

BOUGHTON MONCHELSEA PARISH COUNCIL

**Minutes of the Parish Council Meeting held at 7pm on 10th January 2023
in the committee room of Boughton Monchelsea village hall, pursuant to notice.**

Present:

Cllrs S. Munford
 A. Humphries
 R. Martin
 I. Ellis
 R. Garland
 J. Skinner
 C. Jessel
 N. Wilde
 B. Brown

Parish Clerk

A minute's silence was held in memory of Cllr Rowland Roome.

1. **Apologies:** Apologies were received from the following members with reasons for apology noted in brackets : Cllrs Stevens (personal), Cllr Date (holiday), Cllr Redfearn (another meeting), Cllr Smith (work), Cllr Edmans (work). The reasons for apology were accepted by members. Apologies were also received from Maidstone Borough Councillor, Dan Wilkinson
2. **Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item**
No requests received
3. **Notification of late items for inclusion on the agenda**
None
4. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**
No excluded items
5. **Reports from PCSO / KCC Community Warden / KCC Councillors**
PCSO Pete Gardner was not present at the meeting. The clerk had compiled the crime report using information from the e-watch.co website. During November and December there was 1 reported crime in south ward (theft of a compacter plate) and 10 reported crimes in north ward (wheel trim stolen, HGV trailer set fire, 3 incidents of car theft, various items stolen from business premises, car door mirrors stolen, catalytic converter theft, container break in, window damaged)

It was noted that the KCC Warden was currently off sick. Any enquiries should be directed to team leader, Sandra Edmonds.
6. **County Councillor updates**
Neither Cllr Parfitt-Reid nor Cllr Cooke were present at the meeting.

7. Borough Councillor updates

Cllr Munford advised that the MBC Local Plan review was ongoing.

8. Open Quarter :

No members of the public present.

9. Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :

As BMAT trustees, all members present (except Cllrs Munford and Skinner) were given dispensation to discuss and vote on any items relating to BMAT.

Cllr Skinner declared an interest in any discussions relating to Furfield Quarry.

As village hall and recreation ground trustees, Cllrs Smith, Humphryes, Martin and Garland were given dispensation to discuss and vote on any items relating to the village hall remodelling work.

10. Matters outstanding from minutes (1st November 2022) not included in agenda:

18.2 Parkwood Farm reservoir : It was noted that a meeting with Binnies had taken place and Cllr Edmans had subsequently sent a copy of the reservoir operating procedures to Binnies, for approval.

18.3 Joywood play area : Cllr Wilde to contact MBC Cllr Dan Wilkinson regarding available S106 monies for improvements to the Joywood play area

CLLR WILDE

18.4 Queen Elizabeth II memorial : It was noted that the new bench was on order

21 MBC design and sustainability development plan : It was noted that Cllrs Smith and Munford had responded to this consultation on behalf of the Parish Council

11. Minutes of the meeting held on 1st November 2022. Agreement of and signature by Chairman of the Parish Council :

Cllr Ellis proposed that the minutes of the Parish Council meeting held on 1st November 2022 be approved as correct. Seconded by Cllr Humphryes and agreed by all members.

12. Clerk's report

The contents of the clerk's report were noted and the clerk provided a verbal update as follows :

- £2,500 community chest grant received from South East Water in recognition of water supply disruptions during the summer
- Lyewood meeting with Crest Nicholson planned for 12th January. Clerk and Cllrs Smith and Jessel to attend

13. Finance

Payments from current account since last meeting (incl VAT) :

Parish Clerk	Clerk's salary (paid by bank transfer)	27.97
Parish Clerk	Clerk's expenses	59.33

HMRC	Tax and NI	463.08
Parish Clerk	Clerk's salary (paid by standing order)	1,600.00
Nat West	Bank fees	10.15
Jati Ltd	QEII memorial bench for the green	660.00
Helping Hands	Grant for Christmas boxes	500.00
Coakley Cleaning	Dog bin emptying	130.00
Gill Turner Tucker	Legal fees – letter to resident (BMAT)	165.00
Gill Turner Tucker	Legal fees – letter to resident (BMAT)	135.00
A. Woodward	PA hire for carols on the green	240.00
Nat West	Bankline fee	23.15
Parish Clerk	Clerk's salary (paid by bank transfer)	27.77
Parish Clerk	Clerk's expenses	153.33
HMRC	Tax and NI	463.28
CLF Fencing	Repairs to Church Street play area	456.00
KCC	Stationery	28.79
Geosphere	Parish Online mapping software subscription	153.60
Parish Clerk	Clerk's salary (paid by standing order)	1,600.00
Nat West	Bank fees	11.06
Coakley Cleaning	Dog bin emptying	130.00
Parish Clerk	Clerk's expenses	102.05
Village hall comm.	Hall hire	56.25
GB Sport& Leisure	Play equipment parts	151.02
P. Beaney	Play equipment repairs	40.00
Binnies UK Ltd	Reservoir consultants fees	1,302.00
Parish Clerk	Clerk's expenses	41.88
EDF Energy	Electricity supply to parish hut	8.40
Grammar Printers	Newsletter printing	615.00
P. Beaney	Play area repairs	45.00
Nat West	Bank fees	88.10
Admin. support	Newsletter delivery	30.00
Salvation Army	Donation following carols on the green	350.00
HMRC	Tax and NI	463.08
Parish Clerk	Clerk's salary (paid by standing order)	1,600.00
Parish Clerk	Clerk's salary (paid by bank transfer)	27.97
Parish Clerk	Clerk's expenses	53.33
Nat West	Bank fees	1.05

