

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 4 July 2006
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present: Cllrs I. Ellis (Chairman)
J. Marsh (Vice Chairman)
A. Boden
M. Bray
K. Filmer (arrived 8.00 pm)
P. Herrin
N. Mitchell
C. Munford
S. Munford

Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC) (arrived 9.00 pm)
Mrs Penny Roots KCC Rural Warden
1 Resident (Mr Roland Hooper)

1. **Apologies:**
Apologies were received from Cllr Clarke, (away) Cllr Fuller (work) and P.C. Claire Russell.
2. **Notification of late items for inclusion in the agenda:**
Members agreed to the inclusion of items 9.3, 9.4, 10.17, 10.18 & 10.19 as a late item.
3. **Exempt Items (Standing Order 61):**
Members' agreed that the public and the press should be excluded from the meeting during any discussion on item 10.1 of the minutes of the Parish Council meeting held on 2 May 2006 and item 13.2 on the grounds of commercial confidentiality.
4. **Maidstone Police and Rural Warden Reports:**
Mrs Roots reported that she is involved in three neighbour disputes, otherwise the area has been quiet.

The Clerk reported the crime statistics supplied by P.C. Russell in her absence. There had been twenty reported crimes between 3 May and 30 June, excluding three in adjoining parishes; six thefts, two thefts from vehicles, three thefts from dwellings, seven cases of criminal damage and two burglaries..
5. **Open Quarter:**
No matters raised.
6. **Declarations of Interests:**
Cllr Ellis asked members if they had any interests to declare in respect of any item on the agenda. All Members declared a prejudicial interest in items 9.1, 9.2, & 9.4 being that they are all trustees of the Boughton Monchelsea Amenity Trust. However, the Standards Committee of Maidstone Borough Council at its meetings

on the 28 June 2004 and 4 October 2004 has granted a dispensation to all the Members concerned.

Cllr Herrin declared that he is now employed by Kent County Council in Kent Highway Services as a consultant.

- 6.1 MBC Monitoring Officer: BMAT dispensations re proposed option agreement: Deferred to next meeting. **CLERK**

7. Minutes of the last meeting:

The minutes of the meeting held on 2 May 2006 were agreed subject to an amendment to item 10 (Planning Report) deleting the duplication of an appeal decision MA/05/1163 and with the addition that the appeal was dismissed. They were then signed by the Chairman.

8. Matters Arising:

- 8.1 The Quarries – Emergency services access: The Clerk reported on a response from Kent Highway Services regarding the possible use of double yellow lines at the pinch point. It was agreed that the clerk should write to the Fire and Ambulance services and ask for their comments. Any comments to be incorporate in a letter to all residents in The Quarries reminding residents when parking, to leave enough room at all times for emergency services access. **CLERK**

9. Finance Report:

Payments since last meeting (incl VAT):

Cllr J. Marsh	NhW (from MBC grant)	50.00
Natsaha Tuck	Newsletter delivery	80.00
KCC	Stationery	43.24
D. Gouldsworthy	Expenses (newsletter postage)	46.00
Gill Turner Tucker	BMAT legal expenses	1,899.10
Boughton Monchelsea	Grant (sec 164 Public Health Act 1875)	10,000.00
Amenity Trust		
Gill Turner Tucker	BMAT legal expenses	700.00
KCC	Printing (newsletter etc)	232.13
Boughton Monchelsea	Grant – Rec' Grd grass cutting	230.68
Primary School	contribution	
RIP	Dog bin emptying /April	9.40
Mid Kent Water	Allotment water charges	17.59
Supplies Team	Printer ink cartridges	99.15
D. Gouldsworthy	Expenses (Parish Meeting refreshments)	33.71
Beryl Bush	Refreshments, Parish Meeting	125.00
Gill Turner Tucker	BMAT Legal expenses	629.94
B. Mon Brownies	Grant	150.00
Friendship Circle	Grant	150.00
B. Mon Mother & Toddler group	Grant	150.00
B. Mon Playgroup	Grant	150.00
B. Mon Scout Troop	Grant	300.00
Phoenix Explorers	Grant	150.00

