

Minutes of the meeting of Borough Green Parish Council held at 7.30pm on 2 August 2004 at Potters Mede

Present: Cllr J McWilliam (Chairman), Cllrs J Bailey, Mrs L Barrow (7.45pm), J Broad, B Hughes,
C Palmer, C Willsher, Mrs B Woodhams

Apologies: Cllrs Mrs Lucas, Mrs Murray

There were six members of the public in attendance.

Declarations of interest: Mr J Bailey declared an interest in item 50 of the agenda TM/04/2445 - residential development 34 Maidstone Road and agreed not to participate in the discussion.

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48. **Minutes of the meeting 5 July 2004:**

39. TM/04/1392 residential development 26 Wrotham Rd - Delete parking...by residents... 'house' opposite, add 'houses'. The amended minutes were signed as a true record.

49. **Matters Arising**

40. Barbeques: The last barbeque has now been removed.

40. Land j/o Western Rd/Sevenoaks Rd: Chairman advised that he had been in correspondence with the landowners. He has indicated that the Parish Council would wish to match any other offer to purchase the land. Action agreed by the council, subject to the price not exceeding the District Valuer's valuation.

45. Litter bin: Damaged bin at the Recreation Ground has been replaced with one from council stock.

50. **Planning Matters**

Pre-Meeting

TM/04/2311 5no dwellings - r/o 2 Maidstone Road. No objections in principle but concern about 1. Past contamination of site 2. Additional traffic movements at busy location.

TM/04/2445 3no dwellings - 34 Maidstone Road. No objections to design but extreme concern about additional traffic movements onto busy A25 and through relatively congested area of Rec.Gd. car park. Proposals dependant on parking bays on land not in applicant's ownership: Agreed to await planning decision before entering into discussions with applicant.

TM/04/2462 Block recycling plant adj to existing factory - Celcon, Ightham Sandpit. No observations but no information on noise or dust levels. Maximum levels should be imposed. Any permission should apply to applicant and on-site materials only.

Meeting

TM/04/1857 1no dwelling r/o 1 Sevenoaks Road - revised materials. No observations.

TM/04/2313 Side & rear extension - 128 Maidstone Road. No observations.

TM/04/2331 Change of use from B&B/care home to residential - 108 Maidstone Rd. No observations.

TM/04/2356 Outline application: residential development adj Gracelands Park, Borough Green Road, Ightham. Objections: 1. Impact on infrastructure of Borough Green considered unreasonable. 2. No attempt made to consider additional services to relieve this burden. 3. Concern about over-burdening of drainage of the surrounding area. 4. A development of this scale is considered unsuitable until the Borough Green Bypass has been built. Application is premature and more information is required.

TM/04/2362 Conservatory + above-ground pool - 55 Annetts Hall. No observations.

TM/04/1723 Extension and garage - revised plans - 25 Tilton Road. No observations.

TM/03/3364 Residential development - 24/28 Western Road. Copies of revised plans were received from the applicant. It was noted that these are to be submitted to the Inquiry on the original, refused application, later this week.

Decisions

TM/04/0762 Demolition of car port & construction of garage with gym over - 64A Sevenoaks Rd. Permission granted.

TM/04/1515 Change of use of part of ground floor to hair salon - 19 High St. Permission refused.

TM/04/1861 Landscaping & boundary treatment - new dwelling r/o 1 Sevenoaks Rd. Details approved.

TM/04/1940 Porch infill extension - 25 McDermott Rd. Permission granted.

TM/04/2025 Loft conversion - 22 Ascot Close. Permission granted.

TM/04/2038 Conservatory & porch roof - 45 Fairfield Rd. Permission granted.

TM/04/2082 Extensions & alterations - 3 Ascot Close. Permission granted.

TM/03/3086 1no dwelling - r/o 31/32 Normanhurst Rd. Appeal dismissed.

Action

51. **Oral Reports from Members and Clerk**

Noted that parking restriction lines are due to be marked in Fairfield Rd later this week.

Councillor Willsher reported on a recent PPP meeting and, in particular, gave information about the 'Speedwatch' scheme.

The council was pleased to note that gullies in the High Street have been cleared. However, gratings still require cleaning.

'What Works' Conference (young people living in rural areas) 25 September 2004: Any councillor wishing to attend will advise the Clerk.

Contact details for 'Energywatch' advice service will be displayed on notice boards.

Revised dates for planning committee meetings were agreed:

August meeting - 8pm Tuesday 31 August 2004

October meeting - 8pm Tuesday 26 October 2004

Tenders for work to the Parish Council office are due to be returned on Friday 6 August 2004.

Chairman recapped on the role and responsibilities of the Youth Group Management Cttee. The next meeting will be held on 30 September 2004.

There then followed the period for public consultation:

A resident of Western Rd expressed concern about Celcon's planning application for recycling of blocks. Chairman clarified information received from the planning authority.

Questions were asked about the proposed footpath Fairfield Rd/Station Approach. Chairman indicated that, if this path is constructed, he thought it likely that it would be lit.

The Rural Constable, PC D Allen advised that 21 crimes had taken place in the area during the past month: this is a fairly average amount.

Chairman proposed that item 59 of the agenda be taken next. Agreed.

59. **Pedestrian Crossings, Borough Green**

There was further discussion about the location of a pedestrian crossing on the A25 Sevenoaks Rd. A petition from residents was received, asking for the crossing to be from the Red Lion PH to the entrance to Dene Lodge. It was noted the KCC have already advised that this location could be potentially dangerous. Chairman will pass the petition to Kent Highways. It has been suggested that the Parish Council makes a £3,000 contribution towards the new pedestrian crossings in Borough Green.

