

DEC 03

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 1 December 2003 at Potters Mede

Present: Cllr Mrs S Murray (Chairman), Cllrs. C Brinkley-Willsher, D Holcroft, B Hughes, C Palmer, Mrs B Woodhams T&MB Cllr D Evans,

Apologies: Mrs J Lucas, J McWilliam, County Cllr. Mrs V Dagger, T&MB Cllr J Harrison
There were 3 members of the public in attendance

Cllr Mrs Murray declared an interest in all planning applications and advised that she would not take part in any related discussions.

Action

104. **Minutes** of the meeting 3 November 2003 were signed as a true record.

105. **Vacancy - BGPC**

Cllr McWilliam had met with applicant Mrs Lucy Barrow and recommended that she be co-opted to the Parish Council. Chairman proposed that this be agreed. Seconded by Cllr Hughes. Agreed. Mrs Barrow signed the declaration of acceptance and took up office.

LHI
RRF 5/20/100
GRANT T&MB
SKATEPARK

106. **Matters Arising**

94. Chairman reported on a recent meeting with Housing Assn representatives. Cllr McWilliam also attended. *proposed will attend.*

100. A joint grant application for a skate park has been made by Borough Green, Wrotham and Platt parish councils.

102. Noted that the SLCC seminar 'Quality Councils' was over-subscribed and Clerk will attend on another date in the new year.

Seinfeld footpaths -

Rivnic benches
Hazel
asking

107. **Planning Matters**

Cllr Brinkley-Willsher proposed that Cllr Hughes took the chair, seconded by Cllr Palmer. Agreed.

Pre-meeting

TM/03/2446 Residential redevelopment - r/o 2 Maidstone Road. Objections: 1. Over-intensification of site. 2. Concern about impact of additional traffic onto A25. 3. Dangerous close proximity to junction and pedestrian crossing. 4. Concern about past contamination of site.

TM/03/3140 Change of use of land for mobile platforms, containers and vehicle storage - 73 Wrotham Road. 1. Too little information on the accommodation details. 2. Concern that site is in Green Belt area. 3. Development has already commenced. 4. Hours of working do not conform with those imposed on RMC.

TM/03/3219 Extension over garage - 2 Griggs Way. No observations.

TM/03/3363 Conservatory - 148 Maidstone Road. No observations.

TM/03/3364 Residential redevelopment - 24, 26 & 28A Western Road. Objections: 1. 3-storey building out-of-keeping. 2. Noise disturbance likely to be even greater than for previous schemes. 3. No provision for storage of bicycles, unlike previous scheme. 4. Insufficient car parking provision.

Noted however, that the elevational treatment is a considerable improvement on the previous scheme.

TM/03/3414 Conversion of garage and construction of bin store - 12 Lendon Road. No observations.

TM/03/3452 Extensions - 49 Crouch Lane. No observations.

TM/03/3535 New dwelling r/o 1 Sevenoaks Road - Minor alterations to design. No observations.

Meeting

TM/03/3439 Pedestrian link lighting - Residential development, 21/25 Sevenoaks Road. No observations.

TM/03/3364 Residential development - 24,26,28A Western Road. Amended scheme, revised supporting statement & noise report. All observations as above.

TM/03/3631 Windows - Unit 9 Bourne Enterprise Centre. No observations.

TM/03/3632 Increased height of fence to 1800mm - Northern boundary of Station Court, Station Approach. No observations.

TM/03/3634 Tree surgery - 4 Monckton Road. No observations but assume work will be approved by T&M Trees Officer.

TM/03/3641 Loft conversion - 85 Station Road. No observations.

Planning Matters (Contd)**Decisions**

- TM/03/3086 Dwelling - r/o 31/32 Normanhurst Road. Permission refused.
- TM/03/3162 Landscaping & boundary treatment - Residential development, 21-25 Sevenoaks Rd. Details approved.
- TM/03/3081 Extension - Grooms Cottage, Basted (adj.Parish). Permission granted +LBC.
- TM/02/2863 Dust attenuation measures - Ightham Sandpit. Details approved.
- TM/03/2559 Materials - Residential development, 21-25 Sevenoaks Rd. Details approved.
- TM/03/2801 Signs - 20-22 Western Road. Permission granted.
- TM/03/3000 Shopfront - 52 High Street. Permission granted.
- TM/03/1228 Air extraction system - 5 Sevenoaks Road. Details approved.
- TPO No 2 2003 Tree Preservation Order - Ingleside, Maidstone Road noted.

