

BOUGHTON MONCHELSEA PARISH COUNCIL

**Minutes of the Parish Council Meeting held on 5th November 2013
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.00pm**

Present:

Cllrs S. Munford (Chairman)
J. Gershon
P. Herrin
D. Smith
S. Evans
B. Brown
A. Whybrow
C. Bracking
M. Bray
L. Date
W. Clarke

Parish Clerk
PCSO Richard Kirby

1. **Apologies:** Apologies were received from Cllr Ellis and County Councillor, Gary Cooke.
2. **Notification of late items for inclusion on the agenda**
No late items
3. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**
No excluded items.
4. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**
PCSO Richard Kirby had provided a written report in advance of the meeting. The crime figures for the last two months were noted as two burglaries, three incidents of criminal damage and one incident of theft.

Cllr Munford queried why the crime figures did not include north ward. PCSO Kirby stated that the Police used different boundaries but that he would provide north ward figures in the future. Clerk to forward map and north ward road names to PCSO Kirby for information.
CLERK / PCSO KIRBY

As well as current crime figures, Cllr Munford requested that the Police provide crime figures to the Parish Council for the same period the previous year, for comparison. PCSO Kirby agreed to do this.
PCSO KIRBY

5. **Open Quarter:**
No members of the public were present at the meeting.

6. **Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations** : None
7. **Matters outstanding from minutes (3 September) not included in agenda:**
Item 14.2 Langley Park Farm : The clerk noted that further fees had been agreed with the Parish Council's planning consultant, Mr Paul McCreery.
8. **Mintues of the meeting held on 3 September 2013:**
The minutes of the meeting held on 3 September 2013 were agreed as correct.
9. **Clerk's report**
The contents of the clerk's report were noted.

The clerk noted that a site meeting had been arranged for 13th November with Kent Highways to discuss the proposed safety improvement works to Church Hill, i.e. footpath in front of the primary school and verge works to improve parking. Clerk to attend. **CLERK**

The clerk noted that County Councillor, Gary Cooke had agreed to give the Parish Council a grant of £500 for north ward. Cllr Date proposed that the Parish Council match fund this grant to give a total available grant of £1000. Seconded by Cllr Gershon and agreed by all members. Cllr Date to liaise with Chairman of the north ward residents association regarding how the grant money should be spent. **CLLR DATE**

The clerk advised that the WI had planted nearly 400 bulbs on the village green to mark their 80th anniversary and that this was a gift to the community from them. The clerk had contacted WI President, Mrs Maureen Mills to thank them very much for this.

The clerk spoke regarding information that had been received regarding grants available for commemoration of the WWI centenary. Cllr Brown advised that he had already done some investigations into the provision of a new war memorial in the parish. Cllr Gershon added that schools would be engaging in the commemoration of the centenary next year and that the Parish Council could perhaps link in with this. All members agreed that Cllr Brown should pursue this grant opportunity. **CLLR BROWN**

10. **Finance Report:**

Payments since last meeting (incl VAT) :

Mr Christopher Lockhart- Mummery QC	Legal opinion	3000.00
RIP Cleaning Services	Dog bin emptying / August	54.00
Gill Turner Tucker	Legal fees	493.00
Gill Turner Tucker	Legal fees	493.00
Maidstone Borough Council	Town Hall hire for mtg on 10/9/13	60.00
Mr Christopher Lockhart- Mummer QC	Legal opinion	1020.00

K. Filmer	Litter pickers	95.76
PKF Littlejohn	Accounts audit fee 2012/13	480.00
N. Tuck	Newsletter delivery	100.00
PMC Planning	Planning advice	5226.94
Parish Clerk	Expenses	118.83
EDF Energy	Electricity – parish hut	27.00
Black & Veatch	Professional fees – Parkwood Farm reservoir	960.00
RIP Cleaning Services	Dog bin emptying / Sept	43.20
Kent County Council	Stationery	22.74
Village hall committee	Hall hire (PC £30, panto group £90 – loan only)	120.00
Supplies Team	Printer cartridges	48.06
Commercial Services Kent Ltd	Newsletter printing	337.20
Mr Christopher Lockhart-Mummery QC	Legal opinion	1440.00
KCC	Printing of electrical safety booklet (paid from grant money held in PC account for Liz Lovatt)	1795.00
N. Tuck	Delivery of NHP letters and questionnaires to south ward	60.00
Clerk	Stamps for posted NHP letters and questionnaires	102.00

