

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 4 September 2007
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
W. Clarke
K. Filmer
R. Fuller
P. Herrin
N. Mitchell
D. Smith
I. Smith

Mr D. Gouldsworthy (Parish Clerk)
Cllr E. Hotson (MBC & KCC)
Penny Kemp (Guest speaker)
2 Residents

1. **Apologies:**
Apologies were received from Cllr Fitzgerald (MBC); Cllr L. Oliver (sick); Mrs Penny Roots (Community Warden).
2. **Notification of late items for inclusion in the agenda:**
Members agreed to the inclusion of items 9.2(B), 9.5, 9.6, 10.4(B), 10.12, 10.13, 10.14, 10.15, 11.5, 13.2(B) and 13.4 as late items.
3. **Exempt Items (Standing Order 61):**
Members' agreed that the public and the press should be excluded from the meeting during any discussion on quotations in respect of items 9.1, 9.2 and 13.2 on the grounds of commercial sensitivity.

13 Items for Discussion:

- 13.1 Greening of Boughton Monchelsea: Members agreed to bring forward this item forward.

Cllr Penny Kemp of Headcorn Parish Council spoke on Headcorn Sustainability Group which was formed with the desire to promote sustainable life styles in and around Headcorn. It is a not for profit organisation and membership (currently 250) is open to all who believe in the aims and objectives of the group.

Cllr Kemp defined 'sustainability' as 'to meet the needs of the present without compromising the needs of future generations'. The Group has set up a rural shop with a grant of £10K from KCC's Kent Rural Initiative. All 'profits' go back into the local environmental projects. The community shop and farmers market sources produce from locations less than 30 milers away. Cllr Kemp gave examples of other initiatives promoted: EDF has supplied energy saving light bulbs to those on benefit and the elderly; sale of 'eco' balls for use in washing machines to reduce the

amount of effluent being discharged; the acquisition of a carbon neutral car which runs on pressed vegetable oil; production of reusable shopping bags with a grant of £2,500 from 'Awards for All' and a local skills barter scheme.

The Group has a public exhibition on the theme 'Food People Place' 15 & 16 September at the new Headcorn village hall.

Cllr Kemp confirmed that Headcorn Parish Council supports the Group financially and actively promotes environmental issues itself in its business matters. The local school is also heavily involved and encouraged to participate

Cllr Ellis thanked Cllr Kemp for coming and speaking to the meeting. Cllr Mitchell, Cllr Filmer and Cllr Oliver will consider whether there are aspects of the Groups work that can be promoted in Boughton Monchelsea such as promoting locally produced produce. Cllr Clarke will raise the subject with the primary school to see whether it would support involvement in a similar project

5. Open Quarter:

Members agreed to take the open quarter at this point. Cllr Hotson was invited to speak.

Cllr Hotson had met with the Cllr Ellis, Cllr Fuller and the Clerk to discuss how to take forward the scheme for a junction improvement of Brishing Lane with Heath Road. He had met with Peter Rosevear from KHS who is now on secondment to MBC. The scheme is to be included in the new 'Pipkin' prioritising procedure for evaluation at the next JTB meeting in October. Cllr Hotson to review when draft scheme schedules are produced.

Cllr Hotson reported that he had given some grant aided to the church youth club.

Cllr Hotson gave an overview of the reasons behind MBC's decision to review the operation of the concurrent functions funding. MBC is looking for ongoing revenue savings to improve services.

There were no further speakers.

4. Maidstone Police and Rural Warden Reports:

No representatives were present. Cllr Marsh reported that a Laura Shave had been appointed as PCSO for the parish in the Rural Neighbourhood Police Unit. The Clerk was requested to invite her to the next meeting. **CLERK**

Cllr Marsh reported crime figures for the 8 weeks from 4 July to 22 August supplied by the police. There are still errors and omissions. Cllr Marsh to raise with the Kent Police.

