

DRAFT MINUTES

Minutes of the meeting of Borough Green Parish Council held at 7.45p.m. on Monday 7 September 2009 in The Annexe to the Church of the Good Shepherd.

Present: Cllr S Perry(Chairman), Cllrs. J Bailey, Mrs E Howden, Mrs V McWilliam, Mrs S Murray (8.20pm), M Taylor, C Willsher, M Yianni T&MBCllr D Evans
Apologies: Cllr T Shaw (work)
There were 4 members of the public in attendance + Community Warden, Andy Johnson

Action

Declarations of Interest In the course of normal business being conducted and in particular, in connection with Planning and proposed Planning items, all Councillors confirmed that that they are open-minded and that any comments they make are done so without bias, pre-disposition or pre-determination, irrespective of personal comments made outside the meeting. Councillors will take into account any relevant information put before them and not rule out any factors before reaching a final decision.

Cllr Taylor declared an interest in items 88 – Skate Park cheque and 96 Youth Shelter

Community Warden Johnson reported on the Enforcement Day recently held in the village.

79. **Minutes** of the meeting 27 July 2009 were signed as a true record. Agreed that future minutes will state time of closure of meeting and date of next BGPC meeting.

80. **Matters Arising**

62.44.23.7 The safety bollard j/o Fairfield Rd/A227 has been replaced.

62.45 TM/09/3715 Cemex quarry: copies of a reply from KCC and e-mails from Cemex had been circulated to all members and were noted.

64. KHS Parish Portal test day. Chairman has been liaising with KHS in this connection rather than members attending.

64. dha planning consultants: Chairman confirmed that he had written to the consultant and developer.

70. All members had received copies of e-mail correspondence with KHS re maintenance of the A25/Crowhill FP. Cllr Taylor was thanked for his work so far in progressing this. There is concern that, generally, footpaths are being neglected by KHS. For further consideration.

71. The X11 bus is now running and will be advertised in The Voice.

75. Regional Spatial Strategy: Provision for Gypsies, Travellers & Travelling Showpeople - no formal response was made.

MT

Chairman invited T&MBCllr D Evans to report: Members were advised of current publicity about possible reduction of rail services in mid-Kent. T&MBC and other boroughs in the area have made representations to the Minister of State for Transport pointing out how already badly-served the area is for public transport. This should be recognised when considering local planning matters.

Cllr Evans gave some guidance on consideration of the current planning application TM/09/1510 Redevelopment of existing petrol station Maidstone Road and advised of recent preliminary discussions between Borough Cllrs and Planning officers, in this connection.

81. **Planning Matters**

TM/09/1510 Redevelopment of existing petrol station + adjoining land to provide replacement filling station & Tesco retail sales building – land to r/o & 84-106 Maidstone Road. 4 copy letters of objection had been circulated to all Cllrs. After considerable discussion agreed that all Cllrs will pass their comments to the Chairman asap (+ copy to all other members) for preparation of the Parish Council's response and final consultation with all.

TM/09/1765 Removal of conditions to allow goods vehicles to be in operation on an unrestricted basis – Hornet Business Estate, Quarry Hill Rd. Members had been addressed by the applicant during the public consultation period immediately prior to the meeting. After considerable discussion agreed: 1. Vehicles over 7.5 tonnes -movements restricted to 6-10pm Monday-Friday & 7am-1pm Saturdays only. 2. No restrictions for vehicles 7.5 tonnes or less 3. No commercial vehicles in connection with this site to use Quarry Hill Rd 4. Any lease granted in connection with this site must include these conditions.

TM/09/1898 Change of use to industrial/warehouse units B1, B2 or B8 classes with access & parking – Hornet Business Estate, Quarry Hill Rd. No objections.

TM/09/1813 Change of use of 1st floor rooms from B1 to D1 non-residential (osteopathic clinic) – Unit 1 Bourne Industrial Centre. Agreed comments: no objection in principle but consideration should be given to 1. Granting temporary permission of 3 years duration initially 2. Noise attenuation conditions should be imposed to protect neighbouring residents.

