

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 7 July 2003 at Potters Mede

Present: Cllr J McWilliam (Chairman), Cllrs. C Brinkley-Willsher, D Holcroft, Mrs J Lucas, C Merritt, Mrs S Murray, D Palmer, M Taylor, Mrs B Woodhams
Apologies: Cllr B Hughes. C Cllr Mrs V Dagger, T&MB Cllrs D Evans and Mrs J Harrison,

There were twelve members of the public in attendance

Cllr Mrs Murray declared an interest in planning applications and advised that she would not participate in associated discussions.

Cllr Taylor declared an interest in planning application TM/03/1138 - Internally illuminated sign - Borough Green Village Hall and advised that he would not participate in associated discussions.

26. **Minutes** of the Annual meeting 2 June 2003 were signed as a true record.

27. **Matters Arising**

21. Land drainage: Ditch clearance is due to be carried out this week.

28. **Vacancies BGPC**

Due to a sudden house move, Mrs Anderson has resigned from the Parish Council. The ERO will be informed.

Two letters of application for co-option were received from Mr Clive Palmer and Mr David Holcroft. Cllr Mrs Murray proposed that they be appointed as co-opted members of BGPC. Seconded by Cllr Mrs Lucas. Agreed. Chairman welcomed them, acceptance forms were duly signed and the two new members took up office.

29. **Planning Matters**

Pre-Meeting

- | | |
|----------------|--|
| TM/03/0824 | Amendments: removal of plot 2 + access alterations - New dwelling, 71 Sevenoaks Road. Objections: PC remains unconvinced that traffic problems have been eliminated. Implications of shared access should also be taken into account. |
| TM/03/0825 | Conservatory, revised details - r/o Borough Green House, off Tilton Rd. Objections: 1. Incorrect drawings. 2. Concern about adjacent tree and boundary hedges. 3. Extreme concern about proposed building materials. Significant departure from planning consent granted for the listed building and could set a precedent. Enforcement action should be taken and conservatory rebuilt. |
| TM/03/0961 | New dwelling - Acoustic Appraisal - r/o 1 Sevenoaks Road. Noted. |
| TM/03/1137 | Extension - 18 Monckton Road. No objections. |
| TM/03/1138 | Internally illuminated sign - Borough Green Village Hall. No objections. |
| TM/03/1372 | Extension, staircase + change of use - Henry Simmonds PH, 4 Wrotham Rd. No objection subject to approval of staircase design. |
| TM/03/1560 | Dormer windows - 1 Bourne Farm Cottages, Winfield Lane. No observations. |
| TM/03/1566 | New dwelling + replacement garage - 89 Station Road. Objections: 1. Over-intensified use of Station Rd. 2. No detail regarding access. 3. Inappropriate design. |
| TM/03/1600 | Garage - 40 Sevenoaks Road. No objections. |
| TM/03/1605 | Replacement extension - 122 Maidstone Road. No objections. |
| TM/03/1606 | Extension and garage canopy - 26 Conyerd Road. No objections. |
| TM/03/1611 | Extensions and porch - 10 Sevenoaks Road. No objections. |
| TM/03/1612 | Change of use to A2 and/or A3 (office/food) - 2 Sevenoaks Rd. No observations. |
| TM/03/1616 | Extension - 55 Wrotham Road (LBA). No objections. |
| TM/03/1685 | Telecommunications equipment - Celcon site, Borough Green Road. Observations: 1. Any associated equipment at base of pylon must not interfere with line of BG bypass. 2. If mindful to approve, consent should be for a fixed term - renewable periodically - to prevent obstruction of bypass route. |
| TM/03/1755 | Extensions - 68 Fairfield Road. No objections. |
| <u>Meeting</u> | |
| TM/03/1833 | Loft Conversion - 126 Maidstone Road. No observations. |

Planning Matters (Continued)

Decisions

- TM/02/2244 6no houses, Red Lion PH - Permission refused
- TM/02/2863 Restoration details - Ightham Sandpit - Details approved.
- TM/02/2963 Landscaping details - Ightham Sandpit - Details approved.
- TM/03/0571 Extension - 5 Crowhurst Road - Permission granted.
- TM/03/0826 Extension & new roof - 10 Mountfield - Permission granted.
- TM/03/1210 Conservatory - 9 Sandy Ridge - Permission granted.
- TM/03/1303 Extension - 36 Staleys Road - Permission granted.
- TM/03/1560 Extension - 1 Bourne Farm Cottis, Winfield Lane - Details approved.

2 Sevenoaks Road - Breach of planning control investigation: no conclusive evidence of breach of planning control, further investigations taking place.

TM/02/1907 Residential development, 24/26 Western Rd. Appeal dismissed.

There then followed the period for public consultation.

The website needs to be updated. Cllr Taylor will arrange.

There is extreme concern about proposed infilling of Borough Green Sandpit, particularly traffic implications. Chairman advised that relevant planning conditions will be closely monitored.

Some young people from the Drop-In Centre often cause a nuisance to nearby residents. Cllr Taylor will report back to the next Parish Council meeting.

There is ongoing concern about pedestrian safety along the A25. The possibility of a Local Road Safety Group, mobile speed indicators, speed gun and speed warning signs were discussed. Further consultation will take place with KCC re a pedestrian crossing on the west side of the village.

