

BOUGHTON MONCHELSEA PARISH COUNCIL
Minutes of the Parish Council Meeting held on 5th May 2009
In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.30pm

Present: Cllrs R. Fuller (Chairman)
I. Ellis
N. Mitchell
P. Herrin
G. Mumford
S. Witherington
S. Munford
M. Bray
W. Clarke
R. Puttock
J. Thompson
D. Smith
L. Oliver
K. Filmer

Parish Clerk

1. **Apologies:**
Cllr Mike Fitzgerald.
2. **Elections:**
 - 2.1 Cllr Robin Fuller was elected Chairman. Proposed by Cllr Ellis, seconded by Cllr Herrin, agreed by all councillors. Cllr Fuller signed the Chairman's Declaration of Acceptance of Office form.
 - 2.2 Cllr Noel Mitchell was elected Vice Chairman. Proposed by Cllr Ellis, seconded by Cllr Munford, agreed by all councillors.
3. **Appointments :**
The following appointments were made (all were proposed, seconded and agreed) :
 - 3.1 Planning and Licensing Committee Chairman : Cllr Mike Bray
 - 3.2 KALC Representative : Cllr Ian Ellis
 - 3.3 Village Hall & Recreation Group Representatives : Cllr Mike Bray, Cllr Doug Smith
 - 3.4 Allotment Representative : Cllr Karen Filmer
 - 3.5 Neighbourhood Watch Representative : Cllr Simon Witherington
 - 3.6 Web site co-ordinator : Cllr Ray Puttock
 - 3.7 S&W Maidstone Traffic Management Partnership (TRAMP) Representative : Cllr Steve Munford
 - 3.8 Local Board Representative : Cllr Peter Herrin
 - 3.9 PACT Representative : Cllr Steve Munford
4. **Notification of late items for inclusion on the agenda**
It was agreed that Beresfords Hill footpath should be included as late agenda item 16.15

5. **Standing Order 61 : To decide whether the public and press should be excluded from the meeting for any item.**

No excluded items

6. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**

PCSO Laura Shave was not present but provided crime figures from 9/3/09 to 6/5/09 as follows :

Seven incidents of theft (gates, a pedal cycle, hanging baskets (two separate incidents), power tools, burglary from a dwelling, burglary other than a dwelling .

Four incidents of criminal damage (a bus window, a car cover, a damaged vehicle, property doors)

One incident of common assault.

One incident of vehicle interference.

7. **Open Quarter:**

Twelve residents from Harling Close on the Boughton Court housing estate attended the meeting to express their concerns regarding the use of a strip of open space land to the rear of their properties. Residents stated that the land is being heavily used as a footpath route and that anti social behaviour is also allegedly taking place here.

Cllr Fuller advised that the land is currently owned by Taylor Wimpey but is in the process of being transferred to Maidstone Borough Council. It is likely that this land will ultimately be in the ownership of Boughton Monchelsea Amenity Trust.

Cllr Ellis proposed that a site meeting be arranged to discuss the issues raised by residents. Agreed by all councillors. It was agreed that the following should be invited to the meeting : Cllr Field, Cllr Moriarty, Paul Bending (Taylor Wimpey), MBC Planning Officer, PSCO, KCC Warden, Harling Close residents **CLERK**

8. **Declarations of Interests:**

A personal interest was declared by Cllr Fuller in agenda item 16.1. Prejudicial interests were declared by Cllr Fuller and Cllr Filmer in agenda items 13.5 and 16.12.

It was agreed that a review of the current standing orders should be an agenda item for the next meeting. **CLERK**

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

The minutes of the meeting held on 9 March 2009 were agreed as correct.

- 10.. **Clerk's Report:**

The contents of the Clerk's Report were noted.

11. **Matters arising from minutes not included in agenda**

It was agreed that a letter should now be sent to residents in The Quarries explaining what the Parish Council has done and is doing regarding the flooding issue (ref minute 14.3 PC mtg 9/3/09). Proposed by Cllr Ellis, seconded by Cllr Clarke, agreed by all councillors. Cllr Fuller to produce draft letter. **CLLR FULLER**

Cllr Bray confirmed that he had tried to contact KITS on several occasions without success regarding the footpath work to be carried out in Quarry Wood. Clerk to provide alternative contact details for KITS
CLERK / CLLR BRAY

12. Finance Report:

Payments since last meeting (incl VAT):

