



BOROUGH GREEN PARISH COUNCIL



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Established 1934

www.boroughgreen.gov.uk

DRAFT The Borough Green Parish Council Meeting took place at 1930 in the COGS Annexe on 6th October 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, Butterfill, Proto, Heselden (arr 2030), Thrush, Shaw, the Clerk, and TMBC Cllr Palmer. There was one Member of the Public

254. Apologies for Absence KCC Cllr Rayner, Cllr Millener & Reading

255. Declarations of Interest Cllr Ramsden - related to Contractor

256. Minutes of the meeting 1st September 2025 - AGREED

Matters Arising -

(i) Councillor Vacancy

257. Submissions by Borough Members and Members of the Public

Cllr Palmer spoke about TMBC's imminent work at Basted Mill and the possible flood risk.

MOP thanked the PC for the work installing quieter "bongers" in the Children's play area, and requested permission to cut back shrubs growing over her boundary from the Rec - agreed.

256 (i) Town Status Proposal for discussion - Chairman noted there was no cost to the proposal and there would be no change to the powers vested in the PC or to the Precept, but it gave us an edge in Planning discussions. It can be reversed at any time. Whilst there was no legal requirement to consult, it was agreed that a consultation would run alongside the TMBC Local Plan consultation, with leaflets, High St visits, Social Media and an online survey. Results would be collated and the matter go to the January 2026 meeting for a Formal Vote based on the consultation response. Draft leaflet at Appendix 4

258 (v) BG Scouts - proposal for new Potters Mede Scout Hut. Mr Rolfe tabled draft plans, and subject to further discussions and a formal leasing agreement, adopted the proposal in principle - AGREED

257 Planning Matters

- (i) To note Planning Notices as circulated
- (ii) Current applications and **responses** as circulated,

Applications

25/01462/PA Non Material amendment 28 Wye Rd, change Upvc windows to Anthracite Grey- *No Observations*

25/01510/PA 27 Quarry Hill, reserved matters condition 5 traffic 00931 Builder's Yard - **OBJECT**

25/01527/PA 130 Maidstone Rd LDC Prop loft conversion *No Observations*

258 Potters Mede

- (i) Lighting Conversion to LED - ongoing.
- (ii) Air Con repairs - Cllr Millener - awaiting spares
- (iii) Update on compensation for gate damage - ongoing
- (iv) BG Scout hut (above)
- (v) Sheep incursion - droppings left everywhere - no sign of broken fence. Clerk to contact owner again.
- (vi) Agreed contribution to PM bungalow new fence- £4800 inc vat. (This is our fence which was very bad, owner wished to improve security, and our donation to their fence is equivalent cost of our new chain link)

259 Recreation Ground

(i) Pavilion Refurbishment - DDA Audit - Roof repairs - update report Cllr Proto below Appendix 2. Chairman thanked Cllr Proto for the work she has put into the project, and the clarity of her report.

Grant application update - no grant this year, but all the evidence carried forward to the next round.

Handrail steel was sufficient to fabricate a third handrail - awaiting installation

(ii) ASB - graffiti - reported - ASB graffiti on the pavilion reported to the police. Graffiti is the park this week has been dealt with by local authorities.

(iii) Petanque Court - agreed to investigate a temporary grass pitch to establish demand for a future project

(iv) Weedkiller - footpaths - agreed to source strong chemical to clear footpath weeds, but try vinegar first

260 Councillors Reports

(i) Cllr Butterfill - Resilience Planning - ongoing.

4x4 Santa will be run again this year 19th December, donation for presents - AGREED

Note - Remembrance Sunday 9th November - Informal Wreath Laying 10am

261 Community Issues

(i) IQE footpaths and bike trails - there will be no further work until next year after a user review.

Threatened Enforcement Action - ongoing. Litter bin system working well - area very clean.

