

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 2 May 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
R. Fuller
P. Herrin
N. Mitchell
C. Munford
S. Munford
I. Smith

Mr D. Gouldsworthy (Parish Clerk)
Cllr M. Fitzgerald (MBC)
PC. Claire Russell
Residents: None

1. Apologies

Apologies were received from Cllr Clarke (away), Cllr Filmer & Mrs Penny Roots.

2. Elections:

- 2.1 Chairman: Cllr Ellis; Proposed by Cllr Marsh; seconded by Cllr S. Munford and agreed unanimously. Cllr Ellis signed the Declaration of Acceptance of Office.
- 2.2 Vice Chairman: Cllr Marsh; Proposed by Cllr Ellis; seconded by Cllr Bray and agreed unanimously

2.3. Appointments:

- 2.3.1 Planning and Licensing Committee: Cllrs M. Bray, A. Boden, W. Clarke, (in absentia) K. Filmer (in absentia), R. Fuller, J. Marsh, N. Mitchell, S. Munford and I. Smith agreed to stand.
- 2.3.2 KAPC Representative: Cllr Ellis offered to continue as KAPC representative in the absence of any nominations.
- 2.3.3 Recreation Ground Committee Representative: Cllr S. Munford agreed to serve as the Council's representative.
- 2.3.4 Village Hall Committee Representative: Cllr Bray agreed to serve as the Council's representative.
- 2.3.5 Allotment Representative: Cllr Filmer be requested to continue as allotment representative.
- 2.3.6 Neighbourhood Watch Representative: Cllr Marsh agreed to serve as the representative.

- 2.3.7 Web site co-ordinator: Cllr Mitchell in conjunction with Cllr Boden agreed to serve as the representatives.
- 2.3.8 S&W Maidstone Traffic Management Partnership (TRAMP): Cllrs Marsh and Bray agreed to serve as representatives. Cllr Marsh expressed his reservation about the accountability of TRAMP and the Council's continued membership. He agreed to continue subject to the following questions being answered satisfactorily at the next TRAMP meeting
1. What has TRAMP achieved?
 2. What are the constitution / terms of reference of TRAMP?
 3. What are the criteria for funding of projects?
 4. What are TRAMP priorities?

Cllr Marsh to report back at the next meeting.

CLLR MARSH

3. **Notification of late items for the agenda:** Members agreed to the inclusion of items 10.5, 11.7, 11.8, 11.9, 11.10 and 15.1 as late items.
4. **Exempt Items (Standing Order 61):**
Members' agreed that the public and the press should be excluded from the meeting during any discussion on the exempt item in the minutes of the Parish Council meeting held on 7 March 2006 (and to remain exempt) and item 10.1 on the grounds of employment issues.
5. **Maidstone Police Report**
PC Russell reported that there had been 17 reported crimes in the month up to 7 April (later statistics were not available) comprising two incidents of criminal damage to dwellings; six thefts; three vehicles stolen; four outbuildings / garages broken into; one arson attack and one incident involving a dangerous dog. PC Russell advised members that thefts from outbuildings and garages will be on the increase at this time of year.

PC Russell also reported on a speed check put up on Heath Road which caught three motorists in a 20 minute period during heavy rain; two local drivers and one not from Boughton. Ten fixed penalty tickets had been issued at the same time for defective vehicles. Police had been using an automatic number plate recognition (ANPR) device to aid detection. The Clerk requested the Police to take up with Kent Highways, the lack of speed restriction signs on Heath Road when entering the parish from the east.

Cllr Bray reported difficulty for a fire engine to get through the Quarries due to parked cars. Clerk to report to Kent Highways.

CLERK

PC Russell confirmed that she would not be available to attend the Parish Meeting.

6. **Open Quarter:**
No residents present.

7. **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 10.3; 12.1 and 14.1.3 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 Boden declared a personal interest in item 14.1.3 being on the local committee for the Scouts.

Cllr S. Munford advised the meeting that he was now a trustee of the Boughton Mount Trust (on behalf of the Boughton Monchelsea Amenity Trust) and would amend his register entry accordingly.

