

## DRAFT MINUTES

Period for public consultation 7.30pm Monday 1 October 2007:

Comments were received about Skate Park meetings and subsequent reports to the council.

KCC ownership of land at j/o A25/Western Road was confirmed. A dog fouling notice and patrol by the Dog Warden will be requested.

The Parish Council was asked to give favourable consideration to the request for an Astro turf facility.

T&MBC will be asked for another progress report on the FP Fairfield/Station Approach.

PC D Allen advised that crime figures for Borough Green had remained fairly static. PACT surgeries have been held and more are planned for October. The Police will investigate a report of parked cars regularly obstructing the footpath Rock Road/Staleys Road and will continue to check on obstruction of the footway by parked cars outside the Red Lion PH.

### Minutes of the meeting of Borough Green Parish Council held at 7.45p.m. on Monday 1 October 2007 in The Annexe of The Church of The Good Shepherd.

Present: Cllr C Willsher (Chairman), Cllrs. S Cole, Mrs L Cook, Mrs J Lucas, S Perry, Mrs S Murray, Ms F Wakefield, Mrs B Woodhams  
Mr D Day (Headmaster Wrotham School)

Apologies: Cllrs J Bailey, J Enver T&MBCllr D Evans

There were six members of the public in attendance

Declarations of interest: Declarations of interest: Item 64 Planning Matters – Cllr Mrs Murray declared an interest in all planning applications and said that any view expressed would be purely based on information received to date and could change as more information became available.

Action

62. **Minutes** of the meeting 3 September 2007 were signed as a true record.

63. **Matters Arising**

53.43 A reply from Wrotham PC was read: clearance of BMX track, skate park sub-contract work, accounting methods and audit arrangements were noted but agreed that there are still some concerns. Chairman will refer to the minutes of the last Skate Park meeting 17/08/07 which he received at this PC meeting and will formulate a response to the Wrotham PC letter.

55. 20/22 Wrotham Road development – Concerns about on-site bonfires will be referred to T&MBC.

55. Bypass - A very well-attended Public Meeting chaired by Paul Carter, Leader of KCC, was held in Borough Green Village Hall on 27 September 2007. An apology was received from KCC and an assurance received that they will resubmit a planning application for the bypass in exactly the same format as before and at their expense. Hopefully, planning permission will then be reinstated.

CW

64. **Planning Matters**

TM/07/1541 Pavement vehicle crossover – 109 Maidstone Road. No objections but it is understood that Kent Highway Services must now take account of surface water run-off and possible flooding.

TM/07/3134 Bungalow – 10 Brockway. Proposal is too near existing building. Increased use of access is considered to be potentially dangerous for pedestrians on the footway. Sight lines should be reviewed.

TM/07/3298 Outline application: 3no cottages with communal amenity/garden space + 3no parking spaces – r/o 19-29 Station Rd. All comments as for a previous application 94/0043 still apply + concerns about overbearing bulk of proposed development; query that parking provision for existing residents will be reduced; KHS input on traffic levels required; Site drainage inadequate; access for existing properties must not be blocked/interfered with at any time; insufficient space for visitor's/service vehicles; query extent of earth bund removal; incorrect statement re. traffic flow.

TM/07/3307 Alterations to access to Hornet Employment site – Isles Quarry, Quarry Hill Road. No observations.

TM/07/3320 Tree surgery + amendments – 38 Crowhurst Road. No observations.

TM/07/3349 Details re. 1no dwelling - adj. 80 Western Road – Concerns about close proximity to no 80; access across privately-owned footpath; insufficient turning facility if 2 vehicles parked on site; 3-storeys is too high; traffic noise problem needs to be addressed

TM/07/3396 Conservatory – 51 Maidstone Road. No observations.

**Decisions**

TM/07/1298 Change of use of store to dry cleaners/laundrette – r/o 35 High St. Granted

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65. **Oral reports from Members, Borough and County Cllrs and Clerk**

Cllr Mrs Murray disputed the information contained in a recent letter from Mr Taylor about Skate parks, published in the Sevenoaks Chronicle, and thought that Borough Green Parish Council had been treated most unfairly. Cllr Murray outlined the work and support that the parish council have given to the local youth in the past, with particular reference to the Skate Park at Whitegate Field. A request was made for withdrawal of the unfair and unjust comments. Cllr Perry endorsed Cllr Murray's comments, stating that the information in the letter was blatantly untrue.

Cllr Mrs Woodhams reported on a recent Quarries Liaison Cttee meeting: Cemex are monitoring road conditions on the A227 more closely and have installed a jet wash and concrete ramp to improve cleanliness of vehicles using their site. Recycling works at this site have not commenced but infilling of land adj. to Potters Mede will soon finish and this part of the site will then be restored.