All
SP

81. **Planning Matters (Continued)**

TM/09/1840 Extensions – 28 Annetts Hall. Agreed comments: no objection but anomalies should be clarified 1. no indication of parking provision. Query adequate provision. 2. Query does distance between extension and boundary conform with current requirements. 3. Query location of vehicle access and hard-standing for 2 vehicles.

09/TEMP/0033 Variation of conditions to further relax time limit for submission of restoration/landscaping/aftercare schemes to 03/06/2010 - BG Sandpits, Platt. After discussion agreed that there is no reason to further extend the time.

TM/09/1246 Additional flat within roof void + external alterations and additional parking space – 17 Stone Court, revised supporting statement and amended site plan. Cllr Willsher read a proposed response which was agreed. Objections: 1. No amenity land on site 2. Piece-meal method of changes and details unacceptable 3. Construction patently showed additional accommodation was in mind from the outset, but not within the planning application, demonstrating attempt to maximise profit without due regard to the impact on current occupants and possible noise nuisance to floor below . 4. This additional level of over-intensification is totally unacceptable.

TM/09/1402 Demolition of building to r/o 21 High St and construction of double garage and 3 apartments + replace double garage with triple. Agreed that all previous comments are reiterated.

TM/09/1768 Demolish garage, construct house and garage – 1 Crouch Lane. After discussion agreed 1. Application premature in view of current application to redevelop nearby petrol filling station site 2. Insufficient location details submitted 3. Consultation period should be extended to allow further consideration of more-detailed plans.

Decisions

TM/09/1253 Replace conservatory with extension + construct flue – 9 Griggs Way. Permission granted.

TM/09/1368 Retrospective application: rebuild garage – 1 Abbott Road. Permission granted.

TM/09/1773 Extensions and conversion/extend roof – 9 Mountfield. Permission granted.

TM/08/3715/R8 Dust control scheme – Borough Green Quarry. Details approved.

TM/09/1246 Flat within roof void + parking – 17 Stone Court: for referral to Area 2 16/09/09

TM/09/1260 Bungalow in garden – 65 Annetts Hall: for referral to Area 2 16/09/09

It was agreed that Clerk will advise all members of planning applications as they are received. They can be viewed on-line or in the office during the week prior to a PC meeting, although the return date for comments must be taken into account. Cllrs will e-mail any comments to the Chairman and Clerk, with copies to all other members, and these will be made available for the Saturday duty councillors to prepare the proposed response.

All

All (by rota)

As all members of the public and press had left the meeting Chairman proposed that it be resolved to enter into committee to discuss financial matters. Agreed.

Cllr Mrs Murray advised of money likely to be available to BGPC for recreation grounds expenditure from a Section 106 contribution. Clerk will liaise with T&MBC. Cllr Mrs Murray was thanked for her work in securing this result. Chairman reported on possible future Section 106 outcomes.

Chairman proposed that the meeting be resumed in public. Agreed.

82. **Correspondence**

- Applause Rural Touring Sept. – Dec. 2009 Programme + 10th anniversary celebrations
- KCC Kent Minerals & Waste develop. Framework: Consultation on the Sustainability Appraisal/Strategic Environmental Assessment Scoping Report available at <http://consult.kennt.gov.uk/portal/sa/sascoping> (copies to all Cllrs)
- T&MBC Operation Cubit August 2009 (copies to all Cllrs)
- Kent Fire & Rescue Service Performance Plan 2009/10 available at www.kent.fir-uk.org
- T&MBC Community Safety Partnership Bulletin (copies to all Cllrs)
- MVCP River Medway Photo competition
- T&MBC LDF: MDE DPD submission version & supporting documents CD
- KCC Landscape Matters newsletter no 3
- Age Concern 'Wine & wisdom' evening, West Malling 18/09/09
- KHS Bus shelter grant scheme
- SE Water Water quality improvement scheme
- T&MBC Heritage Open Days 12/13 September 2009

