

BOUGHTON MONCHELSEA PARISH COUNCIL

Minutes of the Parish Council Meeting held on 3rd September 2013 In Boughton Monchelsea Village Hall pursuant to notice, commencing at 7.00pm

Present:

Cllrs I. Ellis (Vice Chairman)
J. Gershon
P. Herrin
D. Smith
S. Evans
B. Brown
A. Whybrow
C. Bracking
M. Bray

Parish Clerk
Mr Paul McCreery, PMC Planning
Liz Lovatt, KCC Warden

1. **Apologies:** Apologies were received from Cllr Munford, Cllr Clarke, Cllr Date, Cllr Williams and PCSO Richard Kirby
2. **Notification of late items for inclusion on the agenda**
The following late items were agreed :
Item 14.8 Land at Boughton Lane
Item 14.9 Land at Hubbards Lane
3. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**
It was agreed that items 14.8 and 14.9 should be excluded items.
4. **Reports from Maidstone Police / PCSO and KCC Rural Community Warden**
PCSO Richard Kirby was not able to attend the meeting but had provided a written report in advance. The crime figures for the last two months were noted as four thefts, two burglaries and one attempted burglary.

KCC Warden, Liz Lovatt reported as follows :
 - KCC's consultation on the possible closure of some of the children's centres in Kent is currently open. It was agreed that the clerk would respond to this. **CLERK**
 - Liz advised that a resident in The Quarries had invited a tradesman to quote for some work but that he had become abusive when the resident changed his mind. Liz stated that there is currently a 7 day legal cooling off period but that there were plans for this to be increased.
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**

It was agreed to bring forward item 14.2 Langley Park Farm

14.2 Langley Park Farm :

Following the previous decision by members to seek Counsel's opinion on various planning matters, Cllr Smith briefed members on the opinion that had been received regarding windfall sites. Cllr Smith also spoke regarding the extraordinary meeting of Maidstone Borough Council that had taken place on 2nd September as a result of this. At this meeting, MBC resolved to refer the matter to their 'Planning, Transport and Development Overview and Scrutiny Committee' who would meet on 17th September 2013.

Cllr Smith noted that Maidstone Borough Council had also sought Counsel's opinion but that this was not made available until the evening of 2nd September. Cllr Ellis proposed that, under the Freedom of Information Act, the Parish Council ask MBC for the correspondence between MBC and their Counsel, leading up to the opinion that they had received. Seconded by Cllr Smith and agreed by all members.

CLERK

It was noted that government guidance allows Councils to have a windfall allowance in their calculation of a 5 year housing land supply. Historic windfall completions data shows that with such an allowance included Maidstone has a 5 year land supply. Because the Borough Council is claiming it does not have a 5 year supply it is effectively inviting emergency planning applications on a number of large greenfield sites at this time. If these sites are granted planning permission it means the pattern of greenfield allocation will have been pre-determined and not decided by our Councillors through the proper Local Plan Process, which will lead to the adoption of the new plan in 2015.

Boughton Monchelsea Parish Council had consulted a pre-eminent planning barrister on the above matter and he confirmed that the Council has misunderstood NPPF policy and as a consequence is continuing to misdirect itself on this very important issue.

It was agreed that the Parish Council should arrange a meeting with other south of Maidstone Parish Councils, to provide a factual briefing update on the position in relation to housing land supply in the Borough. It was agreed that this meeting should take place in the Town Hall on 10th September. Clerk to contact Parish Councils accordingly.

CLERK

Cllr Ellis proposed that further Counsel's opinion be obtained in relation to Mr McCreery's land supply figures. Seconded by Cllr Smith and agreed by all members. It was noted that the Parish Council had already spent £3350 on obtaining Counsel's opinion and it was proposed that the total budget for Counsel's opinion be increased from £5000 to £10,000. Agreed by all members.

Cllr Smith noted that he would be meeting with Mr McCreery to agree further fees for the additional work carried out by him in relation to the above. **CLLR SMITH**

On behalf of the Parish Council, Cllr Gershon thanked members of the Neighbourhood Plan committee for all their hard work in relation to the above issues and for speaking at the MBC meeting on 2nd September.

7. **Matters outstanding from minutes (2 July) not included in agenda:**

Item 4 Newsletter : The clerk noted that Cllr Date had included information in the latest Parish Council newsletter on how residents can report problems directly to MBC, such as fly tipping and dog fouling. Clerk to forward information on this to Cllr Gershon, for the website. **CLLR GERSHON**

Item 7 Work in conjunction with South Maidstone Business Association : Cllr Gershon advised that MBC had agreed to give £100 toward the cost of hosting a business fayre in the Parish. It was agreed that the Parish Council would match fund this.