Receipts:

Maidstone Borough Council	Neighbourhood Plan grant	2500.00
Allotment leaseholder	Allotment rent	30.50
Allotment leaseholders	Allotment rent	1221.00

Balances as at 23rd October 2013 :

Current Account	57104.53
Business Reserve	423.97
National Savings	291.33
Total Financial Assets	57819.83

The above financial statement was accepted by members.

11. Correspondence:

11.1 MBC Parish Services Scheme – funding agreement : It was agreed by all members that the funding agreement should be signed and returned to MBC. The document was signed by Cllrs Munford and Evans. Clerk to forward to MBC. **CLERK**

12. Planning Report:

The following applications had been considered by the Planning and Licensing Committee:

MA/13/1149

Land at Langley Park, Sutton Road, Maidstone

Outline application for the erection of up to 600 dwellings, with associated local centre comprising convenience store (use class A1) (1300 sqm – 1500 sqm), retail / commercial units (use class A1, A2, A3, A5 and /or D1) (400 sqm GFA), and public house (use class A4) (550 sqm – 700 sqm); a two form entry primary school (with pre-school provision and a community facility); public open space; allotments; nature conservation area; and landscaping; with all matters reserved except for the following :

- 1) Means of vehicular access to the site from Sutton Road, and the spine road within the site
- 2) 170 dwellings (phase 1) with its associated open space
- 3) Drainage provision, including the surface water attenuation facility, strategic foul and surface water drainage infrastructure and pumping station
- 4) Earthworks, to include ground re-modelling

DECISION :

Please note that the Parish Council's response to the above planning application is as follows :

Boughton Monchelsea Parish Council objects to the application for 600 houses at Langley Park for the following reasons:-

1. The application fails to make provision to secure the proper mitigation of the impact on the parish community of the provision of an additional 600 dwellings.
2. The application contains insufficient information to fully assess the issue of community impact and is deficient in this regard.
3. At the current time there is a proposal to release additional sites in the Borough to test the implications of a further 14,800 dwellings following the 'call for sites' exercise earlier in the year. Until such time as the pattern of site allocation to secure the new Local Plan is known it is not possible to test either the cumulative community impact or the cumulative transportation impact of the proposal and the application is deficient in this regard.
4. Irrespective of objections 1-3 above the application is submitted on the basis that the Borough Council does not have a five year supply of housing land. BMPC is in receipt of an opinion from Leading Counsel to the effect that the conclusion that the Borough Council does not have a five year land

supply is a result of a Legal Misdirection (or Misdirections). The Parish Council objects to the application because it is submitted on the invalid basis that the Borough Council does not have a 5 year land supply. If the Borough Council continues to grant planning permission to the application, on the basis that it does not have a five year land supply, then the parish Council reserves the right to seek redress for this action through the Courts.

5. The Parish Council reserves the right to make additional objections to this application at a later stage, including further objections in response to any comments which might be made in relation to objections 1-4 above.

MA/13/1375 New Line Learning Academy, Boughton Lane, Maidstone 5/9/13
Application for the approval of reserved matters of appearance, landscaping, layout and scale and discharge of conditions 4 (boundary treatments), 5 (refuse storage), 7 (landscaping requirements), 9 (parking provision) and 11 (scheme parameters) pursuant to outline planning permission MA/12/1989 for the erection of a new primary school

DECISION :

Please note the Parish Council's response to the above planning application :

The Parish Council is concerned at the cumulative traffic effect that would result from new educational facilities at this location and would expect this to be carefully considered and provided for. The Cripple Street signal junction is operating close to capacity and full consideration does not appear to have been given to the significant increase in traffic that would result from the proposal. The Tiger primary school is open at present but with only three year groups we understand (reception and years 1 and 2). In several years time the school intake will be much higher, with all year groups present from reception to year 6. The traffic using the junction at school drop off and collection times will then be much increased. In addition, as a brand new school, the catchment area of the Tiger primary is significantly wider than that of other primaries, resulting in increased car use due to longer journeys. The other proposal for a studio school would also result in a significant increase in traffic from both staff and students travelling to and from school.