Receipts into current account since last meeting:

MBC	Parish Services Scheme	3,166.50
MBC	CIL monies	2,518.36
Allotment tenants	Allotment rent	95.00

Payments from BNG account since last meeting:

McVeigh Parker	Fencing materials - Lyewood	689.64
R. Stroud	Fencing work - Lyewood	2,910.00
Kent Wildlife Trust	Consultants fees	900.00
McVeigh Parker	Gate materials - Lyewood	579.48
C. Jessel	Tools for tree planting events	404.90
R. Stroud	Fencing work - Lyewood	880.00

M K Downey	Boundary plan	150.00
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Receipts into BNG account since last meeting:

None

Balances as at 3rd January 2023 :

Current Account	260,868.24
BNG Funds Account	77,182.90
Business reserve	433.43
National Savings	307.98
Total Financial Assets	332,792.55

Note : Asterisked items indicate payments made prior to authorisation by the Council but certified as to correctness and urgency by the Chairman and Clerk.

13.1 Finance report - Agreement of payments made and income received since last meeting : The above financial statement was accepted. Proposed by Cllr Ellis, seconded by Cllr Jessel and agreed by all members.

13.2 Budget monitoring report : Cllr Ellis proposed that the budget monitoring report to 5th January 2023 be accepted. Seconded by Cllr Brown and agreed by all members.

13.3 Precept for 2023/24 :
Cllr Ellis had produced a report which was included in members' agenda papers and is detailed below.

INTRODUCTION

The key parish precept data for 2023/24 with comparative figures for 2022/23 are as follows:

Precept 2023/24 - TO BE DECIDED. (2022/23 - £ 109,822).

Band D precept per dwelling - 2023/24 TO BE DECIDED. (2022/23 - £57.00)

Tax Base 2023/24 - £1972.70 (2022/23 - £1926.70) (Up 2.3% on previous year).

KEY COMPARATIVE DATA FOR 2023/24:

Boughton Monchelsea Current Band D charge £57.00.

Current 2022/23 Average Band D charge for Maidstone's Parish Councils is £70.28. (2021/22. £67.96)

Current 2022/23 Median Band D Precept for Maidstone's Parish Councils is £65.54. (2021/22. £63.58)

The comparative data shows that even though the Parish Council has maintained a policy for some years of increasing its precept each year by 5%, its precept when compared with Maidstone's parish's average and median has widened, highlighting that other Parish Councils have increased their precepts at higher rates than Boughton Monchelsea. As a result, Boughton Monchelsea precept for 2022/23 is 81% of Maidstone's average and 87% of the median.

Neighbouring Parish precepts for 2022/23 compared with Boughton Monchelsea's £57.00 are as follows:

Chart Sutton	£54.04.	Langley	£39.48.
Coxheath	£51.53.	Leeds.	£102.71.
E.Farleigh	£112.31.	Loose	£93.87.
Headcorn	£137.88.	Marden	£77.55.
Staplehurst	£75.02.	Sutton V.	£94.23.

MATTERS TO BE CONSIDERED

The above data clearly shows that Boughton Monchelsea's current precept is still substantially below the Average and the Median in respect of other Parish Councils in Maidstone and this has been primarily due to the increase in its Tax Base as a result of the increase in its housing stock without a comparable increase in expenditure.

Both the KCC and MBC have been withdrawing the level of grant support provided to Parish Councils and this trend will continue, forcing the Council to fully finance more of its commitments itself.

The Council needs to set an adequate budget over say a 5 year period to implement the recommendations as set out in the Colvin & Moggridge report and the "greening" strategies which are likely to be adopted in coming years.

The Council's current priority is the major refurbishment of the village hall but following the hike in interest rates which are likely to be maintained at 5% to 6% in the long run it is no longer appropriate to consider fully financing this project primarily via government loans.

In the 2022/23 £150,000 was budgeted/allocated to the project.

The Council's overall 2022/23 expenditure to date indicates that there should be an underspend of which at least £20,000 could be allotted to the project.

The Council needs to consider budgeting some £30,000 in 2023/24 to complete the refurbishment in the coming year, with the possibility of the car park upgrade taking place at the latest in 2024/25.

These figures are based on cost estimates provided by Cllr Humphryes and should provide a reliable flavour of the costs and when they can be funded as follows.