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 9.2 and 9.5 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 and 27 September 2006 has granted a dispensation to all the Members concerned except Cllr D. Smith whose application had not yet been approved. Cllr D. Smith took no part in the discussion relating to these items relating to the Amenity Trust.

Cllr Fuller declared a prejudicial interest in the Beresfords Hill footpath scheme being discussed at item 10.4 in that he is employed as the council's consulting engineer for the scheme.

- 6.1 MBC Monitoring Officer – Cllr D. Smith dispensation as trustee of BMAT. Members noted that Cllr D. Smith's application is to go before MBC's Standards Committee at its meeting on the 5 September.

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

The minutes of the meeting held on 3 July 2007 were amended to record that Cllr D. Smith had been present at the meeting following his co-option onto the Council and then agreed and signed by the Chairman.

8. **Matters Arising:**

- 8.1 Grass / Hedge cutting / Walk Meadow: Cllr Bray is liaising with Richard Curties regarding the provision of log seats. **CLLR BRAY**

A damaged Silver Birch tree in Walk Meadow had been reported and restoration attempted. Clerk to discuss damage with grass cutting contractor. **CLERK**

The Clerk was instructed to arrange hedge cutting around the recreation ground.

CLERK

St Peter's Church yard: Cllr Ellis had not managed to arrange a meeting with David Sayers. Carry forward. **CLLR ELLIS**

- 8.2 Boughton Court – adoption of infrastructure: Cllr Fuller had contacted Southern Water and been advised that its file on sewer adoption had been archived. The Clerk was instructed to contact Cllr Field (MBC) and pursue what progress had been made in getting MBC / KCC to take the necessary action to adopt the infrastructure and if necessary apply the bond. **CLERK**

- 8.3 Furfield Park boundary (BMAT): Cllr Fuller reported that he had compared Wimpey's survey setting out co-ordinates against BMAT's title plan and they tally. Members agreed to grant BMAT £650 to instruct Hook Survey Partnership to peg and agree the boundary on the ground. Agreed under Sec 164 of the Public Health Act 1875. **CLLR FULLER**

- 8.4 Furfield Park structural landscaping scheme: Cllr Ellis reminded members that it had been agreed that semi mature trees should be planted. The Clerk was instructed to obtain a copy of the detailed consent and liaise with MBC's landscape officer to discuss implementation. **CLERK**

- 8.5 Allotments: Cllr Ellis reported that allotment holders had requested a meeting with the Parish Council. **CLLR FILMER**

- 8.6 Quarry Wood footpath: Cllr Bray reported that Andy Wright may be able to advance work on the footpath later this year.
- 8.7 Clerk's holiday: Cllr Ellis wished to record the sincere thanks of members to Cllr Marsh for covering telephone calls to the Clerk during his holiday.

9. **Finance Report:**

Payments since last meeting (incl VAT):

Gill Turner Tucker	Legal Fees (BMAT)	158.63
RIP Cleansing Services	Dog bin emptying / May	36.19
Hook Survey Partnership	Survey fees / Beresfords Hill	763.75
EDF Energy	Electricity - Parish hut	22.18
D. Gouldsworthy	Salary & Expenses	1669.82
PWLB	Loan repayment	4.84
Village Hall Committee	Room hire / June	19.50
RIP Cleansing services	Dog bin emptying	31.02

Receipts:

None

Balances as at 4 September 2007

Current Account	40,953.41
Business Reserve	17,483.21
National Savings	49,746.25
Total Financial Assets	<u>108,182.87</u>

The statement was agreed as a true record.

- 9.1 Youth Shelter: Report by Cllrs Bray, C. Munford & Filmer and approval for capital spend for scheme: Members agreed to proceed with the Wicksteed shelter, provided it includes a back panel as well as the side graffiti panels. The Clerk agreed to confirm with planners that the chosen model does not require planning permission (confirmed by e-mail 11.9.07). Cost - exempt item.

