Road. This has now gone and proposed in its place is a harsh mixture of dwarf

brick walls and metal railings to 'reinforce the built form'. This is not appropriate on this visually prominent site as a gateway to a rural landscape.

7. Inappropriate surface water drainage proposals. The use of deep-bored boreholes and surface water soakaways is not an appropriate method for dealing with surface water disposal from this site. Extensive discussions have been held between the planning authority the Environment Agency and the Borough Council's consultants to design a 'no more than greenfield run-off' disposal system for the rest of the development to ensure a slow discharge into the sub-strata to prevent excessive run-off exacerbating flooding problems in The Quarries down stream of this development.

MA/07/1675	Maltculm Cottage, The Maltings, Bottlescrew Hill, Boughton Monchelsea Applicant: Mr & Mrs Watkins Listed building consent for retrospective minor first floor alterations being additions of two stud walls and two doors (internal). DECISION: No objection	11.9.07
MA/07/1703	17 Lewis Court Drive, Boughton Monchelsea Applicant: Mr & Mrs Spiel Erection of a replacement side and rear extension. DECISION: No objection	11.9.07
MA/07/1713	4 Lockham Farm Avenue, Boughton Monchelsea Applicant: Mr P. Harris Erection of single storey side extension and conversion of existing garage. DECISION: No objection or comment.	11.9.07
MA/07/1718	Boughton Bottom Farm, Lower Road, Boughton Monchelsea Applicant: Mr Gough Erection of a single storey link extension to rear of property. DECISION: No comment	11.9.07
MA/07/1735	85 The Quarries, Boughton Monchelsea Applicant: Mr D. Payne Demolition of existing dwelling and erection of two detached dwellings and detached garages. DECISION: Refuse on the following grounds. 1. The site is too small for the proposed development which will result in a cramped development. 2. The size and bulk of the proposed development is over intensive for the site. 3. The presence of two detached garages in front of the proposed properties will look incongruous and impact on the visual effect of the dwellings. One is in front of the existing building line which will be out of keeping	19.9.07

	with the adjoining development and visually intrusive.	
	4. The development will be out of character with adjoining properties which are predominantly bungalows.	
	5. The Quarries is in a flood plain. This end of The Quarries has a known flood problem. The additional surface water run off from the development will exacerbate the problem.	
	6. The amenities of the adjoining properties will be adversely affected.	
	7. The development will create additional vehicle movements in a road of limited width and capacity.	
	8. The development will impact on the visual aesthetics of the listed building opposite.	
MA/07/1750	Land at The Red House, Hermitage Lane, Boughton Monchelsea Applicant: I & L Richardson Variation of condition 2 of MA/97/1687 (change of use of land to stationing of caravans for seasonal holiday purposes) from 'the permanent siting of up to five static caravans for holiday purposes which shall be occupied between 1 March and 31 October an any calendar year' to 'permanent siting of up to five static caravans for holiday purposes which shall be occupied between 1 March and 31 January the following calendar year'. DECISION: No comment	11.9.07
MA/07/1764	Land to the east of Beresfords Cottage, The Quarries, Boughton Monchelsea Applicant: J & J Judge Conservation Area consent for demolition of outbuildings. DECISION: No objection	11.9.07
MA/07/1774	Land to the east of Beresfords Cottage, The Quarries, Boughton Monchelsea Applicant: J & J Judge Demolition of existing outbuildings and erection of one two storey dwelling. DECISION: No objection subject to replacement off road parking being provided for Beresfords Cottage	11.9.07
MA/07/1810	1 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea Applicant: Kate Jamison Erection of a single storey rear extension including repositioning of front entrance. DECISION: No objection or comment	11.9.07
MA/07/2114	Heinz Orchard, Wierton Hill, Boughton Monchelsea Applicant: Mrs Thirkell Change of use of land for the stationing of a mobile home for use as an agricultural dwelling. DECISION: TBD	TBD
MA/07/2126	68 Church Street, Boughton Monchelsea Applicant: Mr Paul Wibley	TBD