52. **Correspondence**

T&MBC - Corporate Performance Plan 2004/05. Copies of the document were passed for circulation. The Parish Council was delighted to note that T&MBC was awarded the highest marks (58/60) in the country for their recent Corporate Performance Review.

Kent Highways - Outstanding works, Borough Green. All members had received copies of a letter from Kent Highways.

T&MBC - A25, Borough Green. All members had received copies of a letter from T&MBC re recent work carried out by a utility company.

KAPC - Minutes of the meeting 24 June 2004. Cllr Willsher reported.

T&MBC - Serving You Better: T&M's Community Strategy. Copies of the June 2004 update were given to all members.

Govt. Office for SE - Proposed changes to Regional Planning Guidance for the SE Kent.

Chairman reported. Noted.

Benefits Partnership - Council Tax Benefit Outreach Surgeries. Noted.

Pensions Service information surgeries - It is understood that surgeries are to be held in the village hall during the 'Pop-In'.

All Cllrs

JMcW/LB
/JL/CW

JMcW

53. **Vacancy BGPC**
Chairman proposed that this be considered under item 62 of the agenda. Agreed.
54. **Audit of PC Accounts 2003/2004**
Clerk advised that the accounts had been signed off by the Audit Commission with no recommendations or comments. The Annual Return has been displayed as required. Thanks were expressed to the Clerk.
55. **Finance Committee Report**
Clerk reported on recent meeting. Agreed that future playground maintenance costs should be set against the Section 106 Agreement (Black Horse Mews). Noted that non-budgeted expenditure for proposed projects considered since the start of the current financial year are likely to amount to approx. £13,000. The committee discussed the possibility of applying to the PWLB for a loan to at least cover the new office-related expenditure. Agreed that Chairman will first speak to local borough councillors re. the possibility of a Local Board grant. JMcW
56. **Request for Donation - Chamber of Commerce Lighting Cttee.**
Councillor Mrs Woodhams proposed that a contribution of £700 be made towards the Christmas lights. Seconded by Cllr Willsher. Agreed.
57. **Acquisition of Borough Green Memorabilia**
Purchase of 81 original postcards was considered by the Finance cttee and it is recommended that they be purchased for the sum of £1822.50. Further recommended that public contributions be invited to help reimburse this cost. Cllr Hughes proposed that this be agreed. Seconded by Cllr Mrs B Woodhams. Agreed. Chairman will place an article in 'The Voice' asking for financial contributions together a request for any other local memorabilia to add to the collection. Further consideration will be given to the display of such items. JMcW
58. **Websites Maintenance**
Chairman reported that Mr J Stephens would be willing to relinquish his maintenance responsibilities to Mr M White, whose estimated charges are £25/hr for 2 hours per month, with possibly some additional hours to bring the websites up-to-date. Chairman proposed that this be agreed for a trial period of six months. Agreed. Chairman will liaise with Mr Stephens and Mr White. JMcW
60. **Recreation Grounds**
Cricket Square: Clerk gave details of maintenance work carried out by KCC.
Security: Following recent break-ins at both grounds, a Police alarm system was installed at Potters Mede for a limited period. Clerk has asked Mr M Taylor to supply information and budget prices for security locks to windows.
Land adj. Potters Mede: Chairman reported on proposed sale of adjacent property and has indicated to the vendor's agents the Parish Council's willingness, subject to contract, to pay the difference between bids for the property with/without the pond.
Football Pitches: Clerk reported that Farningham FC has not responded to her communications and it is now assumed that they no longer wish to use Potters Mede facilities next season. BGJFC has expressed a wish to move to Potters Mede: Cllr Broad reported comments received from BGFC. After discussion agreed to ask the two clubs to clarify their wishes. A meeting would then be called to agree the best solution regarding future location of the two clubs. T&MBC will be asked to give advice on improving the drainage of Potters Mede field.
61. **Cheques for Signature**
Auto-Pay
£866.67 R Springett - Asst. Groundsman 1/7 - 31/7/04
£834.01 H Damiral - Clerk July 2004
£623.85 W Austin - Caretaker/Groundsman 1/7 - 31/7/04
£244.00 T&MBC - Rates, Potters Mede August 2004
£141.00 KCC - Playground inspections March - May 2004
£165.60 BGVHMC - Hire of hall Pop-In Aug-Dec 2004
£936.12 KCC - Mowing Rec. Gd & Potters Mede - part payment
£136.59 Seeboard - Street lighting repair - 93 Fairfield Road
£203.69 Seeboard - Street lighting maintenance August 2004

Cheques for Signature(Continued)

£188.00 Peter Wellard (Electrical Services) - Annual elect. Inspection, Potters Mede
£168.72 Neat Ideas - Office supplies
£76.38 Micram Computer Maintenance Ltd - Printer repair
£35.00 Information Commissioner - Data protection:annual renewal fee
£50.00 J Stephens - Websites maintenance May & June 2004
£1822.50 Kristies - Memorabilia (photographs)

Proposed by Cllr Hughes, seconded by  that the above payments be made. Agreed.

62. **Resolved to enter into committee**

Two applications for co-option to the Parish Council had been received. After discussion agreed that Mr J Phillips be recommended for co-option. The other application will be kept on file for future consideration.