CLLR BRAY & CLERK

- 9.2 (A) Kent Wildlife Trust / (B) Medway Valley Countryside Partnership: To approve a grant to BMAT to employ a consultant to produce a management plan for Walk Meadow: Members agreed not to employ a consultant and to arrange a meeting with the Council's contractor to discuss detailed management plans. Consultancy quotes - exempt item.

CLLRS BRAY, S. MUNFORD & CLERK

- 9.3 MBC: Concurrent Functions – Best Value Review: Members agreed to delegate the response to made by Cllr Ellis, Cllr Marsh and the Clerk. The Clerk to draft the response. The response to be copied to MBC Ward Members.

CLLR ELLIS CLLR MARSH & CLERK

- 9.4 Zurich Municipal (BMPC): To approve payment of renewal premium of £992.34. Agreed.

CLERK

- 9.5 Zurich Municipal (BMAT): To approve payment of renewal premium of £462.00. Agreed under Sec 164 of the Public Health Act 1875.

CLERK

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9.6 Cllr Fitzgerald – Devolved budget bid for playground access surfacing: The Clerk was instructed to make a bid for this work. **CLERK**

10. Correspondence:

10.1 KCC: Annual Plan 2007/8: Noted.

10.2 MBC: Joint Transportation Board 29.8.07: Noted. Cllr Ellis reminded Members that he is the KAPC representative on the JTB and will report on the Parish Council's bid for a junction improvement of Brishing Lane with Heath Road following the next JTB meeting in October. **CLLR ELLIS**

10.3 KCC: Countryside Access Improvement Plan – Consultation: Noted.

10.4 KCC: Beresfords Hill footpath scheme: The Clerk reported that he had spoken with Mr Gill's hedge cutting contractor (R. Butler) who had advised him that he cuts the inside of the hedge from Mr Gill's land. His informal advice was that he would be able to continue to cut the hedge in this manner, over a 1.4m high fence. The Clerk was instructed to advise KCC PROW that the Parish Council continues to confirm, that it will meet the scheme costs including compensation (exempt minute 9.4, Parish Council meeting 6 September 2005 refers), subject to KCC advising what its costs in the matter will be. **CLERK**

10.5 MBC: Land drainage – consultation: Cllr Ellis requested that drainage on Iden bends, Heath Road be referred to MBC for consideration: **CLERK**

10.6 B. Mon Village Hall Committee: Kitchen refit: Noted that it had been completed.

10.7 Cllr Marsh: Notification of appointment of PCSO (Laura Shave): Noted.

10.8 MBC: Review of Polling Districts, Places & Stations – consultation: Noted.

10.9 KAPC: Councillors information day – 22.9.07: Noted.

10.10 CAB: Annual Report and Meeting 17.9.07: Noted.

10.11 Loose Valley Conservation Area Management Partnership – Quarry Wood habitat survey: Noted. Members requested that the Parish Council be informed of the results of the survey. It was further agreed to let LVCAMP know of the report commissioned by MBC into flooding issues in the Quarries. **CLERK**

10.12 Debbie Edwards: Complaint re highway verges etc: Members noted the complaint, but could not identify the specific problem referred to. Cllr Mitchell to clarify with Mrs Edwards. **CLLR MITCHELL**

10.13 Cllr Moriarty: Highway signage / Freight service Boughton Court / CCTV / Furfield Park Phase II:

- North Ward members requested that the Clerk investigate the possibility of the freighter service calling into Boughton Court. **CLERK**

- The Clerk was instructed to set up a meeting with the Chief Executive MBC regarding the problems around adoption of the infrastructure at Boughton Court. Cllrs Boden, Fuller, Ellis and Clarke to attend.