Southern Glass Company	New doors to village hall (50% contribution)	4609.79
Village Hall Committee	Essential H&S works (50% contribution)	1491.13
RIP Cleaning Services	Dog bin emptying / Feb	44.16
Action with Communities In Rural Kent	Subscription	35.00
Gill Turner Tucker	Amenity Trust legal fees	5061.00
Paul Waring	Village maintenance – grass cutting etc	7195.89
EDF Energy	Electricity Parish Hut	93.11
Parish Clerk	Clerk's expenses (printing, stamps)	57.95
RIP Cleaning Services	Dog bin emptying / Mar	49.68
Wrights Fencing	Remedial works to footpath adjacent to wood yard	455.00
KALC	Subscription	795.94
Village Hall Committee	Hall hire / March	54.00
Paul Waring	Grass cutting to Walk Meadow in March 09	266.00
Parish Clerk	Clerk's expenses – stamps for posted newsletters	50.40

Receipts:

Cash	Allotment rent	30.00
Transfer	From reserve account	10000.00
MBC	Precept	32862.00

Balances as at 28 April 2009:

Current Account	27229.09
Business Reserve	6417.51
National Savings	51874.02
Total Financial Assets	85520.62

The statement was agreed as a true record.

12.1 Renewal of KALC subscription : It was agreed to subscribe to KALC for the year 2009/2010. Proposed by Cllr Munford, seconded by Cllr Ellis, agreed by all councillors.
CLERK

12.2 Concurrent Functions end of year certificate : The certificate prepared by the clerk was agreed by all councillors and was signed by the Chairman and clerk. Clerk to return to MBC. **CLERK**

13. Correspondence:

13.1 MBC – Altering split of councillors between north and south wards : It was agreed that this issue should be reviewed at the time of the next boundary commission review. Proposed by Cllr Munford, seconded by Cllr Mitchell, agreed by all councillors. Clerk to investigate when the next boundary commission review will take place . **CLERK**

13.2 MBC – Cock Street and The Quarries conservation area appraisals : Noted

13.3 KCC – Clean Kent Campaign : Noted

13.4 MBC – Furfield Park footpath link to Pested bars : Cllr Fuller stated that he has set up a meeting with Kent Highways to discuss this further **CLLR FULLER**

13.5 Boughton Monchelsea Scout Group – The Slingsby Scout Hut : Cllr Filmer and Cllr Fuller explained that the Scout Group requires additional funding in order to complete the works to the new Slingsby Scout Hut and that the budget forecast is showing a shortfall of at least £5000. Cllr Filmer explained that the Scout Group have applied for an interest free loan of £5000 but that this would have to be paid off at £1000 per year. Cllr Filmer explained that applications have also been made to various organisations for further grant funding. Cllr Munford asked how many children who attend the Group are from outside the parish. Cllr Filmer explained that the Group consists of in excess of 69 children, the vast majority of whom live within the parish. Cllr Fuller and Cllr Filmer then left the room. Cllr Mitchell took over as Chairman to allow voting on this issue. It was agreed that a further grant of £3000 should be awarded to the Scout Group and that a letter should be sent stating that the Parish Council will be sympathetic to any future requests for assistance in repaying the loan they have applied for. Proposed by Cllr Munford, seconded by Cllr Mumford, agreed by all councillors **CLERK**

Cllr Fuller and Cllr Filmer rejoined the meeting once voting on this issue was complete.

14. Planning Report:

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

		MBC notified
MA/09/0283	Unit 4, Cuxton Road Industries, Cuxton Road, Maidstone Applicant : Mr T Harrison Change of use from B1 Light Industrial to B1/B2 MOT testing DECISION : No comment / objection	5/3/09
MA/09/0292	Kent Police Training Centre, Coverdale Avenue, Maidstone Applicant : Kent Police Authority	15/3/09

	Rationalisation of car parking to allow additional parking spaces and a revised layout including laying of hardstanding DECISION : No comment / objection	
MA/09/0362	Twyngates, Green Lane, Boughton Monchelsea Applicant : Mr Bissell Installation of 2 no. dormer windows to serve loft conversion DECISION : No comment / objection	15/3/09
MA/09/0392	Beresfords, Beresfords Hill, Boughton Monchelsea Applicant : Boughton Monchelsea Parish Council Construction of a permissive footpath DECISION : None	
MA/09/0361	Lookers Motor Group, Bircholt Road, Maidstone Applicant : Lookers plc Demolition of existing showroom and workshop buildings, erection of new car dealership incorporating MOT facility and associated works. Partial demolition of existing body shop building, alteration of remaining section to form IT unit / valley bays DECISION : No comment / objection	13/4/09
MA/09/0604	Land at Loddington Farm, Loddington Lane, Linton Erection of single storey farm shop and cold store building including creation of new vehicular access, laying out of parking and landscaping DECISION : Response not yet sent	
MA/09/0637	Gravitts Cottage, Peens Lane, Boughton Monchelsea Erection of rear conservatory DECISION : Response not yet sent	

Items dealt with under delegated authority:

None

The following applications have been APPROVED by MBC :