Cllr Gershon advised that progress was being made on the updated website. He asked whether information on housing land supply and Counsel's opinion should be made available on the website. It was agreed that it should. **CLLR GERSHON**

Item 16.5 Website : Cllr Gershon advised that the website provider had checked and there was no virus on the Parish Council's website.

8. **Mintues of the meeting held on 2 July 2013:**

The minutes of the meeting held on 2 July 2013 were agreed as correct.

9. **Clerk's report**

The contents of the clerk's report were noted. The clerk added that notification had now been received from MBC that the Parish Council can co-opt to fill the vacancy in north ward. It was noted that nobody had yet come forward as a prospective new Councillor.

Following the previous request to Cllr Hotson to fund safety improvement works to Church Hill, Cllr Hotson had advised that he had visited site with an Engineer to look into this. Clerk to pursue. **CLERK**

The clerk advised that discussions with MBC were ongoing regarding the recent lack of bin emptying in the village hall car park and adjacent play area. **CLERK**

The clerk noted that the Police had recently agreed to carry out some speed checking on Heath Road between the Brishing Lane and Church Street junctions.

10. Finance Report:

Payments since last meeting (incl VAT) :

F.W.Bc Residents Association	Grant	200.00
EDF Energy	Electricity – parish hut	27.00
Parish Clerk	Clerk's expenses	62.29
RIP Cleaning Services	Dog bin emptying / June	43.20
Village hall committee	Hall hire – panto rehearsals / June (loan only)	30.00
PMC Planning	Neighbourhood Plan consultancy work	1000.00
Zurich Municipal	BMAT annual insurance premium	824.69
Village hall committee	Hall hire – panto performance deposits (loan only)	237.00
PMC Planning	Neighbourhood Plan consultancy work	1000.00
Public Works Loan Board	Loan payment ref purchase of allotment field	4.74
RIP Cleaning Services	Dog bin emptying / July	43.20
Village hall committee	Parish Council hall hire / July	30.00
Village hall committee	Hall hire – panto rehearsals / July (loan only)	45.00
Clerk	Clerk's salary and expenses (17 th May to 17 th August)	1634.89
Grosvenor Fabrications Ltd	New chairs for village hall (reimbursed by vill hall committee minus VAT)	3730.20
Zurich Municipal	Parish Council annual insurance premium	1318.14

Receipts:

KCC	Parkwood Farm Reservoir Scheme – Member Highway funding from Cllr Eric Hotson	7500.00
Allotment leaseholders	Allotment rent	27.50
Village hall committee	Reimbursement for new village hall chairs	2983.50
Gill Turner Tucker	Reimbursement of money held on account ref Parkwood Farm wayleave agreement	85.00
Page & Wells	Sponsorship of stall at village fete	5.00

Balances as at 27th August 2013 :

Current Account	70649.76
Business Reserve	423.92
National Savings	291.33
Total Financial Assets	71365.01

The above financial statement was accepted by members.

11. Correspondence:

11.1 E-mails from parishioners regarding Heath Road footpath : It was agreed that the Parish Council should continue to pursue this with Kent Highways and that it would also be considered during the Neighbourhood Plan process.

11.2 DLCCG consultation on greater flexibility for change of use of buildings : It was agreed not to respond to this consultation.

12. Planning Report:

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

13/01724/L APRE	Open grass field, with attached woodland glade. Grid ref TQ76730 48721. (Lower Farm Road) Applicant : Solar Collective Ltd Application for a premises licence	MBC notified 4/7/13
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DECISION :

Boughton Monchelsea Parish Council would like to comment on the above application which lies within the parish boundary.

General

The application site is situated within the Beult Valley close to the River Beult which is a SSSI site. The area that this application will affect has a number of small hamlets and isolated farms. This area is currently what most people would class as a classic example of "the peaceful British countryside". It has resisted damaging development with MBC's responsibility to preserve the open countryside through MBC policy ENV 28. We believe what is being proposed here is potentially just as damaging to the open countryside, with the amplifying of sound across the whole area. If unrestricted, this could occur most weekends during the summer months. We ask that due consideration of ENV 28 is taken into account when assessing this application. In particular we have grave concerns about the following :

1. The loss of amenity and quality of life to local residents and the many visitors to the area.
2. The loss of the tranquil setting and resultant damage to the open countryside.
3. The detrimental effect on the natural environment.
4. The significant impact to the single track roads that serve the area, caused by people travelling to the events by car.