CLLRS BODEN, FULLER, ELLIS & CLERK

- The Clerk was instructed to set up a Parish Council meeting for Monday 10 September to consider planning application MA/07/1661. **CLERK**

10.14 Kent Police: Maidstone Rural Neighbourhood Police 'West Area Parish Council Forum' meeting 26.9.07 / Agenda (Marden): Cllr Marsh to attend. **CLLR MARSH**

10.15 MBC: Maidstone Older People's Forum 3.10.07: Noted.

11. **Planning Report:**

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

Items dealt with by the Planning & Licensing Committee:

MA/07/1200	Lothlorien, 2 Forge Cottage, Bottlescrew Hill, Boughton Monchelsea Applicant: Mr & Mrs Newland Outline application for the erection of a single dwelling in the grounds of Lothlorien Cottage, with layout, scale, appearance and access to be considered at this stage and landscaping reserved for future consideration. Cllr Munford declared a prejudicial interest in that the application affects property in his and his family's ownership. He was not present nor took any part in the decision process. DECISION: Refuse on the following grounds; 1. The entrance onto Bottlescrew Hill has limited visibility, is on a bend and is close to the access to Spring Cottages. Another unit creating additional traffic movements onto Bottlescrew Hill would be a hazard. 2. The application site is very small which if permitted would produce a cramped form of development. 3. Its situation will create overlooking into the rear gardens of Spring Cottages and will in turn be overlooked by residents of 2 Forge Bungalows. If permitted, any windows overlooking Spring Cottages should be glazed obscure 4. The amenities of 2 Forge Bungalows will be affected. 5. The proposed development adjacent to bungalows will be out of keeping with the area.	3.7.07
MA/07/1274	Spindlewood, Wierton Hill, Boughton Monchelsea Applicant: David Page	3.7.07

	Installation of a swimming pool. DECISION: No objection or comment	
MA/07/1338	4 Brooker Close, Boughton Monchelsea Applicant: Mr C. Rees Erection of a UPVC conservatory to the rear of the property. DECISION: No objection or comment.	31.7.07
MA/07/1358	The Oast, Brishing Lane, Boughton Monchelsea Applicant: Mrs J & Miss C Gibson 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. DECISION: No objection or comment.	31.7.07
MA/07/1393	5 Petlands, Boughton Monchelsea Applicant: Miss F. Deal Conversion of garage into a habitable room. DECISION: Refuse on the grounds of loss of parking space and increased risk of parking in the road which will be a hazard.	31.7.07
MA/07/1403	Land at Rabbits Cross, Chart Hill Road, Sutton Valance Applicant: Mr P. Webb Change of use of land to residential caravan site and stationing of two static caravans, one touring caravan and extension of existing hard standing. DECISION: Refuse on the following grounds: 1. The proposed development is outside any defined village boundary and would be contrary to Policies ENV28 and H29 of the Maidstone Borough Wide Local Plan 2000. 2. It will be an over intensification of such homes in the area contrary to Policy H36(3) of the Maidstone Borough Wide Local Plan 2000. 3. The application site is within an area of designated Special Landscape Area. The development would harm the scenic quality of the area contrary to Policy ENV34 of the Maidstone Borough Wide Local Plan 2000. 4. The development is and will be visually prominent from the road and is not satisfactorily screen by natural features and would be contrary to Policy H36(2) of the Maidstone Borough Wide Local Plan 2000.	8.8.07
MA/07/1404	30 The Quarries, Boughton Monchelsea Applicant: Mr D. Jenner Erection of a first floor to existing property. DECISION: No objection or comment.	8.8.07
MA/07/1405	Chart Hill Paddock, Chart Hill Road, Staplehurst Applicant: Mr Johnson Retrospective application for the change of use of land	8.8.07

from paddock to residential for a gypsy family including the stationing of one mobile home and one touring caravan with hardstanding.