It was reported that the Police have received complaints about inconsiderate parking and associated problems, at school times, in Hill View and Fairfield Road.

MT

30. **Oral reports from Members and Clerk**

Cllr Mrs Murray gave further information on the refusal of planning permission 'Red Lion' development.

MT

31. **Correspondence**

Councillors' information day. Agreed that Cllrs Merritt and Palmer will attend.

Kent Volunteer Awards for Volunteering Excellence 2003. Agreed that Cllr Taylor will arrange for submission of three nominations in connection with the Drop-In Centre.

T&MB Local Plan Review - Issues Report. Passed for circulation.

T&MBC Tree Planting 2003/2004. Agreed to request 10no trees (native species) at Potters Mede and the Recreation Ground.

T&MBC Summer Playscheme. It was pleasing to note that the scheme is taking place in Borough Green/Wrotham this year.

CM/CP
MT

32. **Charity Concert**

A request from the Drop-In Centre to hold a concert at Potters Mede, until 10.30pm, on 30 August 2003 was considered. Agreed in principle, subject to approval of details.

33. **Skateboard Facilities**

Wrotham Parish Council would like to assess the feasibility of a joint venture at Whitegate Field. Agreed in principle: suggest setting up of a Working Party.

34. **Parish Youth & Community Worker**

Cllr Taylor reported on the need for an employed Youth & Community worker for the Drop-In Centre. Agreed that there are no Parish Council funds for this purpose this financial year but social and salary costs will be considered by the Finance Cttee later in the year.

35. **A227 Highway Improvements**
There is concern that the work has still not been completed. Speed of traffic is increasing, signage is incomplete and priority of traffic changes at j/o High Street/A227 have produced some unexpected outcomes. These matters will be taken up with KCC and a request made for a joint assessment of the overall scheme.
36. **Policy relating to Members' Expenses**
Noted that there is no policy for reimbursement of members' expenses when they are representing the Parish Council. After discussion, agreed that no expenses shall be payable for business within the Parish but, if a councillor should wish to claim, reasonable expenses would be reimbursed when travelling outside the Parish.
37. **KAPC**
Cllr Brinkley-Willsher was congratulated on having been elected Vice-Chairman of KAPC. Agreed that Finance Cttee will consider benefits of membership to assess value-for-money.
38. **Burial Ground**
Chairman will research potential sites and report to the Parish Council in due course. **JMcW**
39. **Vital Villages/Village of the Year**
All members were given copies of a draft questionnaire and asked to pass comments direct to the consultant, who will meet with the Parish Council at 7pm on 4 August 2003. Cllr Mrs Murray reported on progress of the Village of the Year competition and advised that the results will be known in September. **All Cllrs**
40. **Recreation Grounds**
Recreation Gd Pavilion: Cllr Taylor advised that he has received some major offers of help to refurbish the pavilion. He will prepare a report for consideration. Agreed, however, that in the longer term, the building does not provide for the needs of potential users and serious thought must be given to funding a new pavilion. Possibility of retaining the existing for an alternative purpose was discussed. Chairman will discuss ideas with club representatives. **MT**
Recreation Ground - Tree surgery: Residents expressed concern about a tree adjacent to their properties and requested it be reduced in height. Clerk reported on advice from T&MBC and a quotation for tree surgery was received. Agreed to instruct the contractor to remove all dead branches and make the tree safe and secure for the future. **JMcW**
Woodland Walk, Potters Mede: An estimate of required work was received. This will be given further consideration at the next meeting.
Football Club Liaison: Mr A Dolton is unable to carry on as the council's liaison representative. Agreed that Cllr Merritt will carry out these duties. **CM**
41. **Cheques for Signature**
Pre-Meeting Auto-Pay
£871.15 R Springett - Asst. Groundsman 1/6 - 30/6/03
£832.84 H Damiral - Clerk June 2003
£601.47 W Austin - Caretaker/Groundsman 1/6 - 30/6/03
£168.47 Seeboard - Street Lighting Supply, June 2003
£79.33 Kent Aluminium - Maint.materials, Potters Mede & Recreation Ground
£146.69 F P Caine Ltd - Rec. Gd. Pavilion repair
£212.82 Seeboard - Street Lighting Maintenance, July 2003
£317.00 T&MBC - Rates, Potters Mede July 2003
£51.00 T&MBC - Rates, Rec. Gd. July 2003

£13.12 H Damiral - Reimbursement, installation of office equipment (balance)
£281.24 EJP Fire Protection Ltd - Refills/replacement extinguishers, Potters Mede
£1128.00 How Green Nursery - Hanging baskets, supply & installation
£164.13 Kidman's - Purchase of new mower + maintenance of other equipment
£220.00 H Damiral - Petty cash + telephone rental, April - June
£123.67 T&MBC - Uncontested election fee

Cheques for Signature (Continued)

£352.50 Sevenoaks Glazing - replacement glazing, Potters Mede
£11.00 KAPC - Publication
£4637.49 Zurich Municipal - Annual Insurance
£94.00 KAPC - Course fees
£24.90 S Murray - Quarry Liaison Cttee expenses

Proposed by Cllr. Mr Murray, seconded by Cllr. Brinkley-Willsher that the above cheques be paid. Agreed

42. **Resolved to enter into committee**

Cllr Taylor reported on costs involved in de-silting Basted Mill Pond.