Cllr Ellis declared a personal interest in item 10.2 through being a governor of the primary school.

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

The minutes of the meeting held on 7 March 2006 were agreed and signed by the Chairman.

9. **Matters Arising:**

- 9.1 NHS: SHA / PCT re-organisation: The Clerk reported a note from Mr Kevin Miller that it had been agreed there should be one strategic Health Authority for Kent Sussex & Surrey. There will be three PCT's in Kent; West Kent (excluding Ashford); East Kent and Medway. The Ambulance Trust would comprise Kent Sussex & Surrey
- 9.2 MBC: Drainage / Street lighting, Boughton Court: Cllr Fuller agreed to check the information with Southern Water. **CLLR FULLER**
- 9.3 Footpath clearance – Quarry Wood: Cllr Boden reported that the Explorer Scouts were willing and able to carry out more footpath clearance and construction of steps.
- 9.4 MBC grant funding for Beresford Hill Stage II: The Clerk confirmed That MBC had agreed to roll over the grant into 2006/7.
- 9.5 No 59 Saturday Service: Cllr Marsh reported there would be a review meeting on the 19 June. He requested that users report any failings / problems in the service so that may be taken up with Nu-Venture. Clerk to insert an item in the KM parish news section. **CLERK**
- 9.6 Boughton Mount Trust: Cllr Bray reported that he had attended a meeting of the Trust on 25 May. It is a limited company and currently has debts of £6K. Trustees are currently awaiting KCC to grant a 25 year lease of the premises. Both Cllr Bray and Cllr S. Munford are to become Directors of the Trust.

Janet Merza, secretary to the Trust to be invited to speak at the Parish Meeting.

10. **Finance Report:**

Payments since last meeting (incl VAT):

Paul Waring	Grass cutting	4,524.51
Gill Turner Tucker	Legal Fees (BMAT)	162.46
KAPC	Subscription 2006/7	608.72
Gill Turner Tucker	Legal Fees (BMAT)	705.00
RIP Cleaning Services	Dog bin emptying	9.40
KCC	Stationery (agenda etc printing)	28.04
Graham Clarke & Co	Village sign repairs	587.50
D. Gouldsworthy	Clerk's Salary & expenses	1,543.54
Village Hall Committee	Room Hire / Feb	12.00
Village Hall Committee	Room Hire / March	41.00
Seeboard	Electricity (Parish hut)	54.03
RIP Cleaning Services	Dog bin emptying	11.75
KCC	Stationery (printing)	57.20
KCC	Salt bin and rock salt	249.10
D. Gouldsworthy	Postage / search fees	42.27

Receipts:

Cash	Allotment rent	12.00
MBC	Devolved Budget Grant	195.00
MBC	Precept	26,750.00
Zurich Municipal	Insurance settlement (Village sign)	400.00

Balances as at 2 May 2006

Current Account	31,125.08
Business Reserve	16,970.02
National Savings	48,026.46
Total Financial Assets	<u>96,121.56</u>

Members requested that the Clerk prepare a report for the next meeting on the cost of grounds maintenance and obtain comparative estimates. **CLERK**

There were no other comments and the report was ratified.

10.1 Annual Review of Clerk's salary 2006/7: Exempt item.

10.2 Boughton Monchelsea PS - Request for contribution of £230.68 towards cost of grass cutting of the recreation ground: Approved. **CLERK**

10.3 Gill Turner Tucker: To approve payment of BMAT legal fees of £1899.10. Agreed under Sec 164 of the Public Health Act 1875.

Cllr Ellis reported that BMAT would shortly be entering into a further option agreement in respect of land in the parish and that as part of the pre contract requirements it would be necessary to carry out searches at a cost of £700. Members agreed to pay all search fees incurred by BMAT in connection with the option agreement under Sec 164 of the Public Health Act 1975.

10.4 MBC: Cllr Fitzgerald's devolved budget contribution: The Clerk confirmed receipt of £195 from Cllr Fitzgerald's devolved budget which had paid for the purchase and installation of a salt bin at the junction of Back Lane with Wierton Road.