DECISION: Refuse on the following grounds:

1. The proposed development is outside any defined village boundary and would be contrary to Policies ENV28 and H29 of the Maidstone Borough Wide Local Plan 2000.
2. It will be an over intensification of such homes in the area being adjacent to an existing gypsy family contrary to Policy H36(3) of the Maidstone Borough Wide Local Plan 2000.
3. The application site is within an area designated a Special Landscape Area. The development would harm the scenic quality of the area contrary to Policy ENV34 of the Maidstone Borough Wide Local Plan 2000.
4. The development is and will be visually prominent from the road and is not satisfactorily screen by natural features and would be contrary to Policy H36(2) of the Maidstone Borough Wide Local Plan 2000.

MA/07/1437	Tamarisk, 24 Haste Hill Road, Boughton Monchelsea Applicant: Mr D. Baker Removal of condition 2 of MA/07/1211 to allow occupation of building as a separate and independent dwelling.	31.7.07
MA/07/1443	DECISION: Refuse on the grounds of over development if permitted and the property came into residential use. Le Portel, Heath Road, Boughton Monchelsea Applicant: Mr F. Wilson 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.	31.7.07
MA/07/1458	DECISION: No objection or comment. Land at Lime Farm, West of Church Lane, B. Monchelsea Applicant: Mrs J. Wilson Outline application for erection of one new dwelling with all matters reserved for future consideration. DECISION: Refuse on the following grounds: 1. The development, if permitted, will set a precedent for other forms of development on the south side of B2163. The Parish Council wishes to see the planning authority strongly resist any form of new build or inappropriate development on the south side of Heath Road.	8.8.07

2. The proposed development is outside the defined

village boundary, stands in isolation, and does not form part of any existing frontage development and would be contrary to Policies ENV28 and H29 of the Maidstone Borough-Wide Local Plan 2000.

3. The proposal would result in visually intrusive and unjustified residential development within the open countryside contrary to Policies EN1, EN3, HP5 of the Kent and Medway Structure Plan 2006 in an area of sensitive landscape interest and significance and would set a precedent for similar development to the detriment of the intention behind these policies to restrict new development in the countryside.

4. The loss of two caravans does not demonstrate an overriding need for a new dwelling in the countryside that would outweigh Policy EN1, of the Kent and Medway Structure Plan 2006 and the spirit of Policy H34 of the Maidstone Borough-Wide Local Plan 2000 if the parallel is drawn.

MA/07/1446 The Oast, Wierton Hill farm, East Hall Hill, B. Monchelsea 31.7.07
Applicant: Mr & Mrs Eeles

Erection of a replacement detached oak framed garage with room over.

DECISION: Refuse on the grounds that the proposed use and the accommodation proposed for the upper floor as residential accommodation (granny annexe) is unsuitable. In all other respects the application would have been acceptable.

MA/07/1464 2 Church Street, Boughton Monchelsea 8.8.07
Applicant: Mr A. Reeves

Erection of a detached two bedroom cottage (resubmission of MA/07/0192).

DECISION: Refuse on the following grounds:

1. The proposed development is not 'infilling' within the meaning of Policy H27 of the Local Plan as it is not part of an established development frontage and would be obtrusive in such a visually prominent position.

2. Walnut Tree Cottage on The Green will be overlooked and their privacy and amenities prejudiced by the development, contrary to Policy H19 of the Local Plan.

3. It would be an over development of the site and may set a precedent for further back-land development off Windmill Court if permitted.

4. The access onto Haste Hill Road is off Windmill Court a private road. Visibility at this junction is minimal

and substandard and will be made worse with the introduction of a retaining wall on the edge of the carriageway. Although the access onto Windmill Court is acceptable, the access onto Haste Hill Road from Windmill Court is unacceptable and contrary to Policy H19 of the Local Plan.

5. The development might increase the hazard to pedestrians using Haste Hill Road. The road is narrow at this point with no footways and not enough room for two cars to pass.

6. Development on such a prominent site, so close to the road and adjacent to a designated Conservation Area is inappropriate and would harm the overall visual amenities of the Conservation Area.