Cllr Mrs Murray resumed the chair

108. **Proposed 'Red Lion' Development and associated Traffic Matters**
All members had received copies of correspondence between KCC and a resident. Noted. A letter from Borough Green Traffic Action Group re the bypass was read. Agreed that the support of the group is welcomed and that the PC will keep them informed of developments.
109. **T&MBC Parking Action Plan**
All members had received copies of the Action Plan. Agreed to support the proposed waiting restrictions for Fairfield and A227. There is concern about a ban on parking in Rock Road as this would exacerbate the shortage of parking facilities for residents of the older properties in this road: it is likely that the Borough Cllrs will shortly meet with T&MBC officers to discuss this further.
110. **Oral reports from Members and Clerk**
Lights and gullies on the A227 and in the High Street need attention.
Cllr Brinkley-Willsher attended the Kent Volunteers award ceremony. Chairman praised the voluntary work of local builders and tradesmen who have so successfully formed the Drop-In Centre.
Clerk reported that Kent Highways are installing more robust down-lighters to the pedestrian crossing outside the Recreation Ground. Fluorescent poles will again be requested.
Kent Highways will shortly be refilling salt bins on Woodlands Estate and will be installing the new bin at the end of Basted Lane.
There is concern about an application for a Justices' Licence - Esso Snack & Shop, Brackenhill Service Station, Maidstone Road as some staff are thought to be 'under-age' and the shop is frequently used by young people leaving the 'Drop-In'.
T&MB Cllr Evans reported on the likely treatment of the A25 after construction of a bypass: the Parish Council may have to address resulting problems if the A25 does not have traffic calming or is not downgraded. He also outlined new rules regarding speed cameras.
- There then followed the period for public consultation.
KCC Community Warden, Sarah Port, stated that she would like to become more involved in the village and seeks to make the public more aware of her services.
Mr Mike Taylor advised on the possible non-requirement for planning permission for a Skate Park at Whitegate Field.
111. **Correspondence**
Tabled and noted:
T&MBC 'Streetline' - Single Point of Contact for Street Scene Problems
Zurich Insurance - Terrorism Exclusion endorsement
KAPC newsletter 18 November 2003
112. **Audit of Accounts 2002/2003**
All members had received copies of the External Auditor's Certificate and Opinion: noted that there are no matters for attention. Statutory notice and the annual return have been displayed.
113. **Parish Council Standing Orders**
All members had received copies of revised draft Standing Orders. Agreed inclusions:- item 22 add '4' members of the Council; item 36 (1) add the month of 'January'; item 36 (2) add no later than 'December'. Cllr Hughes proposed that the Standing Orders be adopted, seconded by Cllr Brinkley-Willsher. Agreed.

114. **Public Access to Information**
A request had been received for copies of Parish Council minutes to be made available to the public before approval. This was not agreed but copies of unapproved minutes will be given to members of the public in attendance at the subsequent Parish Council meeting.
115. **Committee Representatives**
In view of Mr Taylor's resignation the following appointments were agreed:-
Finance Cttee: Cllr Mrs Lucas
BMPOS: Cllr Palmer
The next meeting of the Finance Cttee will be held at 8pm on Thursday 18 December 2003.

It is likely that the Parish Council's budget meeting will be held on Monday 26 January 2004 - to be confirmed at the next meeting.
116. **Vital Villages**
It was pleasing to note that a good response had been received to distributed questionnaires with a 28% return. Cllr Brinkley-Willsher reported on his analysis of responses so far. He will liaise with Cllr McWilliam re further analysis required. Chairman thanked Cllr Brinkley-Willsher for his work.
117. **Electoral Review of Kent**
All members had received copies of KCC representations to the Boundary Committee for England. Agreed that inclusion of Borough Green in Malling Rural North Division is preferable to inclusion in Malling West Division.
118. **Tonbridge & Malling Performance Report**
All members had received copies of the report and Cllr McWilliam's reply. Noted.
119. **News and Views from Other Parish Councils**
All members had received copies of the Wrotham Parish Council News 21.11.03. Noted.
120. **Basted Mill Public Open Space**
All members had received copies of the minutes 18.09.03. Cllr Holcroft reported on proposed forestry works which are due to commence shortly. The old cricket field and hedges have been cut. Further silt tests are being carried out to the Mill Pond. The committee have requested that the £1400 annual maintenance grant be paid, as in previous years, with the request for additional funding in support of a grant application (all as previously agreed) be held over until the next financial year. Chairman proposed that this be agreed. Agreed.
121. **Recreation Grounds**
Hire of Pavilion: Agreed that small gazebos can be erected on the field in connection with an event in June 2004. Gas barbeques may also be used. No extra charges.
Fencing: Fencing to the front of the car park has been damaged. A quotation in the sum of £248.98 + VAT has been received from the suppliers Tonbridge Fencing Ltd for its repair. Chairman proposed that this be accepted. Agreed.
Height Barrier: An order has been placed with Forge Engineering for a replacement barrier, all as previously agreed. After discussion agreed that no height restriction notice will be displayed.
Christmas tree recycling: Request from T&MBC agreed, all as in previous years.
122. **Cheques for Signature**
Auto-Pay
£908.11 R Springett - Asst. Groundsman 1/11 - 30/11/03
£832.78 H Damiral - Clerk November 2003
£553.05 W Austin - Caretaker/Groundsman 1/11 - 30/11/03
£317.00 T&MBC - Rates, Potters Mede December 2003
£26.40 Kent Aluminium - Maint. materials, Potters Mede
£212.82 Seeboard - Street Lighting Maintenance November 2003
£168.49 Seeboard - Street Lighting Supply October 2003
£212.82 Seeboard - Street Lighting Maintenance December 2003

JMcW/SM
/BH/JL
All Cllrs

CB-W

Cheques for Signature (Continued)

£10.00 KAPC - Publications

£395.00 P&T Plumbing - Shower repair, Potters Mede

£99.82 Neat Ideas - Office supplies

£640.38 Highland Printers - Vital Villages Questionnaires

£1400 BMPOS - Annual maintenance grant.

Proposed by Cllr Hughes, seconded by Cllr Palmer that the above cheques be paid. Agreed.

123. **Resolved to enter into committee**

Chairman reported on a recent meeting with Hanson's Property Development Manager. Permitted development rights for Isles Quarries East and West noted. A copy of Hanson's proposals for future use of the land was passed for circulation.