2022/23. Budget Allocation.	£150,000
2022/23. Est underspend allocation for year.	£20,000.
2023/24 Proposed Budget Allocation	£30,000

	£200,000

Expenditure.	
a)Actual Expenditure to date.	£32,000
b)Authorised/committed expenditure.	

Solar panels.	(£20,000)
Roof.	(£20,000)
Contingency.	(£5,000)

	(£77,000)

C)Building Fabric upgrades.	(£100,000)
Contingency.	(£10,000)

	(£110,000)

Estimated Underspend.	£13,000

These estimates provide a clear picture that the village hall project could be completed in 2023/24 including, possibly, the car park if the Council agrees to allocate :

A) £20,000 of the current years underspend to the project and allocates

B) £30,000 of its 2023/24 precept to the village hall project.

It should be noted that no provision for CIL / S106 receipts have been included in these figures due to the uncertainty of this source of finance and income arising from the Village Hall Endowment Fund, estimated at between £12,000 to £15,000 per annum has also not been included in the figures.

PARISH RESERVES.

The Parish Council has always maintained a strong commitment to hold a healthy level of reserves, equal to least one years precept. This has currently been breached by the Council's commitment to the village hall project. Currently unallocated reserves are estimated to be some £94,000 but the estimated unallocated underspend for the current year after accounting for the proposed allocation of £20,000 to the village hall project, (see above), should still leave some £20,000 to £30,000 that could be allocated to the Council's reserves, increasing them from £94,000 to £114,000 - £124,000.

PRECEPT OPTIONS FOR 2023/24.

The 2022/23 precept amounted to £109,822 and after accounting for a projected average inflation rate for the forthcoming year of 7% a "Stand Still" precept in real terms amounts to £117,500.

Options.

A 5% increase in the Precept results in a Total Receipt of £118,024. This represents an increase in a Band D household of £2.85 for the year (Up from £57 to £59.85).

A 7.5% increase in the Precept results in a Total Receipt of £120,834. This represents an increase in a Band D household of £4.28 for the year (Up from £57 to 61.28).

A 10% increase in the Precept results in a Total Receipt of £123,644. This represents an increase in a Band D household of £5.70 for the year (Up from £57 to £62.70).

RECOMMENDATION.

A 7.5% or 10% increase in the precept for 2023/24 needs to be seriously considered. If a 10% increase is accepted, the Council's Precept for 2023/24 of £62.70 for a band D property still represents a sum below Maidstone's parish Average and Medium for 2022/23 and this is before accounting for the overall rises in parish precepts for 2023/24.

£20,000 of this years unallocated reserves be committed to the village hall project with the remaining unallocated reserves estimated at between £20,000 to £30,000 be taken to Reserves.

Since producing the report Cllr Ellis had reviewed the Parish Council's draft budget for 23/24 and stated that with a 10% precept increase the Parish Council would be spending over and above this figure and suggested increasing the precept by 15% to match the 22/23 median band D precept for all Maidstone parishes, i.e. £65.54.

Lengthy discussion followed, which is summarised below :

- Could the Parish Council make budget savings to avoid such a large increase in precept? This was not deemed possible as the budget had been carefully considered and reduced as far as possible already
- With inflation currently at 10 to 11% a budget increase of 10% would be 'standing still'
- Spending on the village hall would reap huge financial rewards in the future, significantly reducing energy bills and preventing large increases in costs for hirers. In addition, providing an upgraded hall, fit for needs of the local community
- A 15% increase would still be below the 23/24 median and average for Maidstone parishes
- A 15% increase sounds like a large amount of money but it represents an increase of just 16.4p / week or £8.55 / year for a band D property in the parish

Cllr Ellis proposed a 23/24 precept of £129,291, representing an increase of 15% from 22/23 for a band D property in the parish. Seconded by Cllr Humphryes and a vote was taken with 8 for and 1 against. Motion therefore carried. Clerk to inform MBC.

CLERK

13.4 Draft budget for 2023/24 :

It was agreed to defer this item until after item 18.6.

14. **Correspondence:**

14.1 MBC – Community Governance Review survey :

Cllr Martin noted that he had carried out a survey of residents in Hubbards Lane and the west end of Heath Road, with 85% in support of the Parish Council's proposal to include their homes within the Boughton Monchelsea parish boundary.

Cllr Munford advised that Firmins had written a letter to the Parish Council supporting the proposed boundary amendments at Campfield Farm.

It was agreed that Cllrs Munford, Smith, Martin, Humphries and the clerk would meet to discuss and agree the Parish Council's response to the Community Governance review survey.

CLERK

14.2 Chart Sutton Parish Council – Proposed parish boundary amendment :

Correspondence had been received from Chart Sutton Parish Council proposing a minor amendment to the Chart Sutton parish boundary, near River Farm. It was noted that the boundary would now fall in the centre of the bridge on Chart Hill Road. Cllr Munford proposed that the Parish Council respond in support of Chart Sutton Parish Council's proposed changes to their parish boundary. Seconded by Cllr Skinner and agreed by all members.