The Borough Council should fully consider the impact of the proposal on the A229 / Boughton Lane junction, including any necessary junction improvement works. In addition, the proposal would cause a significant increase

in 'rat running' traffic passing through the village of Boughton Monchelsea via Boughton Lane and the impact of this should also be fully considered.

The possibility of staggered school drop off and collection times should also be investigated, to ease the impact on the local road network.

MA/13/1341	Boughton Monchelsea Place, Church Hill, Boughton Monchelsea Erection of a glasshouse DECISION : No objection / comment	3/10/13
MA/13/1506	Ty Bach, Hermitage Lane, Boughton Monchelsea Replacement caravan DECISION : No objection however the Borough Council should ensure that a condition is made that the existing caravan is removed from site	3/10/13
MA/13/1550	Poplar Barn, Brishing Lane, Boughton Monchelsea Change of use from Use Class B1 (office) to Use Class D1 (non-residential institution) (day nursery) DECISION : No objection however the Borough Council should ensure that a suitable traffic plan is in place prior to deciding on the application	3/10/13
MA/13/1523	Land west of Bicknor Farm Cottages, Sutton Road, Maidstone The erection of 100 dwellings together with associated new access road, car parking, landscaping, and open space DECISION : Boughton Monchelsea Parish Council objects to the proposal for the following reasons : 1. Boughton Monchelsea Parish Council is extremely concerned at the proximity of the Bircholt Road junction to the new access to the development from Sutton Road. We believe road safety will be compromised due to this. In addition, the volume of traffic currently using Sutton Road would mean long waiting times for traffic trying to enter and exit the new development, creating queuing traffic beyond the filter lane created. We sincerely hope that MBC will satisfy themselves regarding road safety associated with this proposed arrangement and take full responsibility for this if they are minded to granting consent 2. It would appear that the application fails to make provision to secure the proper mitigation of the impact on the parish communities of the provision of an additional 100 dwellings which appears to be only the first phase of a large scheme 3. The application contains insufficient information to	24/10/13

fully assess the issue of community impact and is deficient in this regard.

4. At the current time there is a proposal to release additional sites in the Borough to test the implications of a further 14,800 dwellings following the 'call for sites' exercise earlier in the year. Until such time as the pattern of site allocation to secure the new Local Plan is known it is not possible to test either the cumulative community impact or the cumulative transportation impact of the proposal and the application is deficient in this regard.
5. Irrespective of objections 2-4 above the application is submitted on the basis that the Borough Council does not have a five year supply of housing land. BMPC is in receipt of an opinion from Leading Counsel to the effect that the conclusion that the Borough Council does not have a five year land supply is a result of a Legal Misdirection (or Misdirections). The Parish Council objects to the application because it is submitted on the invalid basis that the Borough Council does not have a 5 year land supply. If the Borough Council continues to grant planning permission to the application, on the basis that it does not have a five year land supply, then the parish Council reserves the right to seek redress for this action through the Courts.
6. The Parish Council reserves the right to make additional objections to this application at a later stage, including further objections in response to any comments which might be made in relation to objections 2-5 above.