Pedifund	Donation	100.00
KCC	Printing	16.20
RIP	Dog bin emptying / May	9.40
Village Hall Committee	Room hire / May	70.00
D. Gouldsworthy	Salary and expenses	1,905.75

Receipts:

HMCE	VAT refund	2,316.82
MBC	Concurrent Functions Grant (first instalment)	6,412.48
Cheque	Allotment rent	12.00
Cash	Book Sales	60.00

Balances as at 4 July 2006

Current Account	22,579.09
Business Reserve	16,970.02
National Savings	48,026.46
Total Financial Assets	<u>87,575.57</u>

There were no comments and the report was ratified.

- 9.1 Gill Turner Tucker: To approve payment of BMAT legal fees of £1102.75: Agreed under Sec 164 of the Public Health Act 1875.
- 9.2 Gill Turner Tucker: To approve payment of BMAT legal fees of £828.41: Agreed under Sec 164 of the Public Health Act 1875.
- 9.3 Audit Commission – Annual Return: External auditor's certificate: Noted
- 9.4 Gill Turner Tucker: To approve payment of BMAT legal fees of £2432.25. Agreed under Sec 164 of the Public Health Act 1875.

10. Correspondence:

- 10.1 Gullands: Beresfords Hill footpath (Stage 2) – proposed meeting: The Clerk to arrange a meeting. KCC PROW to be invited. Cllrs Ellis, Bray, S. Munford and Clarke to attend. Members noted the current position of the public path creation order procedures. **CLLRS ELLIS, BRAY, S. MUNFORD, CLARKE & CLERK**
- 10.2 B2163 Heath Road proposed 30 mph limit: Item 10.17 taken at this time. Members were dissatisfied with the response from Kent Highway Services and noted that a report would be going to the Highways Advisory Board (KCC) at its meeting on the 11 July seeking to overturn the decision of the Joint Transportation Board of 19 April for a 30 mph limit. The Clerk was instructed to seek permission for Cllr Ellis to speak at the meeting. The Clerk was also instructed to prepare briefing for the chairman and write to all members of the HAB with the parish council's case. It was further agreed to seek independent professional highways engineering advice in the event the decision for a 30 mph limit was overturned. Letters of support from Linton and Chart Sutton parish councils and TRAMP for a 30 mph limit were noted. **CLERK**
- 10.3 George Wimpey: 'Furfield Chase' street naming: The marketing name of 'Furfield Chase' was agreed. Members resolved to defer choosing street names until its next meeting. The Clerk is to inform MBC that the parish Council wishes to name the streets. **CLERK**

- 10.4 Kent Highway Services - briefing meeting 26.6.06: Cllr Herrin reported that he had attended the meeting but there was little of note to report back other than that the much publicised County Lengthsmen scheme had been abandoned.
- 10.5 Southern Water: Sewer adoption Boughton Court: The Clerk was instructed to write to the Chief Executive MBC and KCC regarding the respective Councils failure to get the developer to comply with the planning and adoption requirements for the roads, open spaces and sewers (including balancing pond) on the Boughton Court estate. **CLERK**
- 10.6 Kent Police: Restructuring: Noted.
- 10.7 Arriva: Bus time tables at stops: Cllr Marsh reported that he and Broomfield and Kingswood PC are to carry out a bus stop survey with representatives from Arriva and KCC to address provision of time table cases at bus stops. **CLLR MARSH**
- 10.8 MBC: Paper recycling – The Quarries: Noted. Cllr Filmer and Cllr Boden reported that the Scouts had now stopped its collection service due to rising costs and falling revenue.
- 10.9 Royal mail: Letterbox – Boughton Court: Noted. Members were also advised that it was unlikely that a box will be established until the roads and opens spaces are adopted.
- 10.10 Pedifund: Noted.
- 10.11 Boughton Monchelsea Friendship Circle: Noted.
- 10.12 Boughton Monchelsea Playgroup Association: Noted
- 10.13 Citizens Advice Maidstone: AGM & Annual report: Noted. Members confirmed that the Council will only offer financial support to local organisations.
- 10.14 KCC: Towards 2010 - consultation: Cllr Mitchell to respond if required. **CLLR MITCHELL**
- 10.15 KCC: NHS Overview & Scrutiny Committee 20.7.06: Mr Kevin Miller to be asked if he will attend as representative of the Parish Council. **CLERK**
- 10.16 Charter 88: Lobbying: Members agreed to support Charter 88 and the tabling of an Early Day Motion, but would not make any financial contribution. **CLERK**
- 10.17 Kent Highway Services: B2163 Heath Road: Dealt with at 10.2 above.
- 10.18 KCC: Maidstone Local Board – 18 July 2006: Agenda & Minutes of last mtg: Cllr Herrin to attend. **CLLR HERRIN**
- 10.19 KAPC: Councillors' information day: 22 July Teynham Village Hall: Noted.