MA/08/1934	The Old Tack Room, Boughton Monchelsea Place, Church Hill, Boughton Monchelsea Conversion of former tack room to single private residential annex
MA/08/2308	Brishing Court Barn, Brishing Lane, Boughton Monchelsea Planning application for replacement entrance doors and erection of first floor fire exit with internal staircase and internal alterations.
MA/09/0071	Unit 8, Equilibrium, Bircholt Road, Maidstone Erection of a non-illuminated fascia sign to the north elevation
MA/09/0088	16 Church Street, Boughton Monchelsea Erection of two-storey side extension
MA/09/0362	Twyngates, Green Lane, Boughton Monchelsea Installation of 2 no. front dormer windows to serve loft conversion
MA/09/0292	Kent Police Training Centre, Coverdale Avenue, Maidstone Rationalisation of car parking to allow additional parking spaces and a revised layout including laying of hardstanding.

The following applications had been REFUSED by MBC:

MA/09/0039 Gentian, Heath Road, Boughton Monchelsea
Change of use from kennel outbuilding to self contained residential annex and internal alterations to be used in connection with Gentian

The following application(s) have been notified as WITHDRAWN

None

The following APPEALS have been notified:

None

The following APPEAL DECISION(S) have been notified :

None

The following APPEALS have been notified as WITHDRAWN:

None

14.1 Clerk to chase up progress on alleged planning breaches at The Limes and Boughton Service Station. **CLERK**

15. Representatives' Reports:

15.1 KALC : Cllr Ellis had nothing to report

15.2. Allotments : The clerk reported that all allotments have now been taken and that there is a waiting list again. Cllr Filmer stated that she would do a survey of the allotments to determine which are not being worked. It was agreed that the clerk should produce a budget detailing allotment income and expenditure such that the current rental rate can be reviewed in time for October when rent is due.

CLLR FILMER / CLERK

15.3 Village Hall & Recreation Ground : Cllr Filmer explained that the Scouts paper banks were not allowed in the village hall car park but that approval has now been obtained to locate them in the grounds of De Witts flooring on The Green.

Cllr Mitchell asked whether the gate to the village hall car park is being locked each night. Cllr Bray advised that this is being done on an informal basis.

15.4 Neighbourhood Watch : Cllr Mitchell advised that John Marsh has confirmed that he will be retiring as Chairman and that the Neighbourhood Watch meeting on 13th May will be his last meeting. It was agreed that the clerk should send a £25 book token to John on behalf of the Parish Council in appreciation of all his efforts with Neighbourhood Watch over the years. **CLERK**

15.5 S&W Maidstone Traffic Management Partnership (TRAMP) : Nothing to report

15.6 Local Board : Nothing to report.

16. Items for Discussion:

16.1 Affordable local needs housing – presentation by Alison Thompson from ERHA : Alison Thompson advised that following the completion of the housing needs survey the next stage in the process is a site search to identify potential sites for an affordable local needs housing scheme. It was agreed that a working group should be formed and that the idea should be formally progressed. Proposed by Cllr Ellis, seconded by Cllr Clarke. agreed by all councillors. It was agreed that the working group would comprise Cllr Fuller, Cllr Thompson, Cllr Bray and Cllr Ellis. Clerk to liaise with Alison Thompson regarding date for a meeting / walkaround to look at potential sites within the parish. **CLERK**

16.2 Parish Plan – Report on meetings, funding : Cllr Thompson gave an overview of the progress made to date. She asked whether she should copy minutes from every Parish Plan meeting to councillors or alternatively produce a summary report every two months to be included in Parish Council agenda papers. It was agreed that a report should be produced bi-monthly. **CLLR THOMPSON**

Cllr Thompson advised that the next two Parish Plan meetings would take place on 1st June and 22nd June.

Cllr Thompson asked that the Parish Plan be included as an agenda item at every future Parish Council meeting. **CLERK**

Cllr Thompson requested that a budget be allocated by the Parish Council for costs associated with developing the Parish Plan. £500 budget agreed. Proposed by Cllr Ellis, seconded by Cllr Mitchell, agreed by all councillors.

16.3 Report on meeting held with Kent Highways on 3/4/09 : Cllr Fuller gave a report of the meeting to councillors. Clerk to forward highways report to all councillors for information. **CLERK**

Cllr Ellis advised that he would be attending the forthcoming speed limit review meeting. **CLLR ELLIS**

16.4 Annual Parish Meeting : Final arrangements : Clerk to arrange name badges for councillors and for members of the Parish Plan steering group. Clerk to ask primary school for loan of their projector screen to allow Cllr Thompson to do a Parish Plan presentation at the meeting. **CLERK**

16.5 Village Community Shop and direction signs to Post Office etc : It was suggested that the possibility of including a community shop within any affordable local needs housing development should be investigated.