CLERK

15. **Planning Report:**

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

MBC notified :

22/504450 Boughton Lodge, Peens Lane, Boughton Monchelsea
Erection of a detached dwelling with associated access, parking and amenity space

15/11/22

DECISION :

The Parish Council wish to see the application refused for the following planning reasons and if MBC are minded to approve it we wish to see it reported to MBC planning committee for decision.

The proposal would be contrary to policy SS1 and Policy SP17 of the Maidstone Borough Local Plan and paragraph 170 of the NPPF as it will result in harm to the character and appearance of the rural area by virtue of adding significant built form in this countryside location and would lead to increased domestication within the countryside

The proposal would be contrary to Policy SS1 of the Maidstone Borough Local Plan and paragraphs 78 and 79 of the NPPF by introducing a new dwelling into an unsustainable location which is poorly served by basic services and public transport

The proposal is south of Heath Road. As such, it does not comply with policy RH1 of the Boughton Monchelsea Neighbourhood Plan which states that 'Proposals for new residential development to the south of Heath Road (B2163) will not be supported unless they conform with national and local rural exception policies'

The proposal does not conform with the design quality standards contained within the NPPF. The proposed design and

materials are considered to be poor and contrary to policies DM1 and DM30 of the Maidstone Borough Local Plan

The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it contains no energy efficiency measures, EV charging points or local generation technologies

A viability business plan covering use of the stables has not been provided. The application should be assessed by MBC's agricultural advisor to assess the need for a new dwelling

The application site contains newly planted trees which would need to be removed

22/505085 8 Petlands, Boughton Monchelsea 15/11/22

TPO application to fell / remove one large oak tree in the rear garden due to the tree causing shade in the back garden and may cause damage to other properties if left to continuously grow out

DECISION :

The Parish Council objects to the removal of this tree and concurs with the neighbour comments on the planning portal but will leave MBC's landscape officer to assess the application

22/504814 The Limes, Heath Road, Boughton Monchelsea 15/11/22

Demolition of 2 no. existing structures and erection of 1 no. detached chalet bungalow with associated parking and cycle storage

DECISION :

The Parish Council wish to see the application refused for the following planning reasons and if MBC are minded to approve it we wish to see it reported to MBC planning committee for decision.

The proposal represents over development of the site as well as inappropriate, backland development

The area is an artificially brownfield site and we question whether the existing buildings to be demolished ever had planning permission. We note the contents of an MBC letter dated 18/1/16 and recorded under planning application 15/508889. This letter states that all the existing buildings do not appear to meet the definition of an agricultural building and requested further information to explain what trade or business the buildings were being used for. It appears this information was not forthcoming and the application was subsequently withdrawn

The proposed development would be detrimental to the

residential amenities of neighbouring dwellings and would cramp the existing house to the north (West Barn) in particular

The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it contains no energy efficiency measures, EV charging points or local generation technologies. We are confused by the 'Retro Fitting' section in the design and access statement when the proposal is for a new build

22/504940 Rivendale, Brishing Lane, Boughton Monchelsea 15/11/22
Conversion of existing oast barn structure with new / altered openings to provide ancillary accommodation including reinstatement of oast roof / cowl

DECISION :

The Parish Council have no objections but would like to comment on the application as follows :

The proposal should remain ancillary to the main house in perpetuity

Policy PWP3 of the Boughton Monchelsea Neighbourhood Plan recognises all oast houses as non-designated heritage assets. As such MBC's conservation officer should be fully consulted on the application

22/505038 Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea 29/11/22
Conversion of existing detached garage to a residential annexe ancillary to the main dwelling house

DECISION :

The Parish Council would like to comment on the application as follows :

If MBC are minded to approve the application then it should be assigned for single family use only, ie the same family that are living in the main dwelling

MBC should thoroughly check the parking arrangements as we do not believe there is space for 7 vehicles, as stated

The conservation officer should be fully consulted on the application, particularly as there is an undesignated heritage asset (old lime kiln) immediately behind the garage

Permitted development rights should be removed. We believe this will be the case anyway as the site is within a conservation area but this should be included in any planning conditions

We are concerned at the proposed materials to be used. Whether uPVC has been used in the existing dwelling or not, the site is within a conservation area and every effort should be

made to ensure good design and use of natural materials, not uPVC windows and doors

The application drawings are inconsistent – the elevation drawing shows a single door and window to the front and a single door and two windows to the rear whereas the 3D plan in the planning statement shows a front door plus French doors to the front elevation. This inconsistency should be cleared up by the submission of revised details prior to the application being decided

