

Minutes of the meeting of Borough Green Parish Council held at 7.30pm on Monday 7 November 2016 in the Annexe to The Church of the Good Shepherd.

Present: Cllrs Taylor (Chairman), L Chown, Mrs T Dawson, A Hickmott, S Millener, S Perry, T Shaw (late arrival), H Willard and B Wlodarczyk.

There was one member of the public in attendance

Action

136. **Apologies for Absence** Cllr Mrs S Gould

137. **Declarations of Interest**

In the course of normal business being conducted 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 Willard declared an interest in item 143 Potters Mede grounds

Cllr Taylor declared an interest in item 153 Chqs. for signature - reimbursement

138. **Minutes of the Meeting 3 October 2016**: All members had received copies of the minutes. RESOLVED that they be approved and signed as a true record.

139. **Matters Arising** None

140. **Period for Public Consultation** No matters raised

141 **Planning Matters**

(i) **Decisions**

Weekly lists of confidential T&MBC Enforcement information (copies to all Cllrs)

(ii) TM/16/02939/FL conservatory - 19 High Street. No observations

(iii) TM/15/03051/FL Demolition of housing and construction of residential development: further information - response to objections received. Agreed that objections raised by Wrotham PC are fully supported; there is a need for supported housing as existing concern about overbearing buildings, increase in population, traffic and parking. A draft response from Cllr Taylor had been circulated to all members and was approved for submission.

(iv) TM/15/03051 Viability Assessment 10.10.16 - St George's Court, Wrotham. Objection: housing facilities as existing are still needed. Attention drawn to the covenant currently being taken through a Lands Tribunal: BGPC considers it premature to determine the application before that outcome is delivered.

(v) TM/16/02989/FL Extension, loft conversion and paving - 168 Maidstone Road. No observations

(vi) TM/16/03012/FL Replacement extensions - 127 Maidstone Road. No observations

(vii) TM/16/03013/FL Demolish study and construct extension - 82 Crouch Lane. Objections: inappropriate because of mass and bulk; proposed development is too close to the boundary; impact on neighbouring properties; concern about TPOs on the site. Voting was 7 in favour, 1 abstention. RESOLVED

(viii) TM/16/03223/FL Demolish conservatory & erect orangery - 31 Lingfield Rd. No observations

(ix) TM/16/01859/FL Demolish industrial buildings & construct industrial unit: amended plans - Former fencing yard adj Borough Green Sandpit, Wrotham Rd. BGPC supports this application: tidies up derelict site; less impact than possible future housing development sand provides local employment opportunities. Voting was 7 in favour, 1 abstention. RESOLVED.

(x) Chairman advised of a planned meeting this week with H+H Celcon and neighbouring parish representatives re extraction of sand - western extension of the sandpit

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142. **Correspondence**

Noted:

Kent Can Regular newsletters and funding (copies to all Cllrs)

Rural Services Network News Bulletins (copies to all Cllrs)

KALC T&M area cttee agenda 13.10.16 & minutes 4.08.16 (copies to all Cllrs)

KCC Details of new Highways Steward and area of responsibility (copies to all Cllrs)

T&MBC Area 2 Planning agenda 09.11.16 (copies to all Cllrs)

Kent Police Weekly Rural policing updates Oct. 2016 (copies to all Cllrs)

Kent Community Warden Service September monthly (copies to all Cllrs)

Kent Police Procedure re Neighbourhood Watch calls received (copies to all Cllrs)

T&MBC JPCTCG minutes 21.09.16 (copies to all Cllrs) Next mtg 23.01.17

KALC Environment Agency Flood Action Campaign (copies to all Cllrs)

Correspondence (Contd.)**Noted (contd):**

KALC 'My Community Weekly Digest' publications (copies to all Cllrs)
 BMPOS Agenda meeting 2 Nov. 2016 (copies to all Cllrs)
 KALC Bulletins on recent national developments and meetings (copies to all Cllrs)
 T&MBC Safety warning re a brand of defibrillators (copies to all Cllrs)
 Kent Police Police & Crime Plan survey (copies to all Cllrs)
 KALC T&M Cttee: draft minutes 13.10.16 (copies to all Cllrs)
 KCC Monthly bus updates September (copies to all Cllrs)
 Getmapping Parish Online newsletter (copies to all Cllrs)
 KCC Inside Track newsletter no 241 (copies to all Cllrs)
 Gatwick Airport Response to the government decision on airport capacity (copies to all Cllrs)
 Leybourne Riding Centre Invite to Christmas nativity (copies to all Cllrs)
 KALC Consultation on draft 2017/18 budget & council tax plans (copies to all Cllrs)

Kent Highways All members had received information about Salix Finance for energy saving projects and a spreadsheet from the council's contractor re possible cost savings. Further information will be obtained from SEC and EDF. It is noted that some lights in Annetts Hall have recently been converted to LED lights but it is unknown who authorised this.