LOCAL NEEDS AFFORDABLE HOUSING WORKING GROUP

16.6 Cycle and pedestrian routes through the parish : It was suggested that if a path were constructed along Brishing Lane then this would provide a means of walking / cycling all the way from the housing developments in north ward to Cornwallis School. It was agreed that Cllr Fuller should investigate the possibility of funding for this footpath .

Proposed by Cllr Oliver, seconded by Cllr Mitchell, agreed by all councillors.

CLLR FULLER

16.7 Tour de Franc : It was noted that the proposed date for this event is Sunday 28th June.

16.8 Parish photocopier : It was agreed that a parish photocopier was not required.

16.9 Fencing of land behind Boughton Court adjacent to Pested Bars : Covered in open quarter (item 7)

16.10 North ward litter and litter pick : Cllr Witherington thanked the Scouts for their help with the recent litter pick. Cllr Filmer stated that the scouts would be prepared to carry out another north ward litter pick on a Friday evening. Cllr Filmer to arrange.

CLLR FILMER

16.11 Continuing presence of low flying Chinook helicopters :

It was agreed that Cllr Mitchell should write a letter of complaint regarding noise from low flying military helicopters. Proposed by Cllr Mitchell, seconded by Cllr Ellis. 6 councillors for, 5 councillors against.

CLLR MITCHELL

16.12 Extra funding for the scout hut : Covered in item 13.5 above

16.13 Minor funding for the 'Keep Wierton Wonderful' initiative : It was agreed that a budget of £50 should be awarded by the Parish Council to the 'Keep Wierton Wonderful' and 'Keep Boughton Beautiful' initiatives.

16.14 Development of local planning rules to include ragstone walls and other unprotected features within the parish (deferred item from Parish Council meeting of 9/3/09): To be progressed by Cllr Munford and included as agenda item at July's meeting

CLLR MUNFORD

16.15 Beresfords Hill footpath : Cllr Fuller confirmed that planning consent has now been obtained. Cllr Fuller to continue negotiations with Mr Gill and obtain quotes for the construction works from three contractors. Cllr Ellis commented on the hard work of both Cllr Fuller and Derek Gouldsworthy in bringing this scheme to fruition. Clerk to write letter of thanks to Derek Gouldsworthy on behalf of the Parish Council. **CLERK**

17. **Deferred Items Schedule:** Nothing to report / discuss.

18. **Any other Business:**

18.1 Cllr Thompson requested any articles of news for the next newsletter to be produced in the summer. Thanks were expressed to Cllr Thompson for the excellent newsletter she had produced recently.

ALL COUNCILLORS

18.2 Cllr Oliver stated that the flower planters at the village gateways were in need of replanting. It was also stated that the signs on the gateways should be raised up to a slightly higher level as some of the text is becoming obscured by the plants. Cllr Mitchell agreed to move the signs up.

CLLR MITCHELL

18.3 Cllr Ellis spoke regarding the leaseback of land at the dog training school in Brishing Lane. It was agreed that a copy of the planning consent should be obtained to determine whether any residential occupation at the site is allowed.

CLERK

19. **Date of Next Meeting:**

The next meeting will be held on Tuesday 7th July 2009. There being no further business, the meeting was closed at 10.55 pm.

MINUTE 15 (Parish Council meeting 6May 2008)

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 / adoption of infrastructure	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. Wimpey's being chased for a response. Change in personnel. Southern Water now looking favourable on adoption of foul sewer as laid (15.1.08). Cllr Fuller reported that he had spoken to Paul Bending and that a meeting would be taking place (6.5.08). Sewers now adopted and commuted sum of £7K deposited with Southern Water (4.11.08)
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). A meeting took place in February 08. Mr Gill has requested further details (4.3.08). Still with Mr Gill's solicitors (2.9.08). Cllr Fuller to submit planning application (6.1.09). Planning application submitted (9.3.09). Planning consent now obtained. Cllr Fuller to continue negotiations with Mr Gill and obtain quotes for construction works (5.5.09)
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)
6.11.07	Quarry Wood footpath (BMAT)	Cutting footpath through wood	Explorer scouts to cut path under supervision of their leader Andy Wright (Cllr Bray) (4.9.07). No explorer scouts locally anymore. Cllr Bray will pursue this with Andy Wright <u>once</u> more, if not, will have to get a quote for this work (4.3.08, 6.5.08). Clerk to pursue with KITS (2.9.08). Clerk to pursue with KITS (6.1.09). Cllr Bray to pursue with KITS (9.3.09, 5.5.09)
6.1.09	Footpath link from Furfield Park to Pested Bars	Wimpey to provide	Letter received from Wimpey 4.12.08 agreeing to construct footpath link once they have obtained approval from Kent Highways (6.1.09)