There was further discussion about the response from Wrotham PC about the skate park and BMX track: it is not considered that the BMX track was designed to be a 'nature reserve' and not a valid reason for clearance works not being carried out for health & safety reasons. Advice will be sought about a possible application to move the northern boundary of the parish to the line of the M26.

Chairman and Cllr Perry reported on a recent PPP meeting: there were presentations by T&MBC – 95% of all waste is now being recycled and Kent Highways – comments regarding their very tight budget for a very large area were noted.

Cllr Mrs Cook advised that a recent Youth Workshop had been most successful and the main concerns of the young people are: lack of employment; no central meeting place and nothing to do. They would like a Teen Shelter as a meeting place but do not favour the Recreation Ground as a location. Agreed that there will be further liaison with the young people through the PACT Panel who will also invite them to attend a Parish Council meeting.

Cllrs Mrs Cook and Mrs Murray will be in attendance in the Parish Office 10-12noon Saturday 3 November 2007.

LC/SC  
LC/SM

66. **Correspondence**

**Noted:**

Govt. Office for SE SE Plan: Panel Report

<http://www.gose.gov.uk/gose/planning/regionalPlanning>

Highways Agency Planned roadworks SE Sept-Nov. 2007

T&MBC LDF Tonbridge Central Area Action Plan & Development Land Allocations Development Plan Document: Notes of the Pre-examination mtg 4/9/07 and Programme of examinations (copies to C'man)

Local Channel September newsletter (copies to all Cllrs)

KCC Borough Green sandpit site visit 21/09/07 (copies to all Cllrs)

Quarry Liaison Group Minutes of mtg. 18/09/07 (Chairman & Cllr Mrs Woodhams attended)

Sussex Rail Ptnrship Marshlink Line

BMPOS Jt.Cttee Minutes of mtg.2/2/07 (Copies to Cllrs Bailey, Willsher and Mrs Murray)

KAPC Newsletter no. 327

T&MBC PPP mtg 01/11/07 (copies to Cllrs Willsher and Perry)

Action with Communities in Rural Kent Forward Strategy 2007-2012 + Autumn magazine + Annual Conference

Standards Board 'Town & Parish Standard' newsletter

T&MBC T&M CDRP newsletter at [www.tmcridereduction.org.uk](http://www.tmcridereduction.org.uk) (copies to all)

Environment Agency River Basin Planning newsletter and report at

[www.environment-agency.gov.uk/wfd](http://www.environment-agency.gov.uk/wfd)

KCC Kent Highway Services newsletter at

[www.kent.gov.uk/publications/transport-and-streets/KHS-News.htm?Page=3](http://www.kent.gov.uk/publications/transport-and-streets/KHS-News.htm?Page=3)

KCC Countryside Access Improvement Plan (copies to all Cllrs)

BTCV Kent Tree and Pond Warden Scheme

KAPC Finance Information Day

T&MBC Draft climate change (copies to all Cllrs)

KCC Healthy Communities Peer Review meeting 11 October 2007

T&MBC Parking Plan: introductory talk. Meeting will be held in the Parish Office 7.30pm 8 October 2007 for as many councillors as can attend.

KAPC Post Office Campaign & subsequent e-mail (copies to all Cllrs). Agreed that consultation period should be extended to 12 weeks.

All Cllrs

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- KAPC CILCA training days. Chairman proposed that Clerk attends the three training days. Agreed.
- BG & District Chamber of Commerce Lighting Cttee. Funfair request read. Chairman proposed that this be agreed. Agreed.
- KCC Western Rd crossing update from KCC was read and copies of subsequent e-mail dialogue noted. A further progress report will be requested as the work is scheduled for this month.
- Kent Highways Parish spreadsheet Sept. 2007. Agreed comments/reports: obstructive parking PROW entrance Rock Rd; concealed storm drain, Fairfield Rd; replace HGV restriction signs j/o High St/A25; resurfacing Maidstone Road; damaged railings j/o Maidstone Road/Quarry Hill Rd; consideration of railings opp. j/o Western Rd/High Street. There is concern about unresolved items being obscured from the spreadsheet.

As Mr Day could not stay for the duration of the meeting, Chairman proposed that item 68 of the agenda be taken next. Agreed.

68. **Wrotham School Astroturf**

A suggestion was received from Wrotham School for an Astroturf facility in the Borough Green/Wrotham area. Mr Day gave further information and advised of a feasibility study being undertaken. Agreed that this initiative will be progressed by a meeting with interested parties later in the month. Cllr Cole will invite representatives from the football clubs currently using Potters Mede to attend.