T&MBC Closure of section of Seven Mile Lane 9 wks from 7 September
 CPRE Magazine September 2009
 T&MBC Corporate Performance Plan 2009/10
 T&MBC Joint Transportation Board agenda 24 August 2009 + minutes 18 June 2009
 Kent Youth Service Thanks for donation to T&MBC for Try Angle Awards scheme
 KHS Griffin 408 bus timetable: new service B Green to Swanley via Wrotham,
 W Kingsdown, Eynsford & Farningham Mon – Sat.
 T&MBC Response re piece-meal planning approval 'Stone Court' (copies to all Cllrs)
 KHS Parish Report July 2009 (copies to all Cllrs)
 T&MBC/T&MB Cllr Evans BG recycling site: Proposed move back to former site (copies to
 Cllr Mrs Murray)

Maidstone School of Tennis Request to block book RG courts Weds. 1.30-2.30pm (copies to all Cllrs). Request agreed at a charge of £10/hr for exclusive use of the courts during that time. Some maintenance work is required to the nets: Clerk will liaise with the consultant.

BMPOSJC Minutes of the meeting 11 June 2009 copies to Cllrs Bailey, Willsher & Mrs Murray). A successful family picnic event was held. Agreed that future BMPOS minutes will be circulated to all Cllrs.

T&MBC BG Lights Festival: Request for High St road closure Sat 28.11.09 3-6pm agreed.

KALC Power of Well-Being Training courses, Sevenoaks (copies to all Cllrs). Agreed that Cllrs Willsher and Yianni will attend Sept 28th and Cllrs Mrs Murray and Mrs Howden Oct 12th both at 4.45pm

CW/MY
SM/EH

83. **Vacancy BGPC**

It was with extreme regret that a letter of resignation was received and read from Councillor Mrs Beryl Woodhams. Sincere thanks were expressed to her for her hard work and commitment. Chairman will write. The ERO has been advised of the vacancy and notices displayed.

SP

Chairman will endeavour to attend the next Quarry Liaison meeting and, in the absence of Mrs Woodhams, it will be suggested that Cllr Willsher takes over the Chairmanship of the group.

SP
CW

Cllr Mrs Howden left the meeting at 11pm.

84. **Memorial Pavilion**

The refurbishment and alterations are nearing completion and Chairman will advise all members of the hand-over date. There was some discussion about the size and style of the clock and cupola. Consideration will be given to having a ceremony to re-dedicate the memorial stone. Football posts will be stored on purpose-built supports within the tennis courts. Some work may be required to the goal post sockets

SP

85. **Potters Mede Pavilion**

All councillors had copies of a detailed report from the Steering Group. It was recommended that, to ease the workload and speed progress, the 4 sub-tasks of this Project be carried forward by named members. After some discussion it was agreed that Cllr Willsher (contact point) and Cllr Bailey (technical advisor) will progress the pitch enhancement task. The Steering Group had obtained 3no prices for an Agronomist's feasibility study of the ground which had been circulated to all Cllrs. Chairman proposed that the recommendation of the quotation from TTS in the sum of £700 + VAT be accepted. Seconded by Cllr Willsher.

CW/JB

Agreed. An application has been submitted to KCC for a Members grant for this aspect of the work. Cllr Bailey reported on the Cemex grant application: Stage 1 has been completed and the expression of interest has been approved; the Stage 2 application now has to be submitted by 28.09.09: Cllrs Bailey and Willsher will liaise to complete the form. Cllr Bailey is continuing to liaise with Cemex regarding a possible contribution towards a new pitch: agreed that the Parish Council would bear the cost of the sub-soil drainage and the extra cost involved for high-quality grass. Cllrs Bailey and Willsher will discuss this with the Agronomist. Further agreed that Cllr Mrs McWilliam will lead in progressing the Football Development Plan task with the assistance of Cllr Mrs Howden and advice from Mr Stephen Cole as required. There was some discussion about the Planning requirements/procedure task.