10.5 Annual Accounts 2005/6 – for approval: The Annual Return, having been advertised and signed off by the internal auditor, was agreed as was the Statement of Assurance. External audit to be carried out by the Audit Commission. **CLERK**

11. Correspondence:

11.1 MBC: Graffiti removal service: Noted.

11.2 MBC: Overview & Scrutiny Committee – request for suggestions for topics: Cllr Marsh proposed that O&S look at rural bus services, in particular the disparity between services to Boughton Monchelsea and places like Coxheath which he felt were over provided for by comparison. **CLERK**

11.3 Boxley Parish Council: Notes of a meeting re planning for information: Noted.

11.4 Defra: Clean Neighbourhoods and Environment Act 2005 – enforcement. Noted. Clerk to replace vandalised 'No dogs' signs to the recreation ground. **CLERK**

11.5 Kent Police: Outcome of strategic review: Noted.

11.6 Maidstone & T. Wells NHS Trust: Website consultation: Noted.

11.7 Mr P. Forknall re footpath link KM345 – KM115/110 – refusal to permit permissive path: Noted. Cllr Marsh to raise with TRAMP. **CLLR MARSH**

11.8 NALC: Legal advice – transfer of Walk Meadow to BMAT (Item 21.1 BMPC meeting 17 January 2006 refers): After some discussion, it was agreed to transfer Walk Meadow to the Boughton Monchelsea Amenity Trust at nil consideration using the benefit of the Local Government Act 1972 General Disposal Consent (England) 2003 for a disposal at less than best consideration. Members considered that the purpose for which the land is to be disposed is likely to contribute to the promotion or improvement of the environmental and social well being of persons resident or present in the area. It was further agreed to defer any lease-back to the Parish Council. The Clerk to advertise the proposal in accordance with the statutory requirements. **CLERK**

11.9 MBC: Civic Parade & Service 21 May 2006: Cllr Herrin to represent the Parish Council. **CLLR HERRIN**

12. Planning Report

Cllr Bray reported the following applications had been considered by the Planning Committee (at a site meeting):

MA/06/0438	Brishing Court Farm, Brishing Lane, Boughton Monchelsea Applicant: Mr C. Blundell Listed Building Consent for alterations to main house including erection of a new stair tower; replacement and enlargement of north end; demolition of 2 No existing chimneys; addition of a metalbestos flue; removal of dormer to south east elevation; addition of 2 No dormers to the north west elevation; new windows and new doors to ground floor of north west elevation; internal alterations to layout and demolition of small dairy. DECISION: Approve	3.4.06
MA/06/0439	Brishing Court Farm, Brishing Lane, Boughton Monchelsea Applicant: Mr C. Blundell Alterations to main house including addition of stair tower and replacement and enlargement of extension to north end; demolition of small dairy and relocation of oil tanks; new vehicular access and driveway and change of use of land to form additional garden land. DECISION: Approve	3.4.06
MA/06/0392	62 The Quarries, Boughton Monchelsea Applicant: Mr D. Thwaites 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. DECISION: No objection or comment.	3.4.06
MA/06/0484	Wierton Hall Farm Cottage, Wierton Road, Boughton Monchelsea Applicant: CA & GV Norfolk Listed Building Consent for the installation of a satellite dish. DECISION: No objection or comment.	3.4.06
MA/01/1904 /01	Land adjoining Furfield Quarry, Brishing Lane, Boughton Monchelsea Applicant: Laing Homes South East & Wimpey Landscaping element of detailed application going to MBC Planning Committee 6 April. DECISION: No objection or comment (previously considered October 2005.	3.4.06
Items dealt with under delegated authority:		
MA/06/0277	Elm Tree House, Old Tree Lane, Boughton Monchelsea Applicant: Mr & Mrs R. Brown 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. DECISION: No objection or comment	8.3.06
MA/06/0327	28 Haste Hill Road, Boughton Monchelsea Applicant: I& DJ Carn	8.3.06