IQE signage - requires mapping of paths. Surveyor contacted

(ii) Skatepark - ASB - repairs - investigate installation of CCTV - Cllr Ramsden talking to KCC

(iii) 104 Sevenoaks Rd - tree branches cut back under Stone agreement - Treeability - AGREED

(iv) EJP Fire extinguisher annual check, PM & Rec

262 Village Enhancements & Green Spaces

(i) Harrison Rd/Surgery TPO - ongoing

(ii) Conyerd Rd trees - chippings spread on Harrison Rd paths

(iii) Hanging Baskets- Cllr Heselden outlined some initial costings - baskets and flowers relatively cheap c£1600, biggest cost will be evening watering over prolonged periods-needs vehicle, tank and pump, and staffing

(iv) Public toilets - blocked drain - cleared & repaired - Cllr Reid has done some publicity

(v) PSPO consultation - Clerk has requested carrying spray paint be added to the banned list

(vi) Basted Mill brushwood "berms" to limit nutrients to lake algae - Extreme concern about flooding

263 Financial Matters

(i) Responsible Financial Officer's report

(ii) Bank Reconciliations & Balance 30 Sept 25 (Appx 2) Total Bank Balance **£288,807.29**

(iii) To approve Payment List as circulated(Appx 1). Prop Chair, 2nd Cllr Proto,- AGREED UNAN

Invoices checked : Cllrs Taylor & Shaw

(iv) Bowls Club - assets transferred as of 1st October - solar and CCTV

(v) To note clear External Audit - posted to website and noticeboard 4th September

(vi) Old van will be returned, new van serviced - note refund of initial lease deposit £300

(vii) TMBC recycling bin supply - Recreation Ground £202. All Rec and PM waste is sorted and recycled

265 Website & Social Media - no report

266 Neighbourhood & Local Plans

(i) TMBC Local Plan - consultation November 10th until 22nd December, but may be extended over Christmas

(ii) Leaflet - Local Plan bullet points to be included with Town consultation. Councillors High St Saturdays

267 Highways & Streetlighting

(i) Speedwatch Group - ongoing

(ii) Darkhill Rd Yellow Lines - completed

(iii) Moto legal update - WPC report High Court date imminent

268 Quarries & Landfills

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

269 Future Dates

- (i) **Date of next meeting 1930 3rd November 2025 COGS Annexe,**
The Annal Finance Meeting to set the Precept will be called during November, date tba
At all other times contact the Clerk using the details above

270 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 Village Hall complaint - dismissed - not relevant to the Parish Council

There being no further business, Chairman thanked Councillors and closed the meeting at 21.47

Appendix 1

BGPC Payments List October 2025	£
Staff Costs	
Staff Salaries	5634.82
HMRC	3269.25
KCC Pensions	2643.69
BACS Payments	
Astra, inv SI-110944	30.00
Kent County Playing Fields Association	20.00
DR Toilets	330.00
I Wallond, inv 5229 fencing	4800.00
BGVH, inv 0466	486.00
BGVH, inv 0467	526.50
Honeycomb, inv 101262	1651.20
Centre for Accessible Environments, inv 819	1425.00
EJP, inv 49216 Fire Extinguisher checks	195.00
EJP, inv 49215	125.00
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
Stellantis (formerly Vauxhall Finance)	544.80
Total	23147.35
NB: Receipts in Sept 25 (exc bank transfers)	132210.14
Signatures M Taylor T Shaw	



Bank Reconciliations

1200 857 - £100.00

1201 811 - £118,713.29

1202 882 - £0.00 (reconciliation not necessary as nil balance and no movement of funds during the month)

1203 UTB - £ 84,994.00

1205 CCLA - £85,000 (statement not received yet. Will send out asap)

Total cash reserves as at 30/09/25 – **£288,807.29**

APPENDIX 2

Recreation Ground Memorial Pavilion - Cllr Nikki Proto

Roof project - works update 6th October 2025

Works commenced on Monday 5th September 2025. The plan was to re-felt and re-tile the pitch roof, and replace the fascia's and soffits, plus strip the shower end flat roof and toilet end flat roof, re-felt and fit new fibreglass drips to the chase walls.

However, once Honeycomb had stripped the tiles from the back section of the pitch roof, it became apparent that several of the rafters feet were rotten and would need remedial works and caps fitted in order to have a solid base to attach new fascias/soffits to. There was also widespread rodent damage, debris and droppings where squirrels had got into the roof. To combat this, it was decided that the back fascias should be replaced with an aluminium fascia instead of wood to prevent the squirrels chewing their way into the roof again.

TMBC Building Control were contacted on Tuesday 23rd September for advice on applicable Building Regs and have been extremely helpful.