MA/12/2028 Land at Loddington Farm, Loddington Lane, Boughton Monchelsea 3/10/13

Application for a new planning permission to replace extant planning permission MA/09/0604 (erection of a single storey farm shop and cold store building including creation of new vehicular access, laying out of parking and landscaping) to extend the time limit for implementation

DECISION :

Boughton Monchelsea Parish Council would like to see the application **REFUSED** in its current form because :

1. The sight lines for drivers emerging from the proposed farm shop onto Heath Road are inadequate. The creation of a new vehicular access from Heath Road directly into the farm shop is unnecessary. A new access point could be created from Loddington Lane
2. The drawing relating to the original application is

	<p style="padding-left: 40px;">misleading and shows an existing footpath on the south side of Heath Road. There is no footpath on this side of the road</p> <p>3. Consideration should be given to the proximity of the existing bus stop in relation to the farm shop entrance</p>	
MA/13/1462	<p>The Wheelwrights, The Green, Boughton Monchelsea Change of use of land, demolition of existing structure and erection of 2 no. semi-detached houses</p> <p>DECISION : No objection however the Parish Council wishes to comment as follows :</p> <ol style="list-style-type: none"> 1. The proposal is in a Conservation Area therefore the Conservation Officer's advice should be sought prior to deciding on the application 2. The design of the proposal and the materials used should be sympathetic to the area in general 3. A minimum of two off road parking spaces should be provided for each dwelling 	3/10/13
MA/13/1609	<p>Orchard Barn adjacent to Lyewood, Green Lane, Boughton Monchelsea</p> <p>Change of use of an existing barn (including partial demolition works, alterations and extensions) to provide a live / work annexe to existing artist's studio / workshop / office at 'The White Cottage', Green Lane</p> <p>DECISION : No objection / comment</p>	3/10/13
MA/13/0028	<p>Albion Inn, Church Street, Boughton Monchelsea (ADDITIONAL INFO ONLY)</p> <p>Erection of one pair of semi-detached dwellings with access</p> <p>DECISION : Further to your letter of 25/9/13, please note the Parish Council's comment on the amended drawing relating to MA/13/0028 :</p> <ol style="list-style-type: none"> 1. The newly amended plan still shows a further 20% loss of parking for the public house. This is of great concern to the Parish Council, particularly when members commented on the original application about the significant loss of public parking caused by the proposal. The pub is currently shut for business but this is not relevant to this application as the pub could be re-opened at any time 	3/10/13
MA/13/1639	<p>The Piggeries, The Quarries, Boughton Monchelsea</p> <p>An application for the demolition of existing buildings and erection of a single detached dwellinghouse</p> <p>DECISION : No objection however the Borough Council should consider the accumulation of car parking on Quarry Road</p>	24/10/13

	adjacent to the proposal and how existing residents might be adversely affected	
MA/13/1640	The Piggeries, The Quarries, Boughton Monchelsea Conservation Area consent for the demolition of existing buildings and erection of a single detached dwellinghouse DECISION : No objection however the Borough Council should consider the accumulation of car parking on Quarry Road adjacent to the proposal and how existing residents might be adversely affected	24/10/13
MA/13/1550	Poplar Barn, Brishing Lane (ADDITIONAL INFO ONLY) Change of use from Use Class B1 (office) to Use Class D1 (non-residential institution) (day nursery) DECISION : No objection / comment	24/10/13

The following applications have been APPROVED by MBC :

MA/13/1341	Boughton Monchelsea Place, Church Hill, Boughton Monchelsea Erection of a glasshouse
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The following applications had been REFUSED by MBC:

None

The following application(s) have been notified as WITHDRAWN

None

The following APPEALS have been notified:

MA/13/0994	71 Church Street, Boughton Monchelsea Demolition of existing chalet bungalow and erection of 2 no 4 bedroom semi detached dwellings and 1 no 4 bedroom detached dwelling
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The following APPEAL DECISION(S) have been notified :

MA/13/0741	Selby Shaw, Heath Road, Boughton Monchelsea Erection of detached garage DECISION : Appeal allowed
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The following APPEALS have been notified as WITHDRAWN:

None

Cllr Smith noted that he was trying to arrange a further meeting with MBC regarding Langley Park. He added that MBC had indicated the planning application would probably be going to planning committee in February 2014.

Cllr Munford queried whether the Parish Council's planning committee had expressed concerns to MBC at rat running along Brishing Lane in relation to the Langley Park and Redrow Homes planning applications. It was agreed that the Parish Council should formally express these concerns to MBC. **CLERK**

Cllr Smith confirmed that planning application MA/13/0028 (Albion Inn) had now been approved by MBC. It was noted that the pub was currently up for sale. Cllr Munford suggested that the Parish Council should register the Albion as a community asset under the 'Community Right to Buy' scheme. It was thought that it was probably too late in this particular case however it was agreed to produce a list of community assets for registration. Cllrs Gershon and Clarke agreed to do this.