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|-----------|--|----------|
| 22/505126 | Land at Loddington Farm, Loddington Lane, Linton
Section 73 – Application for removal of condition 18 (BREEAM Rating) pursuant to 21/503547/FULL for – Erection of single storey farm shop and cold store building including creation of new vehicular accesses, parking and landscaping
DECISION :
The Parish Council's view is that MBC's environmental team are responsible for determining whether the BREEAM rating should remain, based on the use class of the building | 29/11/22 |
| 22/505105 | Gladstones, The Quarries, Boughton Monchelsea
Erection of a single storey extension including insertion of roof light and changes to fenestration. Creation of a new parking area
DECISION :
No objection / comment | 29/11/22 |
| 22/505106 | Gladstones, The Quarries, Boughton Monchelsea
Listed building consent for the erection of a single storey rear extension, internal and external alterations including removal of walls / doors, replacement of windows, timber cladding and insertion of roof light
DECISION :
No objection / comment | 29/11/22 |
| 22/505381 | Meadowside, Heath Road, Boughton Monchelsea
Loft conversion with side extension, insertion of a rear dormer and 5 no. roof windows. Erection of a single storey rear extension to replace existing conservatory
DECISION :
No objection however the Parish Council is concerned at the height of the gable walls and MBC should ensure there is no adverse impact on the private amenity of neighbouring properties | 29/11/22 |
| 22/503721 | 2 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea
Demolition of existing porch and erection of a part single storey, part two storey side extension (REVISED DETAILS ONLY)
DECISION :
The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it, the application should be reported to MBC planning committee | 29/11/22 |

for decision.

Despite the revised details, the proposal still constitutes overdevelopment, almost doubling the size of the house, changing its nature and character and compromising the composition of both semi-detached properties

The Boughton Monchelsea Neighbourhood Plan discourages development to the south of Heath Road

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|-----------------------|---|----------|
| 22/500119 | The proposal is in the vicinity of two listed buildings
Cliff House, Cliff Hill, Boughton Monchelsea
Retrospective application for the change of use to garden land and the erection of 1 no. outbuilding to house home gym with associated decking, patio and hot tub area (REVISED DETAILS ONLY)
DECISION :
The Parish Council would like to comment on the revised application as follows :

We are concerned at the level of interaction between MBC's officer and the applicant and the apparent steering that if the applicant amends the application as suggested by the officer the more likely it will be to get approved

It should be noted that, contrary to the documents submitted by the applicant, the outbuilding <u>can</u> be seen from the public road and was constructed in early 2020, not 2021

The Parish Council's original response to the application still stands and if MBC are minded to approve it then we wish to see the application reported to planning committee for decision | 20/12/22 |
| 22/505657 | 25 Bridger Way, Boughton Monchelsea
Erection of a part first floor side, part two storey front and rear extension including changes to fenestration
DECISION :
MBC should satisfy themselves that the extension can be constructed without impacting the next door neighbour's car port. | 20/12/22 |
| 22/504888 | 41 The Quarries, Boughton Monchelsea
Erection of single storey side extension to form garage (retrospective)
DECISION :
No objection / comment. | 20/12/22 |
| 22/505766
& 505767 | The Old Farmhouse, The Green, Boughton Monchelsea
Demolition of lean to conservatory and erection of a single storey rear extension (plus listed building application)
DECISION :
No objection / comment | 20/12/22 |

Outline planning application with all matters reserved for the erection of 4 barn structures

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it, the application should be reported to MBC planning committee for decision.

We are extremely concerned at the apparent lack of need for these four additional barns and expect MBC's agricultural consultant to be engaged to determine whether there is a justifiable need for these buildings. From our extensive local knowledge and from speaking to neighbouring residents there appears to be no evidence whatsoever of equestrian use of the site in the past. There are no horses on East Hall Hill and only a few on the applicant's land off Long Lane / Peens Lane where we understand equestrian facilities already exist; in fact the applicant has another planning application in for yet more equestrian accommodation at his property, Boughton Lodge where the horses are kept

There are significant inaccuracies in the design and access statement :

- The document states that '***the existing barn structures have been used as an equestrian stable to allow horses to graze for nearly 16 years and this purpose will be retained whilst utilising the site by providing two garage spaces, two stable units and living accommodation within the proposed structures to help continue the upkeep of the horses and site***'. The existing structures have been in place for around 12 years, not 16 and have never been used as equestrian stables and there are no horses on the land or adjacent. We understand that in all the time they have been there, the existing barns have only been used for the storage of hay and there has been and continues to be very little in the way of comings and goings to and from the site
- The existing barns are constructed wholly from corrugated metal, there is no timber cladding. There are no side windows in the existing barns, only small corrugated plastic roof lights
- The conclusion states that '***the scheme seeks to utilise the space within the existing parcel of land by proposing structures that respect the position and scale of the existing structure and local area whilst considering the relevant policies put forth by the Boughton Monchelsea Parish Council and Maidstone Borough Council***'. The proposal fails to respect the

local area and does not comply with MBC and NHP policies

The proposal fails to comply with MBC Local Plan policies DM30, DM34, DM36, DM37, DM41 and SP17

The proposal fails to comply with Boughton Monchelsea Neighbourhood Plan policies RH1, RH8, LRE1 and LRE2

22/505810 The site is immediately adjacent to a Landscape of Local Value
42 Lockham Farm Avenue, Boughton Monchelsea 20/12/22
Garage conversion to habitable room including new windows
and roof lights

DECISION :