11. **Planning Report:**

Cllr Bray reported the following applications had been considered by the Planning and Licensing Committee:

Items dealt with by the chairman and vice chairman under delegated authority:

MA/06/0772	30 Firmin Avenue, Boughton Monchelsea Applicant: Mr & Mrs King Erection of a two storey rear extension. DECISION: No objection or comment.	25.5.06
MA/06/0885	Elm House, Old Tree Lane, Boughton Monchelsea Applicant: Mr & Mrs R. Brown Erection of a glasshouse to side elevation. Raise the ridge height to single storey addition and erection of front brick wall & gate. DECISION: No objection or comment.	25.5.06
MA/06/0886	B & A Ralph, Marlpit Farm, Wierton Road, Boughton Monchelsea Applicant: B & A Ralph Variation of condition 1 of planning permission ref MA/01/1074 (being the demolition of existing buildings & erection of replacement storage building) to allow a further period in which to implement the development. DECISION: No objection or comment.	25.5.06

Items dealt with by the Planning & Licensing Committee:

MA/06/1095	The Stable, Chart Hill Road, Staplehurst Applicant: Mr & Mrs Morgan Erection of garage and workshop with overhead storage DECISION: No objection or comment.	27.6.06
MA/06/1101	19 Lockham Farm Avenue, Boughton Monchelsea Applicant: Mr Paul Hirst Conversion of garage to study. DECISION: No decision given but a query raised with MBC as to what alternative parking arrangements were proposed to make up for the loss of the garage space.	27.6.06
MA/06/1104	Gentian, Heath Road, Boughton Monchelsea Applicant: Mr & Mrs J. Tombs Erection of a single storey rear conservatory DECISION: No objection or comment.	27.6.06
TA/0065/06	Rock Cottage, Atkins Hill, Boughton Monchelsea Applicant: Simon Ashton Notification of intention to remove 5No conifer trees located in Boughton Monchelsea, The Quarries Conservation Area DECISION: No objection or comment.	27.6.06
MA/06/1136	Wood Cottage, Atkins Hill, Boughton Monchelsea Applicant: Mr & Mrs Genikis Erection of a conservatory DECISION: No objection or comment.	27.6.06

MA/06/1140 Quarry House, 49 – 53 The Quarries, Boughton Monchelsea 27.6.06
Applicant: Mr A. Dowling
Erection of swimming pool enclosure
DECISION: No objection or comment.

The following applications had been APPROVED by MBC:

MA/06/0340 Ringlow, Chart Hill Road, Staplehurst (B. Mon parish)
Erection of first floor rear extension.
MA/06/0392 62 The Quarries, Boughton Monchelsea
Erection of a two storey side extension and alterations and additions to front of property to form new bay window and new porch incorporating WC.
MA/06/0277 Elm House, Old Tree Lane, Boughton Monchelsea
Listed Building Consent for the raising of side extension roof, replacement of porch with timber glasshouse, alterations to fenestration and internal partitions, alterations to log store and construction of 1.8m high wall with piers and metal railing gate.
MA/06/0550 Boughton Mount Farm
Demolition of existing pack house and construction of new pack house and chilled dispatch building
MA/06/0621 26 Firmin Avenue, Boughton Monchelsea
First floor bedroom extension
MA/06/0675 1-11 Phoenix Park, Parkwood Ind Estate, Boughton Monchelsea
Retrospective application for the change of use from B1 to mixed uses of B1 & B8.