MA/06/0304	Erection of a single storey side extension and carport DECISION: No objection or comment 1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea Applicant: Mr G. Loft Erection of a single storey rear extension DECISION: No objection or comment	8.3.06
MA/06/0340	Ringinglow, Chart Hill Road, Boughton Monchelsea Applicant: Mr P. Willett Erection of a first floor rear extension DECISION: No objection or comment	8.3.06
MA/06/0550	Boughton Mount Farm, Boughton Monchelsea Applicant: Fruit Direct Ltd Demolition of existing packhouse and construction of new packhouse and chilled despatch store. DECISION: Refuse on highway grounds due to concerns regarding the adequacy of Boughton Lane to service the new development. Reasons: <ul style="list-style-type: none"> ➤ The development is likely to result in increased use of Boughton Lane by HGV's which is already inadequate for current HGV use to the existing store; ➤ Road safety concerns for pedestrians and children from the two schools in Boughton Lane. ➤ The development might be more appropriately located on an industrial estate where the proper infrastructure requirements are in place. 	

The following applications had been APPROVED by MBC:

MA/06/0198	Theobalds, Theobalds House, Bircholt Road, Boughton Monchelsea Insertion of a mezzanine floor
MA/06/0327	28 Haste Hill Road, Boughton Monchelsea Erection of a single storey side extension and carport
MA/06/0304	1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea Erection of a single storey rear extension

The following applications had been REFUSED by MBC:

MA/06/0133	Lyewood Farm, Green Lane, Boughton Monchelsea Conversion of two poultry buildings to class B1 and B8 use.
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The following Appeal Decisions had been notified:

MA/05/1163	1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea Outline application for the erection of one dwelling with means of access to be considered at this stage and all other matters reserved for future consideration
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The following Appeals had been notified:

MA/05/1163	1 Forge Bungalows, Bottlescrew Hill, Boughton Monchelsea Outline application for the erection of one dwelling with means of access to be considered at this stage and all other matters reserved for future consideration
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- 12.1 MA/01/1904 (details): Furfield Quarry – Minutes and agenda papers of MBC Planning Committee 10.4.06 (application deferred): Cllr Bray to attend at the Planning Committee when the application is re-scheduled for determination. Cllr Ellis to attend if Cllr Bray is unavailable. **CLLRS BRAY & ELLIS**
- 12.2 MBC: LDF - Statement of Community Involvement: Members noted the requirement for applicants to pre-consult with parish councils before making an application.
- 12.3 SEERA: South East Plan – deposit draft for consultation: Noted.
- 12.4 MBC: LDF – Sustainable Construction – consultation: Noted.

13. **Representatives' Reports**

- 13.1 KAPC: Cllr Ellis had nothing to report.
- 13.2 Allotments: No report.
- 13.3 Village Hall: Cllr Bray reported that a new kitchen is due to be installed shortly.
- 13.4 Recreation Ground: Cllr Bray reported that the groundsman's store had been cleared out in preparation for the repairs to the walls and roof. Builders will also be carrying out repairs to the pavilion.
- 13.5 Neighbourhood Watch: Cllr Marsh reported that NhW had lost two more of the original members. New NhW signs to be put up shortly when locations had been agreed.
- 13.6 S&W Maidstone Traffic Management Partnership (TRAMP): Cllr Marsh will ask for funding from TRAMP towards the cost of the Beresfords Hill footpath scheme.

14. **Items for Discussion:**

- 14.1 Parish Meeting Tuesday 16 May 2006: It was agreed that Cllr S. Munford would invite Janet Merza, (secretary to the Boughton Mount Trust) to speak at the Parish Meeting about the Trust and its aims. Cllr Fuller would present a report on the review of speed limits in the parish and progress on putting in village gateways. Cllr Herrin to report on the Speed-watch scheme and Kent Highway Services' county lengthsman arrangements. The Annual report was agreed and would be made available to all who attended the meeting. Clerk to arrange refreshments.