If MBC were minded to grant this license then we would ask that you consider restricting the application through

conditions as follows :

1. That the number of grade A events be reduced from the proposed 12 per year, especially during the summer months.
2. That only one 3 day event per year be allowed and the number of the remaining events to be restricted to 24 hour events and significantly reduced from what is being proposed, again especially during the summer months.
3. That affected residents be advised when events are to be held. This should be done immediately the management plans have been approved by MBC and should include :
 - Dates and times
 - Traffic arrangements
 - Security Arrangements
 - Contact telephone (manned) for the site and the environmental enforcement.
4. That the noise monitoring points include both valley locations and those on the hillside.
5. That there is a strict no noise condition at the perimeter of the site imposed at 2300 hours for all events
6. That provision is made within the management plan to clear any litter from both the site and the surrounding lanes within 24 hours of the event ending.
7. Controls are put in place to discourage visitors from straying away from the site and onto the surrounding areas, with special attention to the nearby SSSI.

MA/13/1078	1 Cliff Hill Cottages, Cliff Hill, Boughton Monchelsea Listed building consent for the erection of a two storey side extension to include rear balcony and loft conversion DECISION : It was noted that this application had recently been withdrawn	23/7/13
MA/13/1094	Boughton Manor, Boughton Lane, Boughton Monchelsea Erection of a two storey extension to west elevation incorporating raised patio and basement extension DECISION : No objection / comment	23/7/13
MA/13/0028	Albion Inn, Church Street, Boughton Monchelsea Erection of one pair of semi-detached dwellings with access (ADDITIONAL DETAILS ONLY) DECISION : Please note the Parish Council's comments on the additional / amended information relating to MA/13/0028 Albion Inn	23/7/13

1. The amended plan shows a further 20% loss of parking capacity 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

2. The Heritage Statement should be carefully considered by the Borough Council. The statement incorrectly refers to Green Lane as Albion Lane
3. The Borough Council should ensure that the relevant specialist reviews and assesses the Arboricultural Report

TA/0095/13	<p>Stonedale, 21 The Quarries, Boughton Monchelsea Conservation area notification : Boughton Monchelsea conservation area notification of intention to remove two silver birch trees</p> <p>DECISION : No objection / comment</p>	23/7/13
MA/13/1149	<p>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 :</p> <ol style="list-style-type: none"> 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 <p>DECISION : Following extensive discussion it was agreed by members that an extension of the consideration period would be required due to the size and complexity of the application and the fact that it was now the summer holiday period. Clerk to contact MBC case officer to request that the deadline be extended from 8th August to 1st September.</p> <p>Post meeting note : MBC have confirmed extension of deadline to 1st September 2013</p>	23/7/13
MA/13/1375	<p>New Line Learning Academy, Boughton Lane, Maidstone 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</p>	--

11 (scheme parameters) pursuant to outline planning permission MA/12/1989 for the erection of a new primary school

DECISION : Not yet decided

The following applications have been APPROVED by MBC :

- MA/13/0210 Yard Cottage, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of single storey detached building to form annexe
- MA/13/0635 32 Ragstone Fields, Boughton Monchelsea
Erection of a single storey rear extension
- MA/13/0868 44 Church Street, Boughton Monchelsea
Erection of a single storey rear extension
- TA/0095/13 Stonedale, 21 The Quarries, Boughton Monchelsea
Conservation area notification : Boughton Monchelsea conservation area notification of intention to remove two silver birch trees
- MA/13/1094 Boughton Manor, Boughton Lane, Maidstone
Erection of a two storey extension to west elevation incorporating raised patio and basement extension
- MA/13/0768 Gravitts Farm, Peens Lane, Boughton Monchelsea
Removal of the existing UPVC windows to the bathroom (west elevation) and attic rooms (east and west elevation) and the installation of new purpose made timber double glazed windows to match the existing

The following applications had been REFUSED by MBC:

- MA/13/0741 Selby Shaw, Heath Road, Boughton Monchelsea
Erection of detached garage with room above
- 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

The following application(s) have been notified as WITHDRAWN

None

The following APPEALS have been notified:

- MA/12/2239 Wierton Grange, Back Lane, Boughton Monchelsea
An application for listed building consent for internal alterations to layout
- MA/13/0741 Selby Shaw, Heath Road, Boughton Monchelsea
Erection of detached garage with room above

The following APPEAL DECISION(S) have been notified :

None

The following APPEALS have been notified as WITHDRAWN:

None

Cllr Gershon reported on the licensing committee meeting relating to Lower Farm Road and the conditions that had been achieved. It was agreed that the Parish Council should offer assistance with noise monitoring to the event holder, Solar Collective Ltd. Cllr Gershon noted that the first event was planned for the weekend of 7th and 8th September and the licensing conditions regarding notification had not been fully met for this. Cllr Gershon agreed to pursue this with MBC.