The following applications had been REFUSED by MBC:

MA/06/0484 Wierton Hall Farm, Wierton Hill, Boughton Monchelsea
Listed Building Consent for a satellite dish

The following APPEAL DECISIONS had been notified:

MA/05/1071 Eel House Farms, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea
Conversion of existing farm building to holiday accommodation.
DECISION: Dismissed.

11.1 KCC / Medway: Kent & Medway Structure Plan – adoption: Noted.

11.2 MA/01/1904 (Furfield Quarry): minutes MBC Planning Committee 8.6.06: Noted.
The Clerk was instructed to write to MBC to confirm the parish council's agreement to the deletion of the LEAP from the scheme and the footpath through Long Shaw.
CLERK

11.3 KCC: Kent Design Guide - publication: Cllr Bray to review and report to the next meeting.
CLLR BRAY

11.4 MBC: Ralph's Farm Shop – Enforcement: Noted.

11.5 KCC: Minerals Development Framework – Minerals Preferred option papers: Noted.

12. Representatives' Reports:

12.1 KAPC: Cllr Ellis had nothing to report.

12.2 Allotments: Cllr Filmer reported that clarification had been obtained from Mid Kent Water on the use of hosepipes to fill water butts from stand-pipes. It is not permitted under the current drought restrictions. Notices had been posted.

12.3 Village Hall: Cllr Bray was unable to attend the last meeting.

12.4 Recreation Ground: Cllr Bray reported that the grounds-man's store requires major re-construction due to structural failure of the front wall.

12.5 Neighbourhood Watch: Cllr Marsh reported that Trevor Knowler, the PCSO at Parkwood which also covers North Ward, had attended the last meeting. The NhW signs are to be replaced and a cheque for £406.08 from MBC grant is required to cover the cost.

CLERK

12.6 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Marsh reported that at its meeting on 5 June, he had raised the issues concerning the parish council on the direction and accountability of TRAMP as an organisation. He was of the opinion that TRAMP had lost direction and was largely ineffectual as it lacked leadership. Although there is a form of constitution, most members had been unaware of its existence until the question had been posed. Its priorities do not include any schemes which the parish council has initiated and is currently pursuing. Although TRAMP holds substantial grant funds, there is no formal process of allocation. Cllr Marsh was of the opinion that there was no useful purpose in the parish council remaining part of the partnership. Cllr Ellis proposed that the parish council withdraw from the partnership; seconded by Cllr S. Munford, agreed by all. Cllr Marsh to write and inform TRAMP of the decision.

CLLR MARSH

13. Items for Discussion:

13.1 Walk Meadow: To consider any objections to the disposal of Walk Meadow to the Boughton Monchelsea Amenity Trust: The Clerk reported that the necessary statutory notices had been published in two consecutive editions of the KM Extra and that he had received no objections to the proposed disposal of Walk Meadow to the Boughton Monchelsea Amenity Trust at less than best consideration (nil value). Cllr Ellis proposed that Walk Meadow be transferred to the Boughton Monchelsea Amenity Trust at nil consideration, all cost to be met by the parish council. He further proposed that consideration be given at a future date to the land being leased back to the parish council; seconded by Cllr S. Munford and agreed by all. The Clerk is to instruct Gill Turner Tucker to arrange the necessary transfer of the freehold.

CLERK

13.2 Grass & hedge cutting contract: Exempt item.

13.3 Web Site: Report by Cllr Mitchell & Cllr Boden: An action list was tabled for members to consider and adopt. In addition, Cllr S. Munford agreed to provide a map and article on the Amenity Trust. Cllr Boden agreed to continue with up-loading information on to the web site.