CLLRS MUNFORD, FULLER, HERRIN & CLERK

The following grants were approved to parish organisations for 2006/7 (to be announced at the Parish Meeting):

Boughton Monchelsea Brownies	£150
Boughton Monchelsea Friendship Circle	£150
Boughton Monchelsea Playgroup Association	£150
Boughton Monchelsea Mother & Toddler Group	£150
Boughton Monchelsea Scout Troop	£300
Phoenix (Explorer) Scouts	£150

St Peter's Churchyard (grass cutting contribution) £1,650 excl VAT (£1600 + RPI)

It was further agreed to make the following donations and grants during the year as and when appropriate:

Pedifund (Maidstone Hospital Children's ward)	£100	(donation)
Royal British Legion (Remembrance Sunday)	£150	(donation)
Salvation Army Band (Carols on the Green)	£250	(donation)
Neighbourhood Watch	£100	(grant)
Boughton Monchelsea Amenity Trust	£10,000	(grant)

- 14.2 Parish Speed Limit Review: Cllr Ellis reported on his attendance at the Joint Transportation Board meeting on 19 April at which it had been agreed that Kent County Council be instructed to promote a 30 mph speed limit on Heath Road from Linton cross-roads to Tilts House. Members agreed to take up the offer from the Acting Director of Kent Highway Services to initiate a full scale traffic calming scheme for this stretch of road. **CLERK**

Members noted that by an Order published by Kent County Council, the whole of the B2163 from Linton cross-roads to Langley cross-roads is to be made 40 mph throughout.

The Clerk presented plans to the meeting prepared by Kent Highway Services (KHS) of proposed improvements to the B2163 Heath Road through the parish following a site meeting on 9 March with representatives of KHS. Members requested the following comments be made to KHS on the proposals:

- The over-run area at the junction of Brishing Lane with Heath Road should be granite setts or similar, not just white lines.
- Marlpit anti skid patch should be replaced.
- Gateways should be bigger, bolder and taller and incorporate speed repeater signs.
- Gateway (west) is in the vision splay to the new gospel hall.
- 'Ripple' strips required at entry to gateways.
- White line constrictions at gateways.
- Interactive speed signs either side of pedestrian crossing in addition to road markings.

Members requested information on how and when these improvements would be implemented. **CLERK**

- 14.3 Speed-watch: Request by Chart Sutton PC to join a consortium of parish councils to investigate and implement a scheme: Agreed. Cllrs Herrin and Ellis to represent the parish. **CLLRS HERRIN & ELLIS**

- 14.4 Community Transport Conference 30 March 2006: Cllr Marsh reported on an Action with Communities in Rural Kent conference on community transport issues. Topics had included the Wealden Wheels community bus scheme run by Alan Davis, Kent walking buses, and KCC's volunteer car schemes.

15. Deferred Items Schedule:

Items discussed and up-dates noted.

- 15.1 MBC: Enforcement cases outstanding: The Clerk presented a schedule of outstanding planning enforcement cases in addition to those on the deferred items schedule.

16. Any other Business

- 16.1 Archaeological report – Furfield Quarry development: Clerk to chase copy. **CLERK**

- 16.2 Lockham Farm Estate – name change: Cllr Mitchell reported that he had received correspondence through the web-site that residents were unhappy at the proposed name change. A holding reply had been given.

- 16.3 Recycling boxes – The Quarries: Cllr C. Munford requested information as to why they were not available to residents in The Quarries. **CLERK**

- 16.4 Letter box – Lockham Farm Estate: The Clerk to investigate whether Royal Mail will put a letter box on the new estate. **CLERK**

- 16.5 Loose Valley Conservation Area Partnership (LVCAMP) – request for contribution towards expenses: Members recalled that the parish council had withdrawn from the partnership and therefore would not contribute. **CLERK**

17. Date of Next Meeting:

The next meeting will be held on Tuesday 4 July 2006 There being no further business, the meeting was closed at 10.10 pm.

MINUTE 15 (Parish Council meeting 2 May 2006)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE:	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 2 MAY 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.
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 Lockham Farm Estate	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)
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)
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 in Aug 06 (2.5.06)