

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 5 September 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
W. Clarke
P. Herrin
N. Mitchell
C. Munford
S. Munford

Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC)
2 Residents; Mr J. Stout & Miss L. Oliver

1. Apologies:

Apologies were received from Cllr Fuller (away), Cllr Filmer (ill), Cllr Smith, Cllr Hotson, PC Claire Russell & Mrs Penny Roots.

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

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 13.1 on the grounds that it should be confidential.

4. Maidstone Police and Rural Warden Reports:

Neither representative present to report. Cllr Marsh reported on the information available to NhW confirmed by subsequent e-mail from Kent Police reporting three cases of criminal damage; four break-ins / thefts from out buildings / garages; one stolen vehicle and an arson attack to a field in the last two months.

Cllr Bray reported that there had been attempts to break into the refurbished grounds-man's store on the recreation ground but that it had not yet been reported.

5. Open Quarter:

- 5.1 Jim Stout – Hedge cutting: Mr Stout complained about hedge cutting in the area and subsequently getting punctures to his car tyres from thorns. It was confirmed that the hedge cutting concerned was not done by the Parish Council. Clerk to put item in newsletter reminding residents and landowners of their legal responsibility to clear the highway of trimmings after hedge cutting. **CLERK**

Jim Stout – hose pipe ban: Mr Stout raised the issue of the current ban by Mid Kent Water on the use of hose-pipes to water allotments. The Clerk advised that initially, MKW had said that filling water butts on allotments (the question raised) with hose pipes was banned. It had subsequently been clarified that watering allotments with a hose pipe is permitted, but meanwhile due to a communication difficulty notices had been placed on stand pipes advising that watering with a hose pipe was not

permitted. Members agreed to a request for an emergency motion from the chairman to reduce the rents for 2006/7 for current allotment holders from £12 to £10 / allotment with effect 1 October 2006. **CLERK**

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 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 Ellis declared a personal interest in item 13.4 as a trustee and treasurer of the Recreation Ground Management Committee

7. Minutes of the last meeting:

The minutes of the meeting held on 4 July 2006 were agreed subject to an amendment to item 13.4 - Cllr Herrin had agreed to co-ordinate Speed Watch on behalf of the Parish Council not act as a volunteer. Subject to the amendment, the minutes were signed by the Chairman.

8. Matters Arising:

8.1 Arriva – timetable cases: Cllr Marsh reported that there was now a case at the bus stop at Loddington Lane. Arriva on behalf of KCC would put up cases in the bus shelters at Marlpit and Green Lane. Subject to agreement by the owners, it was hoped that a case could be established at The Albion. Cllr Boden confirmed that there is now a link to both Arriva and Nu-Venture on the parish web site.

8.2 Maidstone Local Board: Cllr Herrin confirmed he had attended the last meeting and advised that it was a useful forum for parish to attend as it gives face to face access to County Members for questioning.

8.3 Parish hut – roof repairs: Cllr Bray reported that the builder had inspected the damage and would carry out repairs shortly. **CLLR BRAY**

9. Finance Report:

Payments since last meeting (incl VAT):

Gill Turner Tucker	BMAT legal expenses	4,363.41
Village Hall Committee	Room hire / June	24.00
Cllr J. Marsh	NhW signs (from MBC grant 15.2.06)	406.08
Audit Commission	Audit fee	293.75
KCC	Stationery (printing)	37.92
RIP	Dog bin emptying / June	11.75
D. Gouldsworthy	Expenses	26.07
Maidstone Signs Ltd	No Dog signs, Recreation Ground	244.13
Public Works Loan Board	Loan Charges	4.84
RIP Cleansing Services	Dog bin emptying / July	9.40
EDF Energy	Electricity – parish hut	33.06
Village Hall Committee	Room hire / July	29.00

Receipts:

None since last meeting **Nil**

Balances as at 5 September 2006

Current Account	17,095.68
Business Reserve	17,054.64
National Savings	48,026.46
Total Financial Assets	<u>82,176.78</u>

Cllr Marsh confirmed that he is awaiting the VAT receipt on the NhW signs.

CLLR MARSH

Cllr Ellis confirmed that the Recreation Ground Committee would reimburse the Parish Council the costs of the repairs to the dog signs.

CLLR ELLIS

There were no other comments and the report was ratified.

9.1 Insurance (Parish Council) – To approve payment of renewal premium: Approved.

9.2 Insurance (Amenity Trust) – To approve payment of renewal premium: Agreed under Sec 164 of the Public Health Act 1985.

