

Minutes of the meeting of Borough Green Parish Council held at 7.30pm on 6 September 2004 at Potters Mede

Present: Cllr J McWilliam (Chairman), J Broad, B Hughes, Mrs J Lucas, C Willsher, Mrs B Woodhams (8pm)
Apologies: Cllrs Mrs L Barrow, J Bailey, Mrs S Murray. T&MB Cllr Mrs J Harrison, KCCllr Mrs V Dagger.

There were three members of the public in attendance.

There were no declarations of interest.

Action

63. **Minutes of the meeting 2 August 2004:**

61. Cheques for signature: Cllr Taylor. Add Cllr Mrs B Woodhams. The amended minutes were signed as a true record.

64. **Vacancy BGPC**

Cllr Hughes proposed that Mr J Phillips be co-opted to the Parish Council, seconded by Cllr Willsher. Agreed. Mr Phillips signed the declaration of acceptance and took up office.

65. **Matters Arising from the minutes of 2 August 2004.**

49.40 Land j/o Western Rd/Sevenoaks Rd: Chairman reported on further correspondence with the landowner. Await further information.

51 Gullies have been cleaned but gratings still need attention.

57 Memorabilia: The postcards have now been scanned onto a CD.

66. **Planning Matters**

Pre-Meeting

TM/04/2537 2-storey rear extension, conversion of garage to office + replacement garage - 3 Annetts Hall. No objections to extension but concern as to scale and design of proposed garage. Proposals will change appearance of the house and this will have an impact on the overall style and 'patterning' of the estate.

TM/04/2631 Loft conversion - 26 Crowhurst Road. Reservations about ultimate impact on the village of many such roof extensions. Little indication of materials to be used and there appears to be no front elevation of the scheme which has a new window onto the proposed staircase.

TM/04/2705 Retention of temporary 2-storey shell house, used as demonstration building - Celcon, Ightham Sandpit. No observations but additional consent should be time-limited as proposed.

TM/04/2903 Replace trees along front boundary with brick wall - Floralties 74 Western Road. No observations.

Meeting

TM/04/2445 3no 3-bed dwellings - 34 Maidstone Road. Amended description noted.

Decisions

TM/04/1392 Demolition of extension & garage and construction of 3no new dwellings - 24/26 Wrotham Road. Permission granted.

TM/04/1719 Extension + 2no new portable storage units - Celcon, Ightham Sandpit. Permission granted.

TM/04/1857 Materials - new dwelling r/o 1 Sevenoaks Rd. Details approved.

TM/04/2313 Extension - 128 Maidstone Road. Permission granted.

TM/04/2362 Conservatory and above-ground pool - 55 Annetts Hall. Permission granted.

Former Joco Pit off Wrotham Road - Investigation into clearance of trees and vegetation to enable landowners to carry out topographical survey in order to address drainage and stability issues. No TPOs on the trees and planning consent not required for the clearance of trees.

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

Repairs are required to footway j/o/Quarry Hill Rd/A25 Maidstone Rd; street light in Station Road and carriageway A25 Maidstone Rd - near pelican crossing and Sevenoaks Rd towards Ightham boundary.

Local Democracy Week 18-24 October 2004 noted.

Proposed withdrawal of waste recycling facilities at Borough Green Station noted with regret.

Speed limits on A227 discussed. There is concern that these are still being exceeded.

67. **Oral Reports from Members and Clerk (Continued)**
 Chairman is continuing to correspond with landowners re. pond adjacent to Potters Mede.

 Chairman continues correspondence with RMC about possible release of land for a burial ground.

 Possible refurbishment of the water fountain at the Recreation Ground will be investigated.
68. **Correspondence**
KAPC News 12/7/04: Copies had been given to all members. Noted.
T&MBC - Future Housing & New Development questionnaire: Copies had been given to all members. Cllr Willsher summarised a proposed response. Agreed that he will liaise with the Chairman and then complete/return the questionnaire. **JMcW/CW**
NHS - Proposals to improve local health services: Noted. Information has been displayed on the PC notice board.
Govt. Office for the SE - Queen's Award for Voluntary Service 2005: Chairman proposed that the Drop-In Centre be nominated. Agreed.

 There then followed the period for public consultation.
 Chairman clarified the limited powers of the PC in influencing planning decisions. Members of the public are encouraged to submit planning-related comments to the PC and T&MBC.
 Chairman gave further information re. the proposed development of 'Ingleside', Maidstone Rd.
 Chairman was thanked for progressing procedures re the lease and accounts for the Skate Park.
69. **Pedestrian Crossings, Borough Green**
 Chairman reported on his continued discussions with KCC. Cllr Mrs Woodhams proposed that a contribution of £3,000 be made towards new pedestrian crossings in Borough Green. Seconded by Cllr Broad. Agreed.
70. **Vital Villages**
 The report is being prepared and it is hoped that a public meeting will be held in October.
71. **Skate Park**
 One person will act on behalf of the three participating parish councils to negotiate terms of the lease. Agreed that Cllr J McWilliam should undertake this, if agreed by the other councils. **JMcW**
 Noted that the lease will run until 2014 at a rent of £1/yr. Agreed that there should be an option to renew after ten years. All three parish councils will appoint their own solicitors, one of whom will also be instructed to conclude the joint lease. All legal costs in this connection will be split equally between the three councils.
72. **Appointment of Solicitor to act for BGPC**
 Chairman proposed that Cripps Harries Hall of Tunbridge Wells be appointed to act on behalf of BGPC in connection with the skate park. Agreed. Chairman will liaise. **JMcW**
73. **Clerk's Salary and Continuing Professional Development**
 Agreed to discuss this under item 79 of the agenda.
74. **Parish Council Office**
 Three tenders were invited but only one received. All members had received details. Copies of a report from the Chairman were given to all members. Chairman proposed that the internal element of the quotation from R F Hedley in the sum of £9,572 + VAT be accepted. Agreed. Further agreed that Chairman negotiates with BGVHMC to negotiate a longer rent-free period in order that the external alterations can be undertaken. **JMcW**
75. **Kent Men of the Trees visit**
 Cllr Willsher reported on the recent visit to the parish.
76. **Street Lighting**
 Cllr Willsher proposed that following installation of three replacement columns, the revised maintenance charge of £174.17/month be paid, subject to confirmation that the upgraded columns cannot be adopted by KCC. Seconded by Cllr Hughes. Agreed.

77. **Recreation Grounds**
Tree surgery: Cllr Willsher reported on extreme nuisance to residents from foliage and seeds of trees bordering 37 Harrison Road. T&MBC has advised on tree surgery required to alleviate the problem and a quotation has been requested from Mr J Lawrenson. Chairman proposed that, if reasonable, this be accepted. Agreed.

78. **Cheques for Signature**

Auto-Pay

£844.00	R Springett - Asst. Groundsman 1/8 - 31/8/04
£834.24	H Damiral - Clerk August 2004
£617.50	W Austin - Caretaker/Groundsman 1/8 - 31/8/04
£244.00	T&MBC - Rates, Potters Mede September 2004
£204.64	Seeboard - Street lighting maintenance September 2004
£801.12	Seeboard - Street lighting repair - 93 Fairfield Road
£2950.50	Seeboard - St. lighting replacements - Lendon Rd/Crowhurst Rd/Annetts Hall
£5.89	Seeboard - Supply, Recreation Ground
£206.47	Seeboard - Supply, Potters Mede
£168.48	Seeboard - Street lighting supply, July 2004
£42.76	Mid Kent Water - Supply Potters Mede
£193.54	Mid Kent Water - Supply Recreation Ground
£194.07	Kent Aluminium - Maintenance materials, Potters Mede
£168.48	Seeboard - Street lighting supply, August 2004
£411.25	Audit Commission - Audit fee 2003/04
£185.06	Sevenoaks Glazing - Replacement glazing, Potters Mede
£700.00	BG Chamber of Commerce Lighting Cttee. - Christmas lights donation
£51.47	Cast Trading Ltd - Building repairs, Potters Mede
£3163.51	Wrotham Parish Council - Skate Park contribution on payments to date

79. **Resolved to enter into cttee. to discuss confidential matters**

National Salary Award for Local Council Clerks and other Employees considered.

A letter from T&MBC re. the Summer Playscheme was noted. Consideration will be given to comments regarding Potters Mede facilities.

Clerk queried lack of competitive tendering for Skate Park. Chairman advised that materials purchased from E E Olley & Sons Ltd were of a specialist nature.