No objection / comment

22/505822/ Land at Lower Farm Road, Boughton Monchelsea 20/12/22
AGRIC Prior notification for erection of agricultural storage building. For
its prior approval to : siting, design and external appearance

DECISION :

It was noted that the Parish Council is not a statutory consultee on prior notification applications however the following response was agreed :

MBC's agricultural consultant should be engaged to determine whether there is a justifiable need for this additional storage building

We are concerned at the location of the proposal, set in a highly visible position next to the road and feel that if there is a justified need then the building should be located closer to the existing barn. We note the comment in the planning statement that for insurance and health and safety purposes the proposal has been located away from the other barn however we feel there is no need for this large distance between them. MBC Local Plan policy DM30 (Design principles in the countryside) states that ***'any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation ...'***

If MBC are minded to approve the application then landscaping should be conditioned, to protect the adjacent ancient woodland and views

22/505455 Land south of Heath Road, Cock Wood, Boughton Monchelsea 10/1/23
Erection of a two-storey dwelling with associated driveway and garden, including creation of new vehicular and pedestrian accesses

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If the officer is minded to approve it

the application should be reported to MBC planning committee for decision.

The proposal would cause unacceptable harm to the character and appearance of the countryside which is protected for its intrinsic value, introducing an additional new dwelling into this rural location with associated additional domestic paraphernalia. The development is contrary to policies SS1, SP17, DM1, and DM30 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2021)

The proposal is contrary to policy PWP11 of the Boughton Monchelsea Neighbourhood Plan as it would result in the loss / deterioration of coppiced woodland. This woodland is subject to a TPO.

The proposal is contrary to policy RH1 of the Boughton Monchelsea Neighbourhood Plan as it is south of Heath Road and does not conform with national and local rural exception policies

The proposal fails to comply with policy RH6 of the Boughton Monchelsea Neighbourhood Plan 'Design of new housing development'

The provision of this new dwelling in an unsustainable location would result in an overreliance on the private motor vehicle for future occupants to meet their daily needs. As such, it is contrary to policy SS1 of the Maidstone Borough Local Plan 2017 and the National Planning Policy Framework 2021 (as amended)

22/501895 Rosewood (Phase 4 and 5) Land south of Sutton Road, Langley 10/1/23
Approval of reserved matters (appearance, landscaping, layout and scale being sought) for phases 4 and 5 for the erection of 238 no. residential dwellings etc.

DECISION :

No objection however the following points should be fully considered :

- Provision of renewable energy sources such as air / ground source heat pumps or photo voltaics
- Provision of EV charging points
- Exclusively native planting within the landscape plan
- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries
- Encourage high levels of thermal insulation and airtightness
- Permeable parking and footway surfaces
- Avoidance of light pollution as much as possible in

- external lighting design
- Installation of rainwater harvesting systems
- Upgrading of main sewerage infrastructure to cope with additional homes being built and in order to minimise discharge of waste into rivers and the sea

The following applications have been APPROVED by MBC:

- 22/504477 62 The Quarries, Boughton Monchelsea
Erection of a single storey side and rear extension
- 22/504388 Fir Tree Cottage, 28 The Quarries, Boughton Monchelsea
Erection of a detached outbuilding
- 22/504245 Halfway Cottage, Boughton Lane, Boughton Monchelsea
Retrospective change of use of an agricultural field to glamping site with 3 no. bell tents, 3 no. WC's and an outside cooking area
- 22/502842 Mercedes Benz of Maidstone, Bircholt Road, Maidstone
Erection of spray booth
- 20/502346 8 Petlands, Boughton Monchelsea
TPO application for 1 x (T1) – Oak – Remove lower 2 branches
- 22/503721 2 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea
Demolition of existing porch and erection of a part single storey, part two storey side extension

The following applications have been REFUSED by MBC:

- 22/504298 Cherry Barn, Old Tree Lane, Boughton Monchelsea
Erection of 1no. dwelling with associated parking and landscaping, including part demolition of existing unauthorised structure (part retrospective)
- 22/504814 The Limes, Heath Road, Boughton Monchelsea
Demolition of 2 no. existing structures and erection of 1 no. detached chalet bungalow with associated parking and cycle storage
- 22/504450 Boughton Lodge, Peens Lane, Boughton Monchelsea
Erection of a detached dwelling with associated access, parking and amenity space

The following applications have been notified as WITHDRAWN :

None

The following APPEALS have been notified:

None

The following APPEAL DECISIONS have been notified:

None

The following APPEALS have been notified as WITHDRAWN:

None

15.1 Cllr Humphries gave an overview of recent planning application responses and MBC decisions. The clerk provided an update on planning enforcement cases.

16. Representatives' Reports:

16.1 KALC: Cllr Date was not present at the meeting.

16.2 Allotments : Cllr Martin had nothing to report.

16.3 Village Hall & Recreation Ground :

Cllr Humphryes advised that the new roof to the village hall would be installed over a two week period commencing on 6th February, tying in with playgroup half term. Solar panels would be installed during week commencing 13th February. He added that there was no initial intention to put a new roof on the hall however investigations had revealed that the existing roof was unsuitable for solar panel fixings and was also reaching the end of its life. The new roof make up would include insulation, negating the need to insulate inside, above the ceiling.

