



MINUTES OF THE MEETING OF THE LENHAM PARISH COUNCIL
HELD ON THE 7th AUGUST 2019 AT 7.30pm IN THE COMMUNITY CENTRE

PRESENT Cllr. R Greenwood, Chairman presiding.

Cllrs. M Ballard, (from 9pm) J Britt, M Lowe, N Osborne, A Ratcliffe, P Scrivens & A Walmsley.
M McFarlane (Clerk & RFO) 4 Members of the public.

PUBLIC PARTICIPATION

(7.30pm – 7.50pm)

The Community Warden warned of bogus gardeners operating in the area, charging considerably more money than the original quote. The Lenham Shopkeepers 'What's Up Group' is now fully operational. The Warden will patrol the William Pitt Field and report on any incidences of vandalism or antisocial behaviour.

A resident flagged up access issues with the Ashford side crossing at the Faversham Road junction, he asked if improvements to level off the grass bank on the south side of the Ashford Road could be installed?

Cllr. A Walmsley will contact KCC Highways to discuss the suggested solution.

A trustee from the Lenham Nursery School reported a steering committee has been formed to forward fundraising activity from early September. Working with the Parish Council it is hoped to reach an agreement on the lease in order to build the nursery as swiftly as possible.

A parishioner enquired if there were recommendations or policies for alleviating the increasing parking issues throughout the village? Cllrs. responded that long term, if the Neighbourhood Plan is made, there will be funds available to investigate solutions. In the meantime, a meeting with MBC Parking Department will be organised to raise the concerns.

The Chairman opened the meeting at 7.55pm and thanked the members of the public for attending.

19/56 APOLOGIES FOR ABSENCE RECEIVED

The Council accepted apologies for absence from Cllrs. M Cockett, C Huggens, M Michaelas & County Cllr. S Prendergast. Received by email after the meeting, Cllr. T Griffiths from Harrietsham Parish Council and Borough Cllrs. J & T Sams.

19/57 TO RECEIVE DECLARATIONS

Declarations of Interest on Agenda items. No declarations received.

Declarations to changes to the Register of Interests. No declarations received.

Requests for dispensations. No requests received.

19/58 TO REQUEST NOTIFICATION

The Chairman requested notification of intention to film, photograph or record any items.
No notification received.

19/59 TO RECEIVE MINUTES OF THE PARISH COUNCIL MEETING

Cllr. J Britt proposed, Cllr. M Lowe seconded, and it was **RESOLVED** that the minutes of the meeting held on Wednesday 3rd July 2019 (subject to RJ Plant being corrected to RB Plant) are a true record and were approved, adopted and signed by the Chairman of Lenham Parish Council.



19/60 PROGRESS OF RESOLUTIONS (For information purposes only)

The Red telephone Box in the Square has been repainted as per agenda reference 19/48.
Picnic benches for the Cherry Downs site may be made from the felled tree at the William Pitt Field.
The WCs sub-committee will contact MBC ref: possible refurbishment of the facilities.

19/61 NURSERY SCHOOL SITE ACCESS REPORT AND LEASE DETAILS

Cllr. A Ratcliffe reported that further discussions and investigations would be needed to determine the alignment of the east boundary access measurement, however, as the water pipe runs parallel with the established fence line there appears no logical reason why the access should be narrower.

Following advice from Sibley Pares who recommended an approximate rental figure of £4,800 annually, Cllrs. agreed to communicate with the nursery school team and propose a fair rent which could be negotiated alongside the heads of terms of the lease. Cllr. A Ratcliffe proposed, Cllr. N Osborne seconded and it was **RESOLVED** to undertake further negotiations from which a legally binding document will be produced and presented to full council.

19/62 MAIDSTONE ROAD CAR PARK PROJECT UPDATE

Deferred until further investigations are completed.

19/63 PLATTS HEATH HIGHWAY PROJECT DETAILS OF COSTS

We await costings from KCC Highways including the cost of applying for a Traffic Reduction Order to extend the area covered by a 30mph limit on both Headcorn and Lenham Road.

19/64 TREE SURVEY PROJECT FUNDING

Cllr. M Lowe proposed, Cllr. P Scrivens seconded and it was **RESOLVED** to carry out the tree report as per the quote for £1,750 - £2,000 from J Heuch.

19/65 OFFICIAL REGISTRATION WESTWOOD PARK ROAD NAMES

The names recommended by Cllrs. are Stocks Way, Gold Crest Close, Rushmore Gardens, Lodge Rise and Hay Meadow. Cllr. N Osborne suggested a policy for future naming requests should be considered. F & GP committee will discuss further and report back with a policy for consideration at full council in October.

19/66 HAM LANE TO MAIDSTONE ROAD FOOTPATH TREE ROOT DAMAGE ISSUES

Ongoing issues with tree roots disturbing the surface of the footpath which runs alongside the primary school boundary at Ham Lane and on to Maidstone Road will be highlighted to KCC who are considering installing a new boundary fence and possibly removing the trees.

19/67 TO RECEIVE MINUTES OF THE FINANCE & GENERAL PURPOSES MEETING

Cllr. J Britt updated the plans for works at the Cross, he will contact the landowner to inform them of the proposals. A new bin will be installed at the memorial garden seating area. Cllr. R Greenwood proposed, Cllr. P Scrivens seconded and it was **RESOLVED** to carry out all works.

Cllr. R Greenwood proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** to clear an overgrown area of the churchyard as per the quote from Down to Earth for £160.