CLLR GERSHON / CLLR CLARKE

Cllr Smith updated members on the issue of five year housing land supply.

It was agreed that the clerk should report the following alleged planning breaches to MBC :

- Construction of barns at East Hall Hill
- Mobile home in back garden of 'Meadowside', Heath Road

CLERK

13. Representatives' Reports:

13.1 KALC: Cllr Ellis was not at the meeting.

13.2 Allotments : Cllr Bracking had produced a draft 'Allotment guide' and tabled this for members' consideration. Cllr Munford thanked Cllr Bracking for producing such a detailed and informative document and asked members to forward any comments to Cllr Bracking by 12/11/13. Cllr Smith agreed to print off copies of the finished document.

CLLR SMITH / CLLR BRACKING

It was noted that there were currently two vacant full plots and two vacant half plots. Clerk to allocate to those on the waiting list.

CLERK

13.3 Village Hall & Recreation Ground : Cllr Whybrow noted that the village hall committee had recently purchased new chairs for the hall and that a hearing loop had now been installed.

13.4 Neighbourhood Watch: Cllr Williams was not present at the meeting.

13.5 PACT : Cllr Date advised that the Police had carried out some speed checks on Heath Road. He added that the recent 'mobile police contact point' visits to parishes had not been well attended.

Cllr Date stated that he would try to attend the next Police Forum meeting.

CLLR DATE

13.6 Bus group : Cllr Munford stated that he had been unable to attend the last bus group meeting.

14. Items for Discussion:

14.1 Business register / business fayre : Cllr Gershon stated that the last SMBA meeting in the village hall had not been very well attended. MBC's Chris Garland had spoken at the meeting.

Cllr Gershon noted that the Parish Council's Neighbourhood Plan questionnaire had been delivered to all businesses in the Parkwood Industrial Estate.

Cllr Gershon proposed that the Parish Council employ the further services of its web designer, Esferico, to set up a new 'business register' area on the website. He added that Esferico would charge £25/hr + VAT for this service and that it was anticipated it would take up to 12 hours of work to get this up and running. Cllr Gershon therefore proposed that the Parish Council spend up to £300 + VAT on this. Seconded by Cllr Whybrow and agreed by all members. **CLLR GERSHON**

14.2 Parkwood Farm reservoir update including flood operation team for next two months : Cllr Herrin noted that the reservoir work was now complete however the remote monitoring system was not yet in place to automatically warn of an impending need to operate the sluice.

Cllr Herrin stated that Cllrs Brown, Gershon and Williams had yet to receive training on how to operate the sluice but that he would make arrangements for this in the near future. He added that he had taken a group of interested residents on a site visit to the reservoir to show them the work that had been completed by the Parish Council.

Cllr Herrin stated that he would be meeting with the contractor, Steadline, in the next few weeks regarding the final account. **CLLR HERRIN**

Cllrs Munford, Herrin and Smith agreed to act as the flood operation team for the next two month period until 14th January.

14.3 North Ward update : Cllr Whybrow advised that she had attended a north ward residents association meeting in September but there had been a poor turnout.

The clerk mentioned that a litter pick co-ordinator was required for north ward and requested that Cllr Whybrow bring this up with the residents association.

Cllr Date advised that Kent Highways were looking into a problem highlighted by a resident regarding overgrown vegetation along a footpath in Furfield Chase.

14.4 Arrangement for Carols on the Green : The clerk spoke regarding arrangements for this year's Carols on the Green event and the following was agreed :

- Clerk to contact Mick Woodhams regarding lighting for the event and Mrs Stroud regarding soup
- Clerk to organise PA system and refreshments
- Cllr Ellis to organise Christmas tree. To be erected on Saturday 7th Dec at 10am. Helpers needed.