As roof stripping progressed, the full extent of the damage to the pitch roof was revealed. There were numerous rafters to the front of the pitch which had varying levels of rot. Two were completely rotten the whole length, and others had rot reaching to the purlins. One of the purlins to the front was also rotten, as was one end of the bridge board. After some discussion on the impact repairs might have in terms of costs both now and in the future, and any potential delays to the project – it was decided that the damage to the pitch roof overall was substantial enough to warrant an entire replacement. Repairs would not have been economically viable, and they could have caused more issues in the long term.

Building Control did a site inspection on Monday 29th September and were very supportive. They are due to attend again on 8th October 2025 to inspect the work to date.

Honeycomb has been asked to quote for replacing the current cupola with something similar to the original design. When the cupola was removed, we discovered it was fibreglass. A quick internet search came up with several companies that fabricate fibreglass cupolas and outdoor clocks, prices start from approx. £1,700 + VAT. Honeycomb have sent through a draft drawing of a bespoke replacement, but it needs some more thought before we decide which route to take.

The roof tiles are arriving tomorrow. The car park will be closed until the delivery lorry has gone. Cllr Proto will be onsite from around 8am to Marshall the car park and let the lorry in etc.

The pitch roof is expected to be finished by the end of this week. The shower end flat roof shouldn't take too long. As we are intending to extend the toilets to include an accessible toilet and baby changing facility in the future, it was decided that there was little point in doing any work to that flat roof at this time.

Cllr Nikki Proto - Project Manager

APPENDIX 3 Objection TM/25/01510

Planning Application Reference 25/01353/PA

Dear Larissa,

Borough Green Parish Council has formally agreed to object to planning application **25/01353/PA** on the following grounds:

1. Loss of Light

The proposed development will significantly reduce natural light to neighbouring properties, contrary to **Policy CP24 of the Tonbridge and Malling Local Development Framework Core Strategy**, which seeks to protect residential amenity. It also conflicts with **paragraph 135 of the NPPF**, which emphasises that developments should create a high standard of amenity for existing and future users.

2. Loss of Privacy Due to Level Change

The changes in ground levels and overall height of the proposed development will lead to direct overlooking into neighbouring gardens and habitable rooms. This is in conflict with **Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment DPD**, which requires development to respect the privacy of adjoining properties.

3. Noise Disruption

The scale and nature of the proposal is likely to cause prolonged noise disturbance both during construction and in use. This will adversely affect the quiet enjoyment of neighbouring homes, contrary to **NPPF paragraph 185**, which requires planning decisions to mitigate and reduce potential adverse impacts from noise.

4. Lack of Respect for Neighbouring Properties

The proposal does not reflect the character or setting of surrounding properties and fails to safeguard the amenity of existing residents. This is contrary to **Local Plan Policy CP24** and **NPPF paragraph 130**, which require development to be sympathetic to local character and ensure a high standard of amenity for existing and future occupiers.

5. Construction Access via Public Right of Way

The proposed use of a public right of way for construction access raises serious concerns about both safety and amenity. This route is regularly used by residents, including children and older people, and introducing construction traffic poses an unacceptable danger. Restricting or endangering access to a public right of way is contrary to **NPPF paragraph 100**, which states that planning decisions should protect and enhance public rights of way and access, as well as **Policy SQ8** of the TMBC Development Plan, which requires safe and sustainable transport and access arrangements.

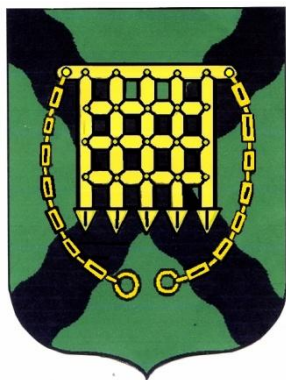
For these reasons, BGPC strongly object to the approval of this application and respectfully request that it be refused.

Yours faithfully

Mike Taylor

Chairman BGPC

Agenda 257 (ii) 25/01510/PA Objection Agreed



BOROUGH GREEN PARISH OR TOWN? HAVE YOUR SAY

Parishes are the oldest form of local authority, developed from ecclesiastical parishes in the Middle Ages. Borough Green was established as a Civil Parish in 1934 during a Local Government Reorganisation. We were "born" out of pieces from our neighbours in Wrotham, Ightham, Platt and Plaxtol, which is one reason why we all have such a close relationship today.