19/67 CONTINUED:

Cllr. N Osborne proposed, Cllr. A Walmsley seconded, and it was **RESOLVED** that the minutes of the meeting held on the **17th July 2019** are a true record, approved, adopted and signed by the Chairman of the Finance & General Purposes Committee.

19/68 TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETINGS

The Chairman highlighted the application for a small-scale development at the Sandway sand pit which includes self-build options. He also reported on the objection to the siting of a caravan on land at Old Ham Lane. Cllrs. were reminded to respond to the MBC CIL list.

Cllr. J Britt proposed, Cllr. R Greenwood seconded, and it was **RESOLVED** that the minutes of the meetings held on **17th July & 5th August 2019** are a true record and the recommendations were approved, adopted and signed by the Chairman of the Planning Committee.

19/69 NEIGHBOURHOOD PLAN REPORT

The plan is progressing to draft Regulation 16. Meetings continue with both MBC and the Infrastructure Delivery Group. All documents including reports and statements have previously been circulated to all Cllrs. for their consideration. Cllr. J Britt proposed, Cllr. R Greenwood seconded and it was **RESOLVED** to submit Regulation 16 for an initial six-week consultation by MBC by early September. LPC will organise a public consultation during late October/early November. Cllr. M Ballard confirmed NHP technical assistance is available from Locality.

(a) Sale of strip of land at William Pitt Field boundary with Old Ham Lane.

Subject to the advice from Sibley Pares concerning the expected value of the land and overcoming any covenants which may impinge the proposed sale, Cllr. M Ballard proposed, Cllr. R Greenwood seconded and it was **RESOLVED** to take legal advice to forward the sale of the strip of land. Cllrs. M Ballard and R Greenwood will progress the negotiations.

(b) Proposed William Pitt Field outline planning application costs

The possible use of the WPF to provide mixed housing including social housing to benefit local parishioners will require outline planning permission. Cllr. J Britt proposed, Cllr. M Ballard seconded, and it was **RESOLVED** to instruct Sibley Pares to organise the tendering process on behalf of LPC to define the cost of achieving planning permission for information purposes. Cllr. P Scrivens was concerned about the loss of open green space, Cllr. N Osborne confirmed ample replacement green space would be provided in the nearby Countryside development.

19/70 TO RECEIVE REPORTS FROM COUNCIL SPOKESPERSONS INCLUDING OUTSIDE MEETINGS

Cllrs. N Osborne and J Britt attended the MBC review of the Local Plan. The expected increase in housing numbers from 800 to 1,200 per year between 2022 to 2037 may mean extra development in Lenham. A robust NHP gives us more leverage during the MBC consultations with the parishes.

Cllr. M Lowe reported on progress with the Ham Lane play park maintenance repairs, Cllr. N Osborne proposed and Cllr. A Walmsley seconded the repair of the play park fence.

Cllr. M Lowe reported on the HPC meeting, items discussed included road issues on the A20 and defibrillator training, which LPC is invited to attend.



19/70 CONTINUED

Cllr. M Ballard reported the trustees of the Honywood & Douglas Charity wish to develop five new Alms houses and a sub-committee has been formed to forward the project. The overhanging trees at the High Street Almshouses have been cut back.

Cllr. M Ballard reported that MBC have granted permission for six dwellings to be occupied at the Paddocks development, prior to the ghost island being installed on the A20, he suggested challenging the letter from KCC Highways as it appears ambiguous.

Cllr. A Walmsley is communicating with the Social Club in the High Street concerning the use of external tables and benches, the club will keep LPC informed of any planning enforcement issues.

Following the meeting with Baxhall Construction with Cllrs. P Scrivens and A Walmsley we are awaiting details if the company can help clear the spoil heap at the allotment site as requested.

19/71 FINANCE

| a) To authorize payments (Details of payments to be tabled). | Cheque no: | Amount |
|--|------------|----------|
| Made by Falcon. Web-site service for July. | 5086 | 60.00 |
| Lenham Community Centre room hire for April-June. | 5087 | 223.00 |
| M McFarlane. Office expenses/materials/signs. | 5088 | 239.06 |
| P McCreery. PMC Planning NHP June fees. | 5089 | 2,400.00 |
| P McCreery. PMC Planning NHP July fees. | 5090 | 3,600.00 |
| D Parfitt. NHP Landscape works. | 5091 | 600.00 |
| C Hill Down to Earth July landscape works. | 5092 | 610.00 |
| M Robbins. Replacement memorial plaque. | 5093 | 50.00 |
| V Alderson. Replacement memorial tree. | 5094 | 32.95 |
| Landscape Services. March – June landscape works. | 5095 | 3,785.21 |
| Jen Contractors. Dog bins & litter picking. July. | 5096 | 756.00 |
| Amiga Security. CCTV maintenance August. | 5097 | 54.00 |
| D Flisher Roofing. Bus stop/cemetery shed roof repairs. | 5098 | 220.00 |
| P J Loftus. Repainting the Red Telephone Box. | 5099 | 308.99 |
| Southern Electricity. Allotment charges. | 5100 | 48.86 |

Salaries & expenses are detailed as Appendix A and are filed with a signed copy of these minutes.

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| To note receipt of income (Details of income to be tabled) | Cemetery fees | 792.00 |
| | Bank interest | 48.11 |

Cllr. R Greenwood proposed, Cllr. A Ratcliffe seconded, and it was **RESOLVED** to make the payments. Cllrs. P Scrivens and N Osborne signed the cheques on behalf of Lenham Parish Council.

19/72 CORRESPONDENCE RECEIVED

Cllrs. confirmed sight of and reply to a letter from a resident concerning the William Pitt Field.

The meeting closed at 10.00pm