T&MBC An alternative site for the recycling bins (copies to all Cllrs) After discussion agreed that the only suitable location would be at the far end of the railway station car park.

KALC Notice of AGM 19.11.16 Ditton. (copies to all Cllrs) Chairman and Cllr Shaw will attend.

Kent Men of the Trees Report of the 2016 Competition and award of £25 tree voucher (copies to all Cllrs) It was agreed that this will be planted at Potters Mede and Chairman will contact the supplier. Noted that "the judges considered the trees in Borough Green to be amongst the best they saw". Extremely helpful advice was given and the plan to replace the tree at the junction of Rock Road/Quarry Hill Road with a Red Maple was fully supported.

T&MBC All Cllrs had received copies of an update on funding arrangements with PCs 2017/2018. Cllr Perry gave further information.

BG Christmas Lights Cttee A request for a financial donation was received. AGREED in principle to increase this year's donation to £1,000. For ratification at the next meeting.

Borough Green Gardens All Cllrs had received copies of publicity about the proposed development. After discussion it was agreed that BGPC vociferously opposes the entire scheme and that the name of Borough green must be removed from this prospective development, associated correspondence and publicity.

143. **Potters Mede Grounds**

Chairman advised that. As yet, he has been unable to obtain any constructive information from SE Water re increased water supply/standpipes.

144. **Potters Mede Pavilion**

(i) The hall carpet has been cleaned. RESOLVED to instruct MAS cleaning to clean the carpet at 6-monthly intervals @ £140/visit.

(ii) Some maintenance work is required to the showers. If this cannot be done in-house RESOLVED to instruct K Burrluck. Chairman will liaise.

145. **Recreation Ground**

(i) Right of Way across the car park in connection with the proposed 'Ingleside' development: Chairman advised that he and Cllr Perry sent a letter to Mr Bailey offering helpful suggestions to try to resolve this matter. Await further response.

(ii) Maintenance work has been completed to the pavilion windows, doors and memorial plaque

(iii) Work is required to the pedestrian access gate to the children's play area. A quotation in the sum of £245 + VAT from Medway Galvanising for a new gate closer had been circulated to all Cllrs. RESOLVED to accept. Chairman will action.

(iv) The front hedge to the children's play area has been cut and new fencing installed in the NW corner of the ground.

146. **Risk Assessments**

Chairman and Cllr Mrs Dawson will work to prepare these for BGPC working areas.

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Action

147. T&MBC Local Plan 'The Way Forward' Regulation 18 Issues & Options

- (i) There is concern that information displayed at the recent Local Plan event indicates that the sites have already been chosen. The presentation was considered rather poor in the very crowded small foyer area of the village hall.
- (ii) Noted that many visitors support the response of the Parish Alliance.
- (iii) After discussion AGREED that BGPC supports the Parish Alliance response and also registers concern about traffic implications if the 'Borough Green Garden City' proposal is adopted as part of the Local Plan.

148. East Facing Slips Vicinity of Junction 5 of M25

- (i) All members had received copies of the Economic Feasibility Study report from Systra Ltd which was discussed. AGREED that support will be given to the larger authorities if they will move this forward: Cllr Perry with liaison with Tom Tugendhat MP & T&MBC and Chairman and Cllr Shaw will bring pressure on KALC.
- (ii) All members had received copies of the KALC Chairman's letters 18.08.16 and 29.09.16 to parish and town councils which were noted
- (iii) Phase 1 of the Borough Green Traffic Scheme is due to commence early next year. It will include the introduction of a 20mph speed limit at Wrotham and Platt Schools and the conversion of Zebras to Pelicans on the A25 and A227
Cllr Shaw arrived.
- (iv) A new gateway sign will be installed on the Sevenoaks Road

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149. Isles Quarry Redevelopment

- (i) All members had received copies of a report from the Chairman regarding the possible of transfer of land to the Doctors' Surgery and Isles Quarry East to BGPC if Crest Nicholson are permitted to build a further 10 houses. After considerable discussion agreed in principle to explore this concept further, including public consultation. Chairman will continue to liaise and prepare an article for 'The Voice'.
- (ii) It was reported that more complaints have been received about lorries using Quarry Hill Road during the night. Chairman will write to the owner of the Hornet Business Park.

