BOROUGH GREEN PARISH COUNCIL

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The Borough Green Parish Council Meeting took place at 1930 in the COGS Annexe on 3rd November 2025. The Members are reminded of the importance of Section 10 of Standing Orders regarding confidentiality of Part 2 discussions and documents. Please refer to our Data Privacy Policy, which is published on our website.

Yours faithfully

Clerk & Responsible Financial Officer

Present: Cllrs Taylor (Chair), Ramsden (Vice Chair), Reid(left 2030), Butterfill, Proto, Heselden, Millener, Shaw(left 2115), and TMBC Cllr Palmer. There was one Member of the Public & PC Dylan McElligott

271. Apologies for Absence Cllrs Thrush & Reading, & the Clerk

272. Declarations of Interest Cllr Ramsden- relative is contractor

273. Minutes of the meeting 6th October 2025 - AGREED & signed

Matters Arising -

(i) Councillor Vacancy

274. Submissions by County and Borough Members and Members of the Public

PC McElligott reported on the few ASB actions in the Rec, High St and Sainsbury. He will be holding a surgery with the Clerk outside Nisa on 13th November, and passed on Kent Police's apology for not attending the possible shotgun incident in the Rec. Chairman thanked PC McElligott for attending.

Cllr Harry Rayner KCC reported on the impact of recent Mineral submissions on the Local Plan.

Cllr Wendy Palmer TMBC announced the Local Plan meeting on 28th November in the Village Hall led by TMBC Leader Matt Boughton and the Cabinet Member for Planning, and urged people to attend and have their say. She also reported on the recent Parish Alliance meeting on LGR, and how the Parishes would be submitting a joint response to the consultation which ends 28th November.

The MOP raised concerns about the possible change to Town status, and there ensued a very useful discussion about the implications of the change, the Local Plan in general, and the Nepicar Sandpit extension application.

275 Town Status

(i) Every house leafleted, shops and Library, online survey running Good responses to date.

276 Planning Matters

(i) To note Planning Notices as circulated

(ii) Current applications and responses as circulated,

25/01527/PA 130 Maidstone Rd LDC Prop loft conversion *No Observatons*
25/01633/PA 64a Sevenoaks Rd front, side rea, single & two storey extensions *No Observatons*
25/10686/PA 37 Lingfield Rd Demolish Conservatory, single story extension *No Observatons*
25/01694/PA 77-79 Station Rd Demolition garage,2x 3 bed semis and parking PARKING CONCERNS
X 25/01713/PA 13 Abbott Rd Tree raise 3 limes - lower branches and ivy removal. *No Observatons*
X 25/01726/PA 78 Maidstone Rd LDC Rear dormer window *No Observatons*
KCC/TM/0157/2025 . Nepicar Sand Quarry S73 app to amend TM/20/2248 working and restoration scheme. Strong support for the application which will delay reinstatement for many years.
KCC/TM/24/958/RVAR BG Sandpit conditions 1, 24 and 30 of TM/24/958, update of the surface water scheme at Borough Green Sandpits, amendments to the approved restoration scheme. Extreme concerns about Landform and Flood Risk. Chairman to respond to both KCC applications and circulate (Appendix 3)

277 Potters Mede

(i) Power supply /Lighting Conversion to LED - no report
(ii) Air Con repairs - Cllr Millener - awaiting spares
(iii) Update on compensation for gate damage - ongoing
(iv) BG Scout hut update - no report
(v) Cleaning inspection - fortnightly to cross check staff - agreed
(vi) Thank you from West Kent Mind - noted
(vii) Fire Alarm service booked 11 Nov - noted
Iviii) BGJFC - abusive language parents - BGJFC Chairman to deal with offender

278 Recreation Ground

(i) Pavilion Refurbishment - Roof & Clock - Cllr Proto gave an update on progress, and in particular the roof. Report at Appendix 2

Quote Disabled Ramp & Handrail to suit -£5955 +vat- AGREED
Quote Cupola made by Honeycomb - £1455 +vat - AGREED
Quote Clock Roman Numerals -£520 +vat AGREED
Quote rodent proof Aluminium Fascia £558.54 -AGREED
Grant application update - no grants this F/year, local donations to be sought
Veranda Handrail installation - deferred until end of construction.

(ii) ASB - Local PC McElligott Surgery Nisa/Costa 13th November
Apology from Kent Police for non-attendance at shotgun incident
(iii) Petanque Court - no response

279 Councillors Reports

(i) Cllr Butterfill - Resilience Planning draft CR Plan circulated - ongoing
(ii) Report on Alliance meeting to discuss LGR and Local Plan - Discussion about PC roles under new authorities, report to KALC meeting- concerns about TMBC land in Parishes. It was agreed to look at allocating £5k in the precept towards costs during the process- it can be reallocated if not needed.
(iii) 4x4 Santa Cllr Butterfill requested our normal donation - the cost of sweets - £594 AGREED

280 Community Issues

(i) IQE footpaths and bike trails - There has been a good uptake in both cycling and walking in the area, no reports of any "clashes", but one resident has complained about "destruction of habitat"

Threatened Enforcement Action - no report
IQE mapping &signage - required to design good signage - ongoing
Proposal for Wildlife Warden - not taken up

(ii) PSPO - Clerk has asked the Community Safety Partnership to add possession of Graffiti Spray Paint to be added to the banned list so CEO's can legally seize if they suspect ASB.
(iii) Christmas Lights - request for volunteer Marshalls - Clerk ordering more Hi-Viz Jackets

281 Village Enhancements & Green Spaces

(i) Harrison Rd/Surgery TPO - no update
(ii) Hanging Baskets - discussion of costs - ongoing, quotes to be sought for watering contractor
(iii) KFoT Report - we didn't win this year, but our entries have inspired the Judges to add a new category next year for "trees with a strong community story"
(iv) Thanks to Ken and Rob for swift action removing fallen trees Thong Lane

282 Financial Matters

(i) Responsible Financial Officer's report In the Clerk's absence, Chair gave a brief update that we are well within our budget, and thanked the Clerk for his work with Cllr Proto keeping funding for the Pavilion under strong joint control - we are some £3000 under budget on the project to date
(ii) Bank Reconciliations & Balance 31 October 2025 Total Bank Balance **£288,807.29** NOTED
(iii) To approve Payment List (Appx 1) - Prop Chair, 2nd Cllr Heselden - AGREED
Invoices checked : Cllrs Reid and Taylor
(iv) Transformation Allocation in Budget - re LGR - suggested £5k but reviewed - AGREED
(v) Clerk will circulate a date for a Finance Cttee meeting to advise the Council on its Precept.

283 Website & Social Media

(i) Online Survey software is very simple but working well

284 Neighbourhood & Local Plans

(i) TMBC Local Plan - consultation runs 10 November to 22 December Public Meeting BG Village Hall 1930 28th November

(ii) Leaflet - Town Survey & Local Plan bullet points - consultation getting good response

285 Highways & Streetlighting

(i) Speedwatch Group - ongoing

(ii) Moto legal update - Result expected Mid December, but looking positive.

(iii) Askew Bridge Road Closure - request road cleaning - BGSP mud buildup

286 Quarries & Landfills

(i) BGSP - multiple complaints windblown sand -KCC & TMBC Enforcement informed - in hand

(ii) Note responses (below) Nepicar and BG Sandpit Planning Apps

287 Future Dates

(i) Date of next meeting 1930 1st December 2025 COGS Annex,

(ii) **Reminder - Remembrance Sunday Wreath Laying - 10am 9th November**

At all other times contact the Clerk using the details above

288 Exclusion of Public and Press: Pursuant to Section1(2) of the Public Bodies (Admission to Meetings) Act 1960 Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any item.

Part 2 To note consultation responses to date

There being no further business, Chairman closed the meeting at 21.18hrs

Appendix 1 Payments List

Staff Costs	
Staff Salaries	5578.02
HMRC	3326.05
KCC Pensions	2643.69
BACS Payments	
Astra, inv SI-110946	30.00
Nu Venture, inv 3212	833.00
Commercial Services, inv LS214488	451.68
DR	345.00
NP (inc Clock)	624.00
BG	15.89
KM	55.67
DD Payments	
Zen Internet (monthly charge)	13.79
National Domestic Rates RG	57.00
COGS - The Voice Magazine	300.00
Bank Charges *	17.63
Npower* - streetlighting	270.61
Npower* - public convenience	255.22
EDF (PM)*	443.00
EDF (RG)*	60.00
Castle Water*	27.28
Castle Water*	21.56
Total	15369.09
NB: Receipts during Oct 25 (exc bank trans)	1513.20
Signatures Cllrs Reid & Taylor	

Appendix 2 Pavilion Works update Date: 3rd November 2025
Project Manager: Cllr Nikki Proto
Project Team: Cllr Mike Taylor (BGPC Chairman), BGPC Clerk Bernie Galopin
Contractor: Honeycomb Construction Services Limited

The main pitch roof is almost completed. The aluminium fascia to the rear should be installed in the next couple of weeks. The build materials for the bespoke cupola and the clock have been ordered. The clock can take up to 4 weeks for delivery so Paul will build and fit the cupola and then fit the clock once it arrives.

The flat roof to the former shower room has been redone. Paul needed to raise the gable wall by two courses of bricks, 2/3 of the way round and it has been insulated with 150mm PIR insulation to now comply with the required thermal values as set out in the BRegs.

The total cost of works for the pitch roof, cupola and flat roof is around £18,500.

The next stage of the project is to install an accessible ramp. The ramp will be cut into the bank to the left end of the Pavilion and lead to the large, uncovered end of the veranda. Paul has provided an estimate or around £5,500. Hardcore left from the roof works can be recycled and used in the ramp's construction. Paul will familiarise himself with the recommendations for the ramp's construction set out in the DDA Audit report.

TMBC Building Control will be contacted to establish which BRegs apply.
TMBC Planning Office will also be contacted to check whether planning permission is needed.

Appendix 3 BGPC Responses to Nepicar Sandpit & BG Sandpit applications

KCC/TM/0157/2025 . **Nepicar Sand Quarry** S73 application to amend TM/20/2248 working and restoration scheme. Strong support for the application. It makes logical sense to extend existing sites rather than open new sites in virgin countryside, and the operator generates very few complaints. There was a note of caution from members about excavating too close to the boundaries because of collapse hazard - there were multiple collapses at the adjacent Borough Green Sandpit caused by vertical excavation faces close to the boundary, resulting in rerouteing of the PROW, and significant risk of harm to operators and the public

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KCC/TM/24/958/RVAR BG Sandpit conditions 1, 24 and 30 of TM/24/958, update of the surface water scheme at Borough Green Sandpits, amendments to the approved restoration scheme.

BGPC Observations: Extreme concerns about Landform and Flood Risk.

1. The Operator has shown a cavalier disregard for proper site management, as indicated by the regular complaints about mud on the highway, noise, working hours, and windblown sand.

2. The landform here has been raised significantly above the original ground level, resulting in the need for an attenuation pond that is pump fed because of the reverse fall , The flow from a stream coming south from the M26 area onto the site has to be pumped up into the existing attenuation pond. In 2014 lack of monitoring of the pumping caused an overflow breach to the banks of the attenuation pond, resulting in a tsunami of silt laden water that ran under the railway where it blocked the culvert to Griggs Way and flooded gardens in Lingfield Rd and Sandy Ridge. Network Rail took action against the operator, and we were in regular contact with Emmanouil Tsoukalas who can probably provide some further insight into those issues.
(Emmanouil.Tsoukalas@networkrail.co.uk)

3. We know the landform used to fall southwards across the site from 93m aod on the untouched field in the north, to 88m aod at the base of the railway embankment. I know the field used to be virtually flat because I worked for ARC in the 70s and mowed the field regularly for the BG Football Club practice. The landform now rises at a sharp angle almost matching the height of the embankment top. I see from the submitted plans that the Operator intends

to top out this huge heap at some 98m aod which is significantly higher than the railway embankment, and some 10m (30ft) higher than it should be.

4. There does not seem to be a coherent plan to the new landform - instead of restoring to the original 93m-88m gentle fall southwards, and a reasonably level field, it is planned with lumps and bumps at random, at one point in the east of the site being left with a valley down to 80m aod.

Planning rules require restoration to pre-excavation levels, and whilst a different level can be approved, that needs a separate approval, not just sneaked in under the radar like this. And a reminder if needed - water does not flow uphill - this scheme will require pumping, and who will pay for, monitor and maintain that?

The landform needs to be reinstated to its past levels, and the stream routed along its original path, which can be clearly seen on the Google Earth historic imaging.