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| MA/07/1592 | 11 Lockham Farm Avenue, Boughton Monchelsea
Applicants: Mr & Mrs Stone
Erection of a first floor rear extension and increase of roof pitch to accommodate a loft conversion.
DECISION: To be determined | TBN |
| MA/07/1599 | 28 Lockham Farm Avenue, Boughton Monchelsea
Applicants: Mr & Mrs Mendis
Conversion and extension of existing detached garage for habitable use.
DECISION: To be determined | TBN |

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

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| 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 | TBN |
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The following applications had been APPROVED by MBC:

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| MA/07/0895 | Oast Cottage, Boughton Lane, Boughton Monchelsea
Erection of a single storey side extension. |
| MA/07/0941 | The Stable, Chart Hill Road, Staplehurst
Creation of new entrance lobby by relocating entrance door and installing a glazed screen and enclosing existing entrance and replacing with slit window. |
| MA/07/0992 | Amber Cottage, Back Lane, Boughton Monchelsea
Construction of conservatory to rear. |
| MA/07/0998 | Tudor Cottage, Green Lane, Boughton Monchelsea
Listed Building Consent for the removal of existing stairs, infilling void at first floor level to form additional floor space, installation of new partition at first floor level to form additional bedroom. |
| MA/07/1044 | 1 Lewis Row Cottages, Hermitage Lane, Boughton Monchelsea
Erection of a two storey side extension and rear dormer |
| MA/07/1128 | Parkwood Trading Estate, Cuxton Road, Boughton Monchelsea |

- Extensions and alterations to light industrial units approved under MA/06/2103
- MA/07/1168 2 Stone Cottages, Heath Road, Boughton Monchelsea
Enlargement of garage space and replacement of flat roof with a ridge roof.
- MA/07/1121 74 Church Street, Boughton Monchelsea
Erection of a two storey rear extension, replacing existing single storey extension.
- MA/07/1338 4 Brooker Close, Boughton Monchelsea
Erection of a PVCu conservatory to the rear of the property.

The following applications had been REFUSED by MBC:

- MA/07/1301 11 Haste Hill Road, Boughton Monchelsea
Demolition of existing single storey extension and erection of a part single part two storey extension to rear.

The following application(s) have been notified as WITHDRAWN

- MA/07/1200 Lothlorien, Bottlescrew Hill, Boughton Monchelsea
Outline application for the erection of a single dwelling in the grounds of Lothlorien Cottage with layout, scale, appearance and access to be considered at this stage and landscaping reserved for future consideration
- MA/07/1097 Wierton Oast, Wierton Hill, Boughton Monchelsea
Alterations to SE elevations and erection of a detached three bay garage with associated new driveway entrance.

The following APPEAL DECISIONS had been notified:

- MA/06/1786 The Limes, Heath Road, Boughton Monchelsea
Applicant: Mr F. Wilson
Outline application for the erection of four dwellings with layout, scale and access to be considered at this stage. All other matters reserved for future consideration.
DECISION: Appeal dismissed

- 11.1 Cllr D. Smith: Appointment to Planning and Licensing Committee – Proposed by Cllr Fuller (referred from P&LC Mtg 30.7.07): Agreed.
- 11.2 MBC: Local Development Framework – Core Strategy; deferral to Dec 2008: Noted.
- 11.3 MA/06/1786: The Limes, Heath Road - Appeal decision: Noted.
- 11.4 Fridays: Lyewood Farm: Noted. Cllr Ellis and the Clerk to meet with Fridays. Cllr Marsh reported that Paul Firmin had agreed to a meeting to discuss the possible siting of the scout hut on land at Campfield Farm. Cllr Fuller suggested an approach be made also to local landowner, Phillip Dubney **CLLR ELLIS & CLERK**
- 11.5 GOSE: Regional Spatial Strategy for the SE (The South East Plan) – Panel Report: Noted

12. Representatives' Reports:

- 12.1 KAPC: Cllr Ellis reported that he had attended a meeting of the KAPC at which the LDF was discussed and the problems being encountered by MBC.
- 12.2 Allotments: Cllr Filmer had nothing to report.
- 12.3 Village Hall & Recreation Ground: Cllr Bray reported that the refurbishment of the kitchen had now been completed. Other general refurbishment is being carried out.
- 12.4 Neighbourhood Watch: Cllr Marsh reported that Kevin Miller had resigned as a NhW coordinator due to ill health. The next meeting is on the 5 September. A new coordinators is being recruited for Church Street.
- 12.5 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Herrin is unable to attend the next meeting on 5 September. Cllr Bray to substitute.
- 12.6 Local Board: Cllr Herrin had nothing to report.

13. Items for Discussion:

- 13.1 Greening of Boughton Monchelsea: Dealt with earlier in the agenda.
- 13.2 Parish Office: The Clerk reported that the Village hall Committee had agreed in principle to the Parish Council having the men's shower room for conversion into a Parish Office, together with use of the adjoining changing room. A quote had been obtained for basic conversion work – reported as an exempt item. Members agreed to proceed with conversion of the accommodation, subject to a formal agreement (lease) from the village hall committee. The chairman of the village hall committee had indicated verbally that no rent would be demanded. Members confirmed that a contribution to the village hall committee's overheads should be made.

Cllr Bray to liaise with the village hall committee to take the matter forward.
Agreement required on the specification.

Members confirmed agreement to a request from Kent Police to make accommodation available as a base for the rural constable, PCSO and KCC Rural Community Warden.

CLLR BRAY & CLERK

- 13.3 Dates of Parish Council meetings 2008 – to agree (all in main hall B. Mon Village Hall commencing at 7.30 pm): The Clerk confirmed that Parish Council elections would take place on the 1 May 2008. The 6 May would be an acceptable date on which to hold its first meeting and AGM.
- Tuesday 15 January
 - Tuesday 4 March
 - Tuesday 6 May (AGM)
 - Tuesday 20 May (Parish Meeting)
 - Tuesday 1 July
 - Tuesday 2 September
 - Tuesday 4 November
- 13.4 Village gateways – report by Cllr Marsh: The village gateways had been erected on the 29 August. In the absence of the Clerk, Cllr Marsh had taken calls from the Mr &

Mrs Martin and Mr & Mrs Jessel about aspects of the gateways as erected. The gateways are opposite their respective properties. Both parties had been previously consulted on the proposals. It was agreed that as the post on the north side at the west end had been erected in the wrong location and had now been removed, it should not be replaced and put in store for future use elsewhere or its cost offset if KHS could use it on another scheme.

Members agreed to re-consider the location of the east gateway. The Clerk was instructed to set up a meeting with Darren Hickman, (KHS), Mr & Mrs Jessel and Mr Alan or Derek Edwards to agree a position to re-site it, the cost to be borne by the Parish Council. KHS to be notified immediately to delay any associated road marking pending the gateway being moved. **CLLRS MARSH, BRAY & CLERK**

14. Deferred Items Schedule:

Nothing to report.

15. Any other Business:

15.1 Brishing Lane: Cllr Filmer reported that there had been several major blockages of Brishing Lane recently from HGV's attempting to use it. Members felt that they had done enough to highlight the problem with KCC to no avail and hope that sufficient complaints will be made by users to prompt action from KCC.

15.2 Kent Volunteer Award: Cllr Marsh reported on this initiative from Kent Police. Last date for entries is the 21 September. Members agree that John Phillips should be nominated. **CLERK**

16. Date of Next Meeting:

The next meeting will be held on Tuesday 6 November 2007. There being no further business, the meeting was closed at 10.00 pm.

MINUTE 14 (Parish Council meeting 4 September 2007)

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)
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.