CLLR S. MUNFORD

- 13.4 Speed Watch: Cllr Herrin reported that Chart Sutton, Loose and Sutton Valence had agreed to form a partnership to purchase equipment and operate a Speed Watch scheme. Cllr Ellis proposed that Boughton Monchelsea join the partnership. Agreed unanimously. Cllr Herrin to report the decision to Chart Sutton parish clerk who is coordinating the partnership. **CLLR HERRIN**

Cllr Herrin to liaise with PC Tony Howland on the sites proposed from where to operate Speed Watch. **CLLR HERRIN**

Cllr Herrin further reported that the parish needed to supply six volunteers to be trained to operate the equipment on a regular basis. They do not necessarily need to be parish councillors. Cllr Herrin, Cllr C. Munford and Cllr S. Munford put their names forward for consideration. The Clerk is to write up an article for the next newsletter seeking volunteers. It was suggested that volunteers should not operate in their own parishes. Agenda item next meeting. **CLLR HERRIN & CLERK**

- 13.5 Boughton Court (& 'Furfield Chase'?): Renaming (from Parish Meeting): It was noted that the Parish Meeting had adopted the name of Boughton Court for the new estate at Pested Bars. It was further agreed that the parish council raise no objection to use by Wimpey of the name of Furfield Chase for the marketing of its new development at Furfield Quarry. **CLERK**

14. Deferred Items Schedule:

- 14.1 Wierton Place – Victorian greenhouses: The Clerk was instructed to write to the Chief Executive MBC and complain about the lack of progress or action on repairs to this listed building. **CLERK**

- 14.2 Flooding The Quarries: Up-date required from MBC on its current position of issues outstanding on flooding. **CLERK**

15. Any other Business:

- 15.1 Stiles – Walk Meadow: Cllr S. Munford reported that he had adjusted the stiles to permit a lady from Loose easier access to the site. If disabled access required, he would arrange for a key to be cut to the mowing gate.
- 15.2 Kent Highway Services – monthly spreadsheet: Cllr Herrin reminded members to notify him of any highway work required so that it can be added to the monthly report to KHS. **ALL CLLRS**
- 15.3 Clerk's holiday dates: The Clerk notified members when he would be away. No special arrangements needed for correspondence during his leave.
- 15.4 Parish hut – repairs: The Clerk reported that the Parish Hut needed some repairs to slates and guttering. Cllr Bray to arrange an inspection with the builder's doing the work on the grounds-man's store. **CLLR BRAY**

15.5 Travellers / gypsies – Furfield Quarry: Cllr Fitzgerald noted that the travellers / gypsies had gone, but were camped out at Cobtree Manor and may return if preventative measures are not taken by the developer.

CLERK

16. **Date of Next Meeting:**

The next meeting will be held on Tuesday 5 September 2006. There being no further business, the meeting was closed at 9.45 pm.

MINUTE 14 (Parish Council meeting 4 July 2006)**SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:**

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 4 JULY 2006.
11.3.03	Wierton Place	Victorian Greenhouses – conservation	MBC set up liaison group with owner's agent & architect. Considering enabling development. Meeting requested with MBC's Conservation Officer. Clerk to complain to CE MBC about lack of action and commitment to preserve these listed buildings (4.7.06)
13.5.03	Wierton Place	Untidy Site Notice	With MBC's Enforcement Team. Meeting requested with MBC's Conservation Officer
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.
9.9.03	NhW	Move notice board at new development to junction Joy Wood / Pested Bars Rd.	Awaiting transfer of opens space from developer to MBC (see above).
11.5.04	Trees (Walk Meadow)	Overhanging trees (37 The Quarries)	Cllr S. Munford & Cllr Bray to action and instruct a specialist engineering firm to remove the trees (5.7.05). Cllr Bray Reported rock fall by owner's gardener was not dangerous. Cllr S. Munford to arrange work for spring 2006 (17.1.06) by 4.7.06 (2.5.06) and by 5.9.06 (4.7.06).
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)
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)
4.7.06	Walk Meadow	Lease-back by Parish Council	To be considered at May 2007 meeting of the Parish Council.