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150. War Memorial

- (i) An informal wreath laying ceremony will be held at the War Memorial on Remembrance Sunday. A note from Mrs Sue Murray confirmed that she will be pleased to lay a wreath. Wreaths will also be laid by the British Legion and Cllr Taylor on behalf of the parish council.
- (ii) A temporary name board has been purchased in the sum of £99.50. RESOLVED that this expenditure be approved.

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151. Replacement tree - j/o Rock Road/Quarry Hill Road

Chairman advised that Gallagher Properties Ltd will donate the stone for the surrounding wall and the large ragstone feature. Heras fencing has been moved to the site ready for work to commence on 28.11.16. Noted that the tree will cost approx.. £300.

152. Defibrillator

- (i) Cllr Mrs Dawson advised that BGVHMC is not keen to have a powered machine outside the Hall. A battery-powered all-in-one package would cost approx. £1,376 + VAT. Chairman will speak to the committee in this connection.
- (ii) Cllr Mrs Dawson will obtain the specification for the equipment Sevenoaks Community First Responders, in conjunction with SE Coast Ambulance Service and Gatwick Airport propose to put outside the Fire Station and the Doctors' Surgery.

153. Cheques for Signature

Online payments:
 £383.11 E-on – street lighting supply September 2016
 £382.00 T&MBC - Rates November 2016, Potters Mede
 £3410.48 Staff salaries October 2016
 £1521.79 KCC - Superannuation October 2016
 £19.10 Wrotham PC – Skate Park maintenance
 £50.42 Viking Direct – office supplies, Potters Mede

Cheques for Signature (Continued)

Online payments: (Continued)

£226.94	SE Contracting – Street lighting maintenance October 2016
£1200.00	Commercial Services Trading Ltd – fertilising & weed spraying, P Mede
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£30.59	Travis Perkins - Timber, steps & bridge repairs, Rec Gd.
£77.00	EDF – supply, Potters Mede, October
£295.61	Ford Lease – vehicle lease November 2016
£12.00	EDF – supply, Recreation Ground, October
£12.00	EDF – supply, Recreation Ground, November
£60.00	WEX Europe Services (UK) Ltd – fuel for vehicle

3954	£200.00	M Taylor - Pressure washer (reimbursement)
3955	£72.00	KALC - Finance Conference fee
3956	£50.00	Malling Action Partnership - JPCTCG membership 2016
3957	£617.89	Borough Green Garden Machinery – repair of mowers
3958	£124.33	Chiddingstone PC - HWCAAG Clerk costs 13.01.16-13.09.16
3959	£306.00	M Taylor - Lexan, Memorial Pavilion plaque (reimbursement)
3960	£99.50	M Taylor - War Memorial name board (reimbursement)

Bank reconciliation September 2016

B/F Sept 2016	87824.48
T&MBC CEF grant	7500.00
Precept	84050.50
Other Receipts Sept 2016	<u>802.64</u>
	180177.62
Less Payments Sept 2016	<u>11485.01</u>
c/f 30/09/16	<u>168692.61</u>

Proposed by Cllr Perry, seconded by Cllr Chown that the above payments be made. RESOLVED

The Finance Cttee will meet later this month in the Parish Office.

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HW

154. **Written Reports**

None

155. **Future Dates**

- (i) Date of January meeting: Monday 9 January 2017
- (ii) Date of the next Meeting Monday 5 December 2016 in the Annexe to The Church of the Good Shepherd 7.30 pm.
- (ii) The Parish Office, located within Borough Green Village Hall, will be open with two Parish Councillors present on Saturday 3 December 2016 10 – 12 noon

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156. There were no confidential matters for discussion.

The meeting closed at 9.35 pm