

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 5 April 2004 at Potters Mede

Present: J McWilliam (Chairman), Cllrs J Bailey, C Brinkley-Willsher, B Hughes, Mrs S Murray, C Palmer, Mrs B Woodhams

Apologies: Cllrs. Mrs L Barrow, Mrs J Lucas. C.Cllr Mrs V Dagger. T&MBCllrs D Evans & Mrs J Harrison.

There were 7 members of the public in attendance and T&MBCllrs P Bolt, M Dobson, B Luker and Mrs E Simpson.

Declarations of Interest: Cllr Mrs Murray declared an interest in planning applications in view of her membership on T&MBC area planning committee, and advised that she would not take part in any associated discussions.

Action

Chairman and Cllr Mrs B Woodhams declared an interest in planning application TM/04/0801 demolition of houses & construction of 22no dwellings - 20/22 Wrotham Road.

Chairman welcomed four visiting T&MB Councillors and also Cllr J Bailey as co-opted member to the Parish Council.

165 **Minutes** of the meeting 1 March 2004 were signed as a true record

166 **Matters Arising**
158. The next meeting of the Parish Partnership Panel will be held on 26 May 2004.

167 **Vacancy BGPC**
No election has been called for the current vacancy. Chairman proposed that Mr J Broad be co-opted to the Parish Council. Agreed. Mr Broad signed the acceptance form and took up office.

168 **Planning Matters**
Pre-meeting:
TM/04/0313 Alternative scheme of landscaping & boundary treatment - land west of Arcontrol, Quarry Hill Road. No observations.
TM/04/0544 Variation of condition to extend time period for further 5 years - change of use to flats, 3 Station Road. Objections:- 1.Over-intensification of site. 2.Too dominating for location. 3.Out-of-keeping with adjacent houses.
TM/04/0762 Demolition of car port & construction of garage with gym over - 64A Sevenoaks Road. No observations.
TM/04/0801 Residential development - 20/22 Wrotham Road, Borough Green. Objections:- 1. Extreme concern about increased traffic onto A227 and danger for schoolchildren walking across entrance to site. 2. Concern about obstructed sight lines and close proximity to the junction with Fairfield Road. 3. Insufficient parking area. 4. Because of massing/scale/design/shape of site and traffic implications, as well as it being adjacent to a Grade 2 listed building, outline application is inappropriate. 5. Application is premature and should not be considered until the Borough Green By-pass has been constructed.
TM/0002 Scoping opinion - New factory to manufacture aerated concrete products, Ightham Sandpits. Noted.

Meeting:

TM/04/0405 Revised parking layout - land adj. 25 Conyerd Rd. No observations.

Decisions

TM/03/2446 5no dwellings - r/o 2 Maidstone Rd. Permission refused.
TM/03/2841 2no dwellings - 153 Maidstone Rd. Permission refused.
TM/03/3452 Extensions - 49 Crouch Lane. Permission granted.
TM/03/3925 1no dwelling - Orchard House, 71 Sevenoaks Road. Permission refused.
TM/04/0067 Variation of open storage height restriction - 73 Wrotham Rd. Per. granted.
TM/04/0081 Change