CLERK / CLLR ELLIS

15. Deferred items schedule :

15.1 It was noted that Cllrs Ellis and Evans had attended a meeting with MBC on 3rd September regarding Furfield Quarry.

16. Any Other Business

16.1 Cllr Herrin reported that Brishing Lane had been flooded recently at the stream. He asked the clerk to report this again to Kent Highways. **CLERK**

16.2 Cllr Herrin stated that the cast iron 'Bottlescrew Hill' road sign was lying in the road and the ragstone wall that it had been fixed to was in a state of disrepair and needed to be rebuilt to allow the sign to be re-fixed. It was agreed that the clerk should contact the owner of the wall asking for it to be repaired. **CLERK**

16.3 Cllr Brown stated that the Parish Council's Emergency Response Plan was going to be used as a template for use by other parishes. Cllr Munford thanked Cllr Brown for all his hard work on this.

16.4 Cllr Evans requested that the Parish Council contact Royal Mail to express concern at the plan to re-schedule postal rounds in postcodes ME17 and ME18. It was noted that the planned changes could see mail arriving as late as 4pm in Boughton Monchelsea and that this would have a detrimental impact on both households and local businesses in the parish. It was agreed that the clerk should ask Royal Mail for this plan to be reconsidered. **CLERK**

16.5 Cllr Gershon briefed members on the Solar Collective event that had taken place from 6th to 9th September.

16.6 Cllr Smith spoke regarding the Neighbourhood Plan questionnaires and noted that there had been a poor response to date. It was agreed that the deadline for returning questionnaires should be extended from 17th November to 1st January and that this should be advertised on the website. Cllr Smith to produce brief article for inclusion in next newsletter. Cllr Munford thanked Cllr Smith and members of the Neighbourhood Plan committee for all their hard work to date.

CLLR SMITH / CLLR GERSHON

17. Date of Next Meeting:

The next meeting will be held on Tuesday 14th January 2014 at 7pm in the village hall. There being no further business, the meeting was closed at 9.25pm.

MINUTE 15 (Parish Council meeting 5 November 2013)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE :	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 5 November 2013
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). Clerk to write to MBC requesting that this is added to the enforcement action report. (7/7/09). E-mail sent to MBC (Denise Roy) on 22/8 requesting that this case is added to the report and requesting information on its status (1/9/09). Requested update on this case 4/4/11 however planning application MA/11/0511 received 14/4/11 incorporating proposal to convert greenhouse into houses. MA/11/1511 remains undecided by MBC (5/7/11, 6/9/11, 1/11/11, 10/1/12, 7/3/12, 3/7/12, 4/9/12, 6/11/12, 8/1/13, 5/3/13, 7/5/13, 2/7/13, 3/9/13, 5/11/13)
16.1.07	Furfield Quarry	Methane monitoring	Update reports obtained & passed to Cllr Fuller / meeting of Custodian Trustees. Need to write to planning authority asking whether methane is being monitored (4.3.08, 6.5.08, 15.7.08). Up to date report received. Ensure reports requested annually (2.9.08). Clerk to request latest report (6/7/11, 6/9/11). Latest report requested. Page & Wells to set up meeting with relevant parties to discuss (1/11/11). Meeting took place 9/12/11. Next meeting due December 2012. Clerk to request financial information from MBC (3/7/12). Correspondence received 23/7/12. Cllr Ellis to arrange further meeting with relevant parties (4/9/12, 6/11/12). Clerk to arrange further meeting (8/1/13). Meeting with MBC arranged for 17 th June. Cllrs Ellis and Evans to attend (7/5/13). Further meeting to be arranged (2/7/13). Meeting arranged for 5 th September. Cllrs Ellis and Evans to attend (3.9.13). Cllr Ellis and Evans attended meeting on 5 th Sept (5.11.13)
7/3/12	Brishing Lane	Speed limit	It was noted at the PC meeting on 7/3/12 that a 20mph zone pilot scheme was currently in operation in Maidstone but that this pilot would be ongoing for the next 18 months. It was therefore agreed to put this item on the deferred items schedule to be reviewed again from September 2013.