Cllr Ellis thanked Cllr Gershon for his hard work on the above.

It was noted that the outbuilding behind the Albion pub appears to be falling into a dangerous state of disrepair. It was agreed that the clerk should report this to MBC enforcement. **CLERK**

13. Representatives' Reports:

13.1 KALC: Cllr Ellis had nothing further to report

13.2 Allotments : Cllr Bracking proposed that the allotment rent be increased from 1st October 2013 to £30.50 per year for a full plot and £18 per year for a half plot. Seconded by Cllr Smith and agreed by all members. Clerk to inform allotment holders accordingly. **CLERK**

Cllr Bracking advised that he was producing an 'allotment guide' and would bring this to the next Parish Council meeting for agreement. **CLLR BRACKING**

13.3 Village Hall & Recreation Ground : Cllr Whybrow advised that the committee was looking for new members and that the position of treasurer would soon be vacant.

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

13.5 PACT : Cllr Date was not present at the meeting.

13.6 Bus group : Cllr Munford was not present at the meeting.

14. Items for Discussion:

14.1 Parkwood Farm reservoir scheme :

Cllr Herrin advised that the system was now working well and successfully tried, tested and certificated. He added that the final account was yet to be agreed with the contractor.

Cllr Herrin advised that he would arrange a site visit for members to show them how to correctly operate the equipment. Cllr Gershon agreed to join the weir operation team. **CLLR HERRIN**

Cllr Herrin noted that there was a requirement under the 'Reservoir Act' for a monthly review of the system. He added that he would be happy to carry this out

during his time as a Parish Councillor but that a plan would need to be put in place for future generations of the Parish Council.

Cllr Herrin stated that a number of residents had been in touch with the Parish Council regarding difficulty obtaining reasonably priced house insurance. Cllr Herrin had produced a letter providing information about the flood alleviation scheme, which had been delivered to residents at the east end of The Quarries. It was agreed that the letter should be sent out to all residents in The Quarries. Cllr Bracking agreed to assist with delivery. **CLERK / CLLR BRACKING**

Cllr Herrin suggested that a site visit to the reservoir for residents might be a good idea. This was agreed by members. Cllr Herrin to arrange date and advertise.

CLLR HERRIN

- 14.3 Enforcement of planning conditions : Cllr Evans proposed that the Parish Council write to MBC reminding them of their responsibility to enforce licensing conditions and requesting a copy of the noise level readings from the Lower Farm Road events. Agreed by all members. **CLERK**

Cllr Evans stated that a litter pick had been carried out in the Lower Farm Road area on Sunday 1st September and therefore any litter found in the area following the music festival on 7th and 8th September would be totally from this event.

- 14.4 Parish Council website : Cllr Gershon stated that the problems with the old website were now being sorted out and that the site name had been renewed. He added that the cost of web hosting would increase by approximately 25% once the new site was up and running. The new version of the website will be available soon and will be much more interactive than the old site.

- 14.5 Business listings / business fayre : Cllr Gershon and the clerk had been making progress with the Parish business listings.

Cllr Gershon advised that the South Maidstone Business Association would be holding their October meeting in the village hall and that all businesses operating in the parish were invited, via the newsletter, to attend.

- 14.6 North ward update : The clerk noted that County Cllr Gary Cooke had kindly offered the Parish Council £500 in community grant funding for north ward. It was agreed that the clerk should make a request for this to be increased to £1000 to enable a project such as erection of goalposts or a community garden to be brought to fruition. It was agreed that if Cllr Cooke agreed to this request then the Parish Council would match fund this, giving a total grant of £2000 available for north ward. **CLERK**

- 14.7 Emergency response plan : Cllr Brown stated that articles on Rural Firewatch had been included in the latest newsletter and on the website.

Cllr Brown advised that he was trying to obtain grant money to pay for a box of emergency equipment for the parish, such as hi vis vests, walkie talkies etc. Cllr

Gershon queried whether the Parish Council should be providing some funding for this. Cllr Brown to advise in due course.

CLLR BROWN

14.8 Exempt item

14.9 Exempt item

15. Deferred items schedule :

15.1 It was noted that Cllrs Ellis and Evans would be attending a meeting with MBC regarding Furfield Quarry on 4th September

16. Any Other Business :

None

17. Date of Next Meeting:

The next meeting will be held on Tuesday 5th November 2013 at 7pm in the village hall. There being no further business, the meeting was closed at 9.30pm.

MINUTE 15 (Parish Council meeting 3 September 2013)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

BMPC DATE :	ITEM:	ACTION:	POSITION AS OF PARISH COUNCIL MEETING 3 September 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)
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)
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.