10. Correspondence:

10.1 Beresfords Hill footpath Stage 2: The Clerk reported that it had not been possible to organise the meeting requested by Mr Gill. Mr Gill had requested information on 'council costings' under the Freedom of Information Act before any meeting, but the Clerk reported that he has been unable to comply at the moment as the request was too vague to identify the information required (assuming the information is held and is not exempt from publication). Details of the information requested were being obtained by the Clerk. **CLERK**

10.2 Cllr Hotson: Highway issues: Cllr Herrin reported that he was disappointed with Kent Highways his main complaint being the lack of response or action to issues raised and reported. He also thought the support to parishes through Liaison Officers was not there. Clerk to respond to Cllr Hotson, copied to the Divisional Manager KHS. Clerk to set up a meeting with the Divisional Manager to discuss parish highway matters. **CLERK**

10.3 MBC: Wierton Place; Untidy site notice & enforcement action: Noted. Carried forward

10.4 Mr Kevin Miller: Notes from KCC NHS O&S Committee meeting 20 July: Noted. Members agreed that in its opinion, Maidstone hospital should remain a general hospital and not become a specialist unit under the proposed re-organisation. The Clerk to write to KCC, PCT and Ann Widdecombe accordingly. **CLERK**

10.5 Kent Police: Future of Neighbourhood Policing – seminar 12 September. Cllr Marsh to attend with Cllr Bray, if available. **CLLR MARSH**

10.6 Moira Walters: Response to Parish Council's withdrawal from TRAMP. Noted.

10.7 MBC: Flood Plan (Issue 4) Emergency plans for Maidstone and area. Members noted that Brishing Lane, The Quarries and Little Switzerland are identified in the

plan as areas liable to ground water flooding. The Clerk reported that the trial boreholes in The Quarries had been taken on 14/15 August but that MBC had indicated that the initial results suggested strata was similar to the wood yard borehole and that therefore an additional soakaway at that location would not work. MBC are still investigating its legal responsibilities towards the flooding issues.

- 10.8 KCC: Youth Capital & Opportunities Funds – grant details. Copy details to St Peter’s Youth Club. **CLERK**
- 10.9 KCC: Clean Kent Campaign: Noted.
- 10.10 KCC: Annual Plan: Cllr Herrin to review Plan requirements for Kent Highways. **CLLR HERRIN**
- 10.11 Mrs R. Farrell: Cutting of allotment hedge. Members agreed that the hedge should be reduced to approximately 2 ft high for ease of maintenance and to reduce the nuisance. **CLERK**
- 10.12 MBC: Street Names – Furfield Park: Noted.
- 10.13 MBC: Boughton Court (Pested Bars Estate) Adoption of sewers / open spaces / roads: Members considered that the continuing adoption problems were unacceptable and that the reply from MBC to the problem was unsatisfactory. The Clerk was instructed to register a further complaint with the Chief Executive MBC. **CLERK**

11. Planning Report:

Cllr Bray commented that all applications received since the last meeting had been dealt with under delegated powers. He reminded members of the Committee to raise any concerns if they felt a meeting would be useful.

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

		MBC notified
TA/0072/06	21 The Quarries, Boughton Monchelsea Applicant: Mr G. Martin Conservation Area approval to remove 1 No Sycamore tree and 2 No Scots Pine trees. DECISION: No objection or comment	13.7.06
MA/06/1178	B&A Ralph, Marlpit Farm, Wierton Road, Boughton Monchelsea Applicant: B&A Ralph Variation of condition 1 of planning permission MA/01/1075 (erection of single storey extension) to allow a further period in which to implement development. DECISION: No objection or comment	13.7.06
MA//06/1211	Parkwood Estate, Ld off Bircholt Road, Boughton Monchelsea Applicant: Develica, Franthom & R.F. Rushton Erection of 41 Commercial units and renovation of existing	13.7.06

	building.	
MA//06/1217	75 The Quarries, Boughton Monchelsea Applicant: Mr & Mrs Jones Erection of rear extension and loft conversion DECISION: No objection or comment	13.7.06
MA/06/1274	The Stables, Chart Hill Road, Staplehurst Applicant: Mr & Mrs Morgan Erection of a plant room and swimming pool DECISION: No objection or comment	NFA
MA/06/1469	12 Stratford Drive, Maidstone Applicant: Helen Stevens Retrospective application for erection of a conservatory DECISION: No comment by default	NFA
MA/06/1418	70 Church Street, Boughton Monchelsea Applicant: Believed to be Kent Police Authority (incomplete paper work) Extensions and alterations to dwelling, including front porch, single storey side extension, two storey side extension, increased ridge height and installation of dormer windows. DECISION: No comment by default	NFA
MA/06/1393	St Peter's Church, Church Hill, Boughton Monchelsea Applicant: St Peter's PCC Extension of pedestrian access footpath on south side of church between south porch and chancel DECISION: No comment by default	NFA
MA/06/1437	Land west of Beresford Cottage, The Quarries, B. Monchelsea Applicant: J & J Judge Outline application for the erection of one dwelling house with means of access and siting to be considered at this stage and all other matters reserved for future consideration. DECISION: No comment by default	NFA
MA/06/1446	5 Foster Clarke Drive, Boughton Monchelsea Applicant: Mr S. Haxell Erection of a single storey side extension. DECISION: No comment by default	NFA

Items dealt with by the Planning & Licensing Committee:

None – No meetings convened since last Parish Council meeting.