	Erection of a two storey rear and side extension and insertion of a front roof canopy DECISION: TBD	
MA/07/2068	Land rear of The Vicarage, Church Hill, Boughton Monchelsea Applicant: Mr F. Wilson Outline application for the erection of four dwellings with layout to be considered at this stage and all other matters reserved for future consideration. DECISION TBD	TBD
Items dealt with by the chairman and vice chairman under delegated authority:		
MA/07/1581	Theobold House, Bircholt Road, Maidstone Applicant: James Theobold Ltd Formation of new vehicular access and associated works. DECISION: No objection or comment	14.8.07
MA/07/1841	Whiteways Farm, Hermitage Lane, Boughton. Monchelsea Applicant: Mr Wright & Miss Edmans Change of use of land and erection of home office DECISION: No comment	9.10.07
MA/07/1984	Swiss Cottage, Bottlescrew Hill, Boughton Monchelsea Applicant: Mrs Eleanor Man Listed building Consent for internal alterations, including removal of two door frames and plasterboard wall, replacement of brick floor and creation of doorway. DECISION: No comment	27.10.07

The following applications had been APPROVED by MBC:

MA/07/1581	Theobold House, Bircholt Road, Maidstone Formation of new vehicular access and associated works.	
MA/07/1274	Spindle Wood, Wierton Hill, Boughton Monchelsea Installation of a swimming pool.	
MA/07/1094	Parkwood Estate, Land off Bircholt Road, Maidstone Erection of 40 commercial units for a mixture of B1, B2 and B8 use and renovation of existing building.	
MA/07/1599	28 Lockham Farm Avenue, Boughton Monchelsea Conversion and extension of existing detached garage for habitable use.	
MA/07/1007	Oldborough Manor Community School, Boughton Lane, Maidstone Consultation with MBC by KCC for an outline application for demolition of existing school and erection of a new school (single academy status for Oldborough and Senacre pupils)	
MA/07/1713	4 Lockham Farm Avenue, Boughton Monchelsea Erection single storey side extension and conversion of existing garage.	
MA/07/1703	17 Lewis Court Drive, Boughton Monchelsea Erection of a replacement side and rear extension.	
MA/07/1764	Land to the east of Beresford Cottage, The Quarries, B. Monchelsea Conservation Area consent for demolition of outbuildings.	
MA/07/1810	1 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea	

- MA/07/1393 Erection of a single storey rear extension including re-positioning of front entrance.
5 Petlands, Boughton Monchelsea
Conversion of garage into habitable room.
- MA/07/1718 Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea
Erection of a single storey link extension to rear of property.

The following applications had been REFUSED by MBC:

- MA/07/1446 The Oast, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of a replacement detached oak framed garage with room over.
- MA/07/1458 Land at Lime Farm, West of Church Lane, Boughton Monchelsea
Outline application for erection of one new dwelling with all matters reserved for future consideration.
- MA/07/1464 2 Church Street, Boughton Monchelsea
Erection of a detached two bedroom cottage (resubmission of MA/07/0192)
- MA/07/1358 The Oast, Brishing Lane, Boughton Monchelsea
Amendments to planning permission MA/04/0525 to retain existing lean-to and create by conversion a utility, family room and garage within this space.
- MA/07/1592 11 Lockham Farm Avenue, Boughton Monchelsea
Erection of a first floor rear extension and increase of roof pitch to accommodate a loft conversion.
- MA/07/1443 Le Portel, Heath Road, Boughton Monchelsea
Outline application for the demolition of existing bungalow and erection of a detached two storey dwelling with layout and scale to be considered at this stage and all other matters reserved for future consideration.

12.1 MBC: Boughton Monchelsea Conservation Area Appraisal – consultation:
Members requested a meeting with MBC’s Conservation officer when the draft report had been prepared. **CLERK**

12.2 MBC: Maidstone Borough Wide Local Plan 2000 – saved and not saved policies:
Noted.

12.3 MBC: Planning Enforcement – Boughton Monchelsea Parish: Noted.

13. Representatives’ Reports:

13.1 KAPC: Cllr Ellis reported that MBC had discovered a weakness in its proposals for the LDF which meant a delay until a new framework can be issued November / December 2008.

13.2 Allotments: The Clerk reported that all rents had been collected bar one and that all currently worked allotments had been taken.

13.3 Village Hall & Recreation Ground: No report.

13.4 Neighbourhood Watch: Cllr Marsh reported that a further £50 of the Parish Council's grant had been drawn down.

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

13.6 Local Board: Cllr Herrin reported that the next meeting was on the 30 November.

14. Items for Discussion:

14.1 Resignation of Clerk – review of contract papers for appointment of new Clerk: Cllr Marsh thanked the retiring Clerk for the tireless and diligent manner in which he had served the Parish Council and proposed a vote of thanks. Agree unanimously.

Members agreed that the post should be advertised in the forthcoming parish newsletter, the KAPC newsletter and the Downs Mail; interview panel to comprise Cllr Marsh, Cllr Ellis and Cllr Clarke. The Clerk was instructed to include in the advert that the salary is under review.