SC

69. **Potters Mede: Pavilion:** Chairman reported on events of the fire at Potters Mede on 8 September 2007 which has destroyed the pavilion. Clerk advised of insurance matters and the likely demolition process. Cllr Mrs Murray proposed that Zurich Insurance be authorised to arrange the demolition contract and pay the demolition contractor direct. Seconded by Cllr Perry. Agreed. Further agreed that there should be no burning of demolition materials on site. There was some discussion about a possible future replacement building and the finances involved. Grant options will have to be seriously researched. Agreed that Chairman will prepare a short questionnaire asking all residents for their views on a possible replacement community facility.

CW

**Football:** Agreed that consideration will be given to providing an additional 40ft storage container for football equipment. Potters FC are able to use changing facilities at Wrotham School in conjunction with play at Potters Mede. Chairman proposed that this be agreed and, after discussion proposed that a revised charge be made of £150/pitch for this season. Agreed. Further agreed that all football charges will be reviewed at the 2008/09 budget meeting. Cllr Cole will try to secure an arrangement with the junior football club to allow use of their equipment for marking out the senior pitch.

SC

**Football pitches:** Improvements to the ground will be considered at the next meeting.

67. **Vacancy BGPC**

No election has been called. The vacancy will now be advertised and filled by co-option.

70. **Report from the Facilities Committee**

Chairman reported from the committee and advised that emergency action had to be taken regarding the tennis courts: broken posts have been replaced by Trevor May and the courts cleaned and treated for weeds/moss. Cllr Perry proposed that the full refurbishment process be completed, including polyurethane binder and colour spray at a total cost of £7,204 + VAT. Seconded by Cllr Mrs Murray. Agreed. Some additional work may be required to the tennis court edges which are deteriorating. Groundsman will be asked to check the tennis nets each evening to ensure that the tension has been released.

Agreed that the Atco mower currently at Potters Mede will be transferred to the Recreation Ground where it can possibly be put into use.

The grounds maintenance staff will be asked to carry out clearance works to the stream running through the Recreation Ground as an ongoing project.

Recreation Ground Pavilion: Chairman read a report and proposals from the Facilities Committee and proposed that the action be agreed, including transfer of £5,000 from the Potters Mede budget to the Rec.Gd pavilion. Seconded by Cllr Perry. Agreed. The Facilities Cttee will continue to liaise with the surveyor.

Clerk reported on advice received from Mr Lawrenson re. hedge on west boundary of Rec. Gd. Replacement plantings are required and an estimate will be obtained.

CW/SP/JB/BW

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

£648.57 R Springett - Asst. Groundsman 1/09 - 30/09/07  
 £1124.44 H Damiral - Clerk September 2007  
 £423.16 W Austin - Caretaker/Groundsman 1/09 - 30/09/07  
 £345.94 M Taylor – Groundsman 1/09 – 30/09/07 incl. 10.5hrs o/time  
 £438.57 KCC – Superannuation September 2007  
 £263.30 EDF Energy – Street light supply, August 2007  
 £60.00 J Stephens – Websites maintenance September 2007  
 £26.99 Kent Aluminium – Maintenance materials, Potters Mede/Rec.Gd.  
 £253.12 EDF Energy – Supply, Potters Mede  
 £1.67 EDF Energy – Supply, Recreation Ground  
 £227.03 EDF Energy – Street light maintenance, September 2007  
  
 £2713.80 Inland Revenue – PAYE/NI July-Sept. 2007  
 £535.80 Bickmore Lock & Glass – boarding-up pavilion, Potters Mede  
 £216.69 Petty Cash, tel. rental + broadband reimbursement July-Sept. 2007  
 £1400 BMPOS – Annual maintenance contribution  
 £5842.10 Simmonds of Wrotham – Potters Mede refurbishment  
 £201.92 Wrotham PC – Skate Park inspections/maintenance  
 £129.60 Cash – Reimbursement of cash refund made to P Mede hirer (Bunn)  
 £72.00 Miss N Rothwell – Reimbursement of hire charge, Potters Mede  
 £72.00 Mrs P Jennings - Reimbursement of hire charge, Potters Mede  
 £36.00 National Trust - Reimbursement of hire charge, Potters Mede  
 £50.00 W Kent Caravan Club - Reimbursement of hire charge, Potters Mede  
 £16.25 T&MBC - Reimbursement of hire charge, Potters Mede  
 Proposed by Cllr Willsher, seconded by Cllr Mrs Murray that the above cheques be paid, Agreed.

72. **Resolved to enter into committee**

Clerk reported on a financial matter re. a regular hirer of Potters Mede. Agreed that the Parish Council supported her action.  
 Chairman and Clerk reported on a meeting with the Groundsman. Advice had been received which it was agreed will be followed.