Cllr Humphryes advised that he was arranging a new, more reliable wifi system for the hall. Next steps in the overall hall project would include the small extension and internal remodelling works.

Following Cllr Roome's sad passing, Cllr Humphryes agreed to take over as the Parish Council's village hall and recreation ground rep.

16.4 Neighbourhood Watch : Cllr Stevens was not present at the meeting.

16.5 Police Liaison : Cllr Date was not present at the meeting.

16.6 Bus group : The clerk stated that she had attended a bus meeting with other parishes in December.

Following Cllr Roome's sad passing, Cllr Brown agreed to take over as bus group rep.

16.7 Climate change and biodiversity : Cllr Jessel provided an update as follows :

- Public tree planting day at Lyewood on Sunday 15th Jan
- Public tree planting day at Firmin's Field on Saturday 28th Jan
- Climate change sub-group meeting on 18th Jan
- Prior to his passing, Cllr Roome had been a valued member of the climate change sub-group and had been committed to improving biodiversity in the parish. He had ordered trees to plant on 0.5 hectares of his land at East Hall Hill and it was noted that a private tree planting day would take place in his memory in February, with all Parish Councillors invited to attend

17. Decision items :

17.1 Play area inspections :

The clerk had produced a report for members which was included in the agenda papers. This explained that MBC would be ceasing play area inspections in parish owned play areas from April 2023. Several quotes had been obtained and the clerk's recommendation was to engage 'Kent Playground Inspections' to carry out 3

no. quarterly operational inspections a year at £100 each and 8 no. visual monthly inspections a year at £20 each. The annual Zurich inspection would count as the fourth quarterly inspection. Cllr Munford proposed going forward with the clerk's recommendation at a total annual cost of £460 per year. This was seconded by Cllr Ellis and agreed by all members, providing that 'Kent Playground Inspections' have relevant insurance cover in place.

CLERK

The clerk also recommended that the Parish Council pay for a Councillor to attend a one day play area inspection course. The cost of this would be in the region of £150 and Cllr David Redfearn had agreed to attend. Cllr Munford proposed going forward with this recommendation. Seconded by Cllr Ellis and agreed by all members.

CLERK / CLLR REDFEARN

17.2 Police speed checks :

The clerk advised that several other parishes were paying the Police to carry out speed checks. She added that the Police had been out on Heath Road twice over the Christmas and new year period but, despite requests to the PCSO, it had not been possible to obtain details of this enforcement.

The clerk had obtained a quote from the Police for carrying out speed enforcement for the Parish Council. An 8 hour shift for two officers would cost between £400 and £480. Following lengthy discussion amongst members, Cllr Munford proposed paying for one 8 hour session then review and decide whether to continue. Seconded by Cllr Martin and agreed by all members. This would be funded from the 'Highway Projects' budget head. Suggested locations for enforcement were Heath Road 30mph limit, Haste Hill Road 30mph limit and Brishing Lane, close to Joywood junction, where the speed limit reduces to 30mph. Clerk to inform Police of decision.

CLERK

Cllr Munford noted that Speedwatch operations would continue and more volunteers were always required.

17.3 Allotments – additional water tanks at Langley Park :

The clerk advised that the two small water tanks at the Langley Park allotment site were insufficient for the needs of plot holders and take a long time to fill up from the mains. Cllr Munford proposed that 2 no. 1000 litre tanks be purchased and installed alongside the existing. Seconded by Cllr Humphries and agreed by all members.

CLERK

Cllr Jessel suggested encouraging plot holders to mulch their plots to minimise the need for watering.

17.4 Village hall and recreation ground – amended trust deed :

An amended trust deed was included in members' agenda papers. The amendment would mean signatories to the new endowment fund income account would be Parish Councillors rather than a combination of Councillors and village hall trustees. Cllr Ellis proposed that the amended trust deed be approved. Seconded by Cllr Jessel and agreed by all members. Clerk to instruct Gill Turner Tucker accordingly.

CLERK

It was noted that all payments from the endowment fund income account would need to be authorised by two members of the village hall management committee before being approved for release with the bank by Parish Councillor cheque signatories.

18. Update / discussion items :

18.1 Village hall remodelling update :
Covered under item 16.3 above.

18.2 Parkwood Farm reservoir update : Cllr Edmans was not present at the meeting.

18.3 North ward update : The possibility of a Queen Elizabeth II memorial bench for north ward was discussed. Cllr Wilde agreed to gauge opinion amongst local residents.

Cllr Wilde advised that MBC had recently put in a new bench on the Joywood rec. He added that a bin next to the bench would be welcome. It was noted that this green space and play area were owned by MBC therefore Cllr Wilde agreed to request this via MBC Cllr Dan Wilkinson.