JB/CW
JB

Noted that it is necessary to have preliminary but fairly firm plans in place before there can be further consultation with T&MBC. There will also be some liaison with Wrotham Parish Council.

JB/CW
VMcW
EH

85. **Potters Mede Pavilion (Continued)**

It was reported that the more modest Sports Pavilion agreed at the last meeting could be built by one of the 3 approved suppliers already contacted, for about the amount of the maximum insurance payment. It was agreed that Chairman will, firstly, explore other possible funding. He agreed to be the nominated leader on this task with assistance from Cllr Shaw as required.

SP/TS

86. **Grounds Maintenance**

P Mede pitches enhancement: as reported under item 85 of the agenda.

Playground equipment: There has been considerable deterioration of the slide and both the manufacturer and Inspector have advised that, at minimum, a new Hags chute will soon be required at a cost of £2024.13 + VAT. However, there is also increasing rusting of the frame to be considered and after some discussion Cllr Mrs Murray proposed that in view of this, and in order to standardise all the equipment in the play area, a complete new replacement slide be purchased and installed from/by Wicksteed Leisure at a cost of £4512 + VAT. Seconded by Cllr Willsher. Agreed. Further agreed that a claim will be made on the available Section 106 monies in this connection. Playground inspections will be considered at the next meeting.

Recreation Gd hedge: The beech hedge fronting the ground has been cut and shaped by the contractor, Mr Lawrenson.

87. **Street Lighting**

The council's maintenance contractor has suggested a site meeting to discuss outstanding repairs to the PC-owned columns and possible new installations. Agreed that Cllrs Willsher and Taylor will attend. Clerk will liaise.

CW/MT

88. **Cheques for Signature****Auto-Pay**

£703.36	R Springett - Asst. Groundsman 1/8 - 31/8/09
£1241.99	H Damiral - Clerk August 2009
£480.70	W Austin - Caretaker/Groundsman 1/8 – 31/8/09
£541.26	KCC – Superannuation August 2009
£60.00	J Stephens – Websites maintenance August 2009
£56.00	T&MBC – Rates, Memorial Pavilion September 2009
£221.45	EDF Energy – Street light supply July 2009
£334.37	EDF Energy – Street light supply August 2009
£94.17	EDF Energy – Supply BG Rec Gd.
£18.77	Kent Aluminium – Maintenance materials, Potters Mede
£182.99	Wrotham PC – Skate Park maintenance August 2009
£422.97	Wrotham PC – Skate Park maintenance July 2009
£118.80	BGVHMC – Hire of hall Foot Clinic April-Dec. 2009
£5000.00	BGVHMC – Grant, heating system
£642.22	SEC – Street lighting maintenance July – Sept. 2009
£25.16	Kent Aluminium – Maintenance materials, Potters Mede/Rec.Gd
£80.00	KALC – Councillors course fees
£5.75	Kidmans – Oil for mowers
£21.25	Neale Dataday Ltd – Office diary 2010
£16,523.03	Simmonds of Wrotham – Memorial pavilion refurbishment – Stage 1 payment
£18844.91	Simmonds of Wrotham – Memorial pavilion refurbishment – Stage 2 payment

Proposed by Chairman, seconded by Cllr Mrs Murray that the above payments be made. Agreed.

89. **Clerks' Report**

Clerk reported on BGPC finances and recommended that no non-essential unallocated expenditure be incurred this financial year.

90. **RAFA 2010 Floral Display to mark 70th Anniversary of The Battle of Britain**

For consideration at the next meeting.

91. **Scrutiny Review – The Regulation of Quarries in the Borough**

There were no issues to be referred to T&MBC for the Scrutiny Committee.

In view of the lateness of the hour, Cllr Mrs Murray proposed that the remaining items on the agenda be held over until the next meeting of BGPC. Seconded by Chairman. Agreed.
The meeting was adjourned at 12.10a.m.

Date of next meeting: 7.45pm Monday 5 October 2009 Public session 7.30pm
Duty Cllrs: Saturday 3 October 2009 Chairman and Cllr Mrs Howden

All
SP/EH