The draft amendments to the present Clerk's contract and job description were approved with the exception of the contracted hour which was amended to show 10 hours per week being the basis for the present salary. **CLERK**

Members agreed to a proposal from the Clerk that he would temporarily carry on his duties on a month to month basis until a new Clerk is in post.

14.2 Carols on the Green – Monday 17 December 2007 at 7.30 pm – arrangements: The Clerk reported that the Maidstone Citadel Band had confirmed their attendance and that a new 110 volt lighting festoon had been acquired for the Christmas tree as the existing set had not passed an electrical safety test. Cllr Ellis to arrange delivery of the tree. Erection party Saturday 15 December at 11.00 am. Cllr Ellis to arrange with Mrs Harrison for soup on the evening. Scouts to provide burners for the mulled wine. Mick Woodham to fix additional lighting on the evening. **ALL**

14.3 PACT: Update by Cllr Marsh & PCSO Laura Shave: Cllr Marsh expressed the wish that all members should support the PACT meeting on 27 November. **ALL**

14.4 Brishing Lane: Clearing of verges: Cllr Fuller requested that the Parish Council support the clearing of the verge from Brishing stream to the new development at Furfield Park to permit a refuge for walkers. The Clerk reported that the verge is unregistered and KHS had not accepted it as highway verge. The Clerk was instructed to obtain quotes for clearing the verge and arrange the contract under delegated powers if under £500. The Clerk to notify residents opposite of proposal. **CLERK**

14.5 Greening of Boughton Monchelsea Forum: Sub group comprising Cllr Mitchell, Cllr C. Munford, Cllr Filmer to be convened to consider proposals to bring before the Council. **CLLR MITCHELL**

14.6 Remembrance Sunday 11 November 2007 – Parish Council representation: Cllr S. Munford to represent the Parish Council. **CLLR S. MUNFORD**

14.7 Cllr Marsh / Clerk: Village gateways – update: Dealt with at item 9.9 above.

15. Deferred Items Schedule:

Nothing to report.

16. Any other Business:

16.1 Pavement opposite The Albion, Green Lane: Cllr Marsh commented on the state of the path and requested that it be brought to the attention of KHS in the parish highway schedule
CLLR HERRIN

16.2 Parish Referendum – Lisbon Treaty: Cllr Ellis reported an approach by a resident suggesting the Parish Council consider holding a referendum on the EU Treaty as had been held elsewhere. It was agreed to take no further action unless a Parish Meeting is called in accordance with the statutory requirements.

16.3 Clean Kent: Cllr Boden drew attention to the initiative by KCC to place black bags at strategic locations in the countryside to encourage the proper disposal of litter.

16.4 Boughton Mount: Cllr S. Munford advised that the Boughton Mount Trust was meeting on the 7 November. The Trust is having difficulty in obtaining a long lease from KCC as it had been informed that KCC's long term aspirations for the site is to sell it. Cllr Ellis to contact KCC to seek clarification and request that the Parish Council is informed of any intention to sell as a priority.
CLLR ELLIS

16.5 Dog faeces – Church Street: Cllr Filmer reported an increase in the incidents of dog faeces being left on the pavement in Church Street. This problem had also been identified in the PACT survey. The Clerk to investigate whether MBC will put a dog bin outside the post office. Cllr Filmer reminded members and residents that MBC issue free bags for owners to collect their dog mess for proper disposal.
CLERK

16.6 Clean Sweep: Cllr Filmer reported that the litter clean up had resulted in forty bags of litter being collected; seven alone from Back Lane. Members expressed their thanks to the scouts and residents who turned out on the day.

16.7 Car Wash – scouts: Cllr Filmer reported that the scouts car wash morning at the village hall had netted £460 in aid of the air ambulance.

17. Date of Next Meeting:

The next meeting will be held on Tuesday 15 January 2008. There being no further business, the meeting was closed at 10.45 pm.

MINUTE 15 (Parish Council meeting 6 November 2007)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 6 November 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)
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).

6.9.05	Flooding; The Quarries	Bored pipe / estimate – Harts House pond. Investigative borehole The Quarries	Review in context of overall recommendations from MBC. Drilling rig being repaired. MBC liaising with highways for road closure order for The Quarries to drill 15 & 16 August 06 (2.5.06). Borehole drilled but unlikely to be of use (7.11.06). Borehole not suitable for soakaway use; monitoring ground water levels only (9.3.07)
16.1.07	Furfield Quarry	Methane monitoring	Update reports obtained & passed to Cllr Fuller / meeting of Custodian Trustees.