CLLR WILDE

18.4 Heath road safety improvements update :

Cllr Munford advised that there had been ongoing correspondence with KCC over the last few months regarding road safety improvements. KCC had confirmed that the existing 'wig wag' flashing lights could be used during school run hours and had provided the Parish Council with a magnetic wand. This had been passed to the primary school who would hopefully be arranging for parent volunteers to turn the lights on and off, in the short term until programmable wig wags could be installed, hopefully in the Spring. These would be funded by the Parish Council.

Discussions had also been ongoing regarding improvements to the road markings on Heath Road and it was agreed that the Parish Council would engage KCC to carry out design work to facilitate improvements such as visual narrowing, painting of 30mph roundels and possible dragons teeth road markings. This work would be funded from the 'Road safety improvements' budget head.

Cllr Martin expressed concern regarding the quality of recent roadworks on Heath Road (surface dressing and cats' eyes).

18.5 Parish Council communications :

The clerk advised that it had been left to a very small number of people to deliver the December newsletter in the north ward of the parish and requested a volunteer co-ordinator going forwards. Various ideas were discussed including potential drop points for residents to collect and a combination of e-mail / hard copy newsletters depending on resident preference. It was noted that these options would be very difficult to manage and would potentially take more time and management than delivering newsletters to all. The possibility of e-newsletters only was also discussed.

It was agreed to defer this item until the next Parish Council meeting to give members time to form their views and come up with ideas. **CLERK**

18.6 Queen Elizabeth II park :

It was noted that a decision had been made at the previous Parish Council meeting to rename the recreation ground the 'Queen Elizabeth park'. Cllr Munford noted that he had received feedback from a number of residents who said they had always known it as the recreation ground. Following discussion, Cllr Munford proposed that the name be amended to 'Queen Elizabeth recreation ground'. Seconded by Cllr Martin and agreed by all members. Cllr Humphries advised that he would arrange for a new, fence mounted sign to be installed. The clerk noted that this should be as graffiti proof as possible.

13.4 Draft budget for 2023/24 :

The clerk and Cllr Munford had produced a draft 23/24 budget which was included in members' agenda papers. Following discussion, Cllr Ellis proposed that the draft budget be approved (amended to suit precept figure agreed under item 13.3). Seconded by Cllr Munford and agreed by all members. The clerk and Chairman signed the precept form. Clerk to return to MBC. **CLERK**

19. Health & Safety Issues:

Cllrs Garland, Martin and Redfearn to meet with the clerk to finalise Parish Council / BMAT tree policy. Clerk to arrange date. **CLERK**

20. Deferred Items Schedule:

Nothing to report.

21. Any other business. (Non decision items only):

Cllr Wilde suggested that a 'This is what the Parish Council do' article be added to the website and distributed on social media. Members felt this was a good idea. Cllr Munford and the clerk to action. **CLERK / CLLR MUNFORD**

Cllr Munford noted that a local resident had kindly spent a weekend reconstructing the pond in Walk Meadow, following damage to the liner. This was very much appreciated by members and it was agreed that the clerk would send a thank you letter. **CLERK**

22. Date of Next Meeting:

The next full Parish Council meeting is due to be held on Tuesday 7th March at 7pm in the main hall of the village hall.

There being no further business the meeting closed at 9.00pm

MINUTE 18 (Parish Council meeting 10th January 2023)**SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:**

DATE :	ITEM:	ISSUE / ACTION:	POSITION AS AT PARISH COUNCIL MEETING 10th JANUARY 2023
16.1.07	Furfield Quarry	Methane monitoring	BMAT issue. Last meeting between BMAT / MBC and Skinner Trust took place on 8/7/20. Clerk asked MBC if any further Merebrook reports available but none since last meeting. As requested by BMAT trustees, contacted Skinner Trust directly for copies of latest reports (14.9.21). Report dated January 2021 received and forwarded to relevant BMAT trustees. Queries on report submitted to Merebrook November 2021. No response received however Skinner Trust advise of delay due to an imminent change to the person acting as custodian Trustee. (11.1.22). Skinner Trust have now forwarded Merebrook report dated March 2022 but have yet to respond to the previous queries raised (6.9.22). E-mail sent to Environment Agency requesting a meeting. Response awaited. (10.1.23)
2.7.19	59 Linton Road	Encroachment	BMAT issue. Review September 2023
3.9.19	11 Harling Close	Encroachment	BMAT issue. Review September 2023
3.9.19	Clerk's salary	Review	Review clerk's salary on an annual basis. Next review due September 2023
3.3.20	Furfield Quarry	Option agreement	BMAT issue. Option expires in September 2024. Review before March 2024
18.5.21	Piper / Thirkell land	Lease	Lease expires on 6 th January 2116. Review in 2115
14.9.21	Langley Park	Parking on double yellow lines	MBC advise no action can be taken to address parking on double yellow lines until road has been adopted.
6.9.22	Salts Wood	Encroachment	Encroachment (paving slabs etc) on south edge of the wood. Review during Winter 2022