The following applications had been APPROVED by MBC:

MA/06/0936 Land adjoining Furfield Quarry, Boughton Monchelsea
Variation of condition 1 of planning permission MA/01/1904 (outline for residential development) to extend the time period within which reserved matters may be approved and development commenced for a further 3 years and 5 years which ever is the later

- MA/06/1104 Gentian, Heath Road, Boughton Monchelsea
Erection of a single storey rear conservatory
- MA/06/1101 19 Lockham Farm Avenue, Boughton Monchelsea
Conversion of garage to study
- MA/06/1095 The Stables, Chart Hill Road, Staplehurst
Erection of garage and workshop with overhead storage and laying of a hard surface to form a driveway
- MA/06/1136 Wood Cottage, Atkins Hill, Boughton Monchelsea
Erection of a conservatory
- MA/06/1178 B&A Ralph, Marlpit Farm, Wierton Road, Boughton Monchelsea
Variation of condition 1 of planning permission MA/01/1075 (erection of single storey extension) to allow a further period in which to implement development.
- MA/06/0886 B&A Ralph, Marlpit Farm, Wierton Road, Boughton Monchelsea
Variation of condition 1 of planning permission MA/01/1074 (demolition of existing buildings and erection of replacement storage buildings) to allow a further period in which to implement development.
- MA/06/0885 Elm Tree House, Old Tree Lane, Boughton Monchelsea
Erection of glasshouse to side elevation,,: raise ridge height to single storey extension and erection of front brick wall and gates.
- MA/06/0772 30 Firmin Avenue, Boughton Monchelsea
Erection of two storey rear extension

The following applications had been REFUSED by MBC:

- MA/06/1140 49-53 The Quarries, Boughton Monchelsea
Erection of swimming pool enclosure.

The following APPEALS had been notified:

- MA/05/2068 Lady Bessies Cottage, Beresfords Hill, Boughton Monchelsea
Erection of a two storey rear extension.

The following APPEAL DECISION had been notified:

- MA/05/1163 1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea
Outline application for the erection of 1 No dwelling with means of access to be considered at this stage and all other matters reserved for future consideration.

11.1 Kent Design Guide - Report by Cllr Bray: Deferred.

11.2 Kent Waste Development Framework – Spatial Options Consultation & Seminar 13 September: Noted.

12. Representatives' Reports:

12.1 KAPC: Cllr Ellis had nothing to report.

12.2 Allotments: No report.

12.3 Village Hall: Cllr Bray had nothing to report.

12.4 Recreation Ground: Cllr Munford reported that the Recreation Ground Committee AGM would be held on the 26 September where it was proposed to formally propose that it merge with the Village Hall Committee. The Committee is proposing to install seating under the trees (and two seats at Walk Meadow). Cllr Fitzgerald offered to assist with funding from his devolved budget. Clerk to apply to KCC member for similar funding
CLERK

12.5 Neighbourhood Watch: Cllr Marsh reported that two new co-ordinators had come forward and joined NhW. The new NhW signs had been ordered.

13. Items for Discussion:

13.1 Co-option to Parish Council – to consider an application by Miss L. Oliver: Miss Oliver was invited to address the meeting in camera and questions were invited. Cllr Ellis proposed that Miss Oliver be co-opted onto the Council which was agreed unanimously. Miss Oliver signed the Declaration of Acceptance of Office and took her seat. The Clerk presented Cllr Oliver with a copy of the Council's Standing Orders and information pack.

13.2 B2163 speed limit / Cir 01.2006 'Setting Local Speed Limits' / Highway matters

13.2.1 Cllr Ellis reported that he had attended the Highways Advisory Board (HAB) at its meeting on the 11 July and spoke in support of a 30 mph limit recommended by the Joint Transportation Board (JTB) for the B2163 from Linton cross roads to Marlpit. Although members of the HAB were sympathetic, it was voted down. It was referred back to the JTB at its meeting on the 24 July, which Cllr Ellis also attended and spoke, but it was agreed to support the HAB decision.