We have been fiercely protective of our status as a Parish Council, fending off many attempts over the years to change us to a Town. But that was an emotional response, based on traditional values. But that has now changed.

The Government has changed the rules on Greenbelt, weakening its protection. The old Greenbelt rules were designed to prevent urban sprawl, but also to prevent smaller settlements "coalescing" and losing their unique identities. This was called the "Green Wedge Policy" and prevented that urbanisation.

But the new Greenbelt rules remove that protection specifically from villages, which means that Borough Green Garden City becomes much more of a reality, joining all our Parishes together into an urban sprawl bigger than Tonbridge.

But there is a loophole - under the Section 245(6) of the Local Government Act 1972, the parish council itself has the legal power to pass a resolution to adopt the style of *town*.

And that is it - there is no boundary change, no change in Council Tax, no change in any status except the name - "BOROUGH GREEN TOWN COUNCIL", and that will get us back under the protective umbrella of Greenbelt Rules, preventing development that might otherwise join our settlements together. We have no intention of appointing a Mayor, or doing anything except change the name. And there is nothing to stop us changing back again afterwards.

-----TEAR OFF HERE AND RETURN-----

Name.....Email address.....

SUPPORT CHANGING TO A TOWN	
OPPOSE CHANGING TO A TOWN	
UNDECIDED	

To Respond - email to clerk@boroughgreen.gov.uk or online at www.boroughgreen.gov.uk, or leave a paper copy in Shakti's, Nisa or the Library, or drop it in to any Parish Councillor. Or complete our online survey using the links on the website and Facebook page

see over page for our Local Plan Response bullet points

BOROUGH GREEN GARDEN CITY HAS NOT GONE AWAY

TMBC's Local Plan consultation runs from 10th Nov 2025 to 22 Dec 2025 and it is vitally important to lodge as many resident's responses as we can.

There is a desperate need for housing, particularly Affordable and Social, and we would support some limited development, but BGGC is designed to ultimately deliver 3000 open market houses - and we get no local benefit whatsoever.

Borough Green Garden City Local Plan Site number is 59830. The consultation will be online a www.tmbc.gov.uk/localplan , or email local.plan@tmbc.gov.uk using 59830 as the Subject. Or return this form to Shakti's, Nisa or the Library, or any Parish Councillor. We will hand deliver paper copies to TMBC.

YOUR RESPONSE BULLET POINTS

RELIEF ROAD it is vital that the Road is built in its entirety before a single house is approved, otherwise all our villages will suffer from 15 years of construction and landfill traffic .

TRAFFIC We already suffer horrendous traffic, 20,000 vehicles per day (DfT), largely driven by over-development across the South East. The new Local Plan will generate even more, and the wider road system has to be upgraded before development starts.

SEWAGE. Our 1928 sewage system has not kept up with house-building, and serious sewage breaches into our homes, gardens, parks and rivers are far too common. The new BGGC Sewage System **MUST** pick up the flows from Ightham and Wrotham that currently come through the heart of Borough Green.

QUARRYING We have suffered 150 years of ragstone, sand and clay extraction, brick and block manufacture, and landfill. We done our bit in the National Interest in the knowledge that Planning Law required all that land had to be restored back to its original Agricultural Greenbelt status. This government has reneged on that promise, reclassifying it as GREY BELT and ripe for development.

NATIONAL LANDSCAPES (AONB) Whilst Borough Green is not in the NL/AONB, we sit right on its boundary. National Landscape law requires Planning Authorities to "Protect and Enhance" not just the NL/AONB, but the views into and out of the NL/AONB - I don't think 3000 houses is what Natural England meant when it said "Protect and Enhance" the views. The setting of the AONB is just as important.

LANDFILL - METHANE & SUBSIDENCE. Whilst current landfills are tightly regulated and filled with inert material, that has only been in the last 20-30 years - before that it was a free-for-all. Much of the land within the BGGC is Historic Landfill. We already have three estates built on unregulated landfills, and one is still suffering methane and subsidence 45 years after it was built. Let us hope they Learn from History.