13.2.2 Members considered a new Department for Transport (DfT) circular 01/2006 'Setting Local Speed Limits' which was published on 7 August with the aim of getting national consistency in the use of speed limits. The Clerk reported that the new guidance is to be considered at the next meeting of the HAB on 19 September. KCC will be arranging meetings with Kent Police and other agencies including the Kent Association of Parish Councils to consider the new guidance. Cllr Ellis reported that after the JTB meeting, the Kent Highways representative had given him an assurance that the use of variable speed limits at schools etc would be looked at under the new guidance. Members instructed the Clerk to arrange a meeting with Kent Highways Services Divisional Manager regarding a possible 20 mph limit at key times during term time at the primary school crossing. Cllr Marsh requested that Linton and Loose parish council's be brought into the discussions over the use of variable speed regarding Cornwallis School and the new independent school on Heath Road.
CLERK

13.2.3 The Clerk reported that Kent Highway Services (KHS) had acknowledged that the junction improvement of Brishing Lane with Heath Road was a scheme which could be considered for funding under the planning conditions for Wimpey's development at Furfield Park. KHS is pursuing with MBC as the planning authority.

13.2.4 Cllr Bray requested that consideration be given to a footpath link from the south west corner of the Furfield Park development (open space area) down Brishing Lane to join the footpath crossing Brishing Lane at Brishing Stream. Members also

expressed a wish to discuss traffic management in Brishing Lane during the Furfield Park development; purchase by Wimpey of copies of Upon The Quarry Hills for all new residents; damaged fencing around following the traveller incursion and receipt of methane monitoring reports on the restored Furfield Quarry site. The Clerk was requested to arrange a meeting with Wimpey's. Cllrs Ellis, Bray, Marsh and Herrin indicated they wished to attend. **CLERK**

13.2.5 Members requested that KCC give consideration to signing Brishing Lane either end with 'Unsuitable for HGV's' pending agreement on a traffic management scheme. **CLERK**

13.3 Speed Watch – up-date report by Cllr Herrin: Cllr Herrin reported that he had submitted applications to Kent Police for approval of sites from which to operate Speed Watch within the parish. The partnership of Boughton Monchelsea, Chart Sutton, Loose and Sutton Valance parish council's would be meeting on the 14 September to take the scheme forward. **CLLR HERRIN**

13.4 MBC: Review of Parks & Open Space Byelaws – consultation: The Clerk confirmed that the recreation ground is covered by the current byelaws and that a request had been submitted to the Borough Council in consultation with the chairman of the village hall and recreation ground committee for the recreation ground to be included in any new byelaws. The Clerk also reported that MBC will shortly be promoting dog control orders for open spaces and requested that the recreation ground be included to replace the current Dog Byelaws.

13.5 Dates of Parish Council meetings 2007: The following dates were agreed:

Tuesday 16 January
Tuesday 6 March
Tuesday 1 May (AGM)
Tuesday 15 May (Parish Meeting)
Tuesday 3 July
Tuesday 4 September
Tuesday 6 November

(all at 7.30 pm and be held in the main hall of the Village Hall)

14. Deferred Items Schedule:

14.1 It was agreed that the parish notice board at Boughton Court be moved to a location in Joywood in advance of the adoption of open spaces. The Clerk to liaise with Cllr Marsh on behalf of NhW. **CLERK**

15. Any other Business:

15.1 Local Development Framework: The Clerk reminded members of the current timetable of the Local Development Framework and the need to be aware of its constituent parts and to meet the time limits for submission of comments during the consultation periods.

15.2 Dead trees – Wierton Hill: Cllr Marsh reported a number of trees alongside this road which were causing him concern because of their dead or dying condition. The Clerk to notify the Kent Highway Services to inspect. **CLERK**

15.3 Bonfires – The Quarries: Cllr C. Munford raised concerns about inconsiderate use of bonfires in The Quarries. The Clerk to highlight problem in the next newsletter.

CLERK

15.4 Well, The Green: The Clerk on behalf of Cllr Fuller requested that consideration be given to restoring the well on The Green. The Clerk to investigate.

CLERK

16. **Date of Next Meeting:**

The next meeting will be held on Tuesday 7 November 2006. There being no further business, the meeting was closed at 10.00 pm.

MINUTE 14 (Parish Council meeting 5 September 2006)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 5 September 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). Discussed response mtg 5.9.06
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 Boughton Court to junction Joy Wood / Pested Bars Rd.	Awaiting transfer of opens space from developer to MBC (see above). Agreed to move PC notice board 5.9.06
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) and by 7.11.06 (5.9.06)
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) & (5.9.06)
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). Borehole drilled but unlikely to be of use.
4.7.06	Walk Meadow	Lease-back by Parish Council	To be considered at May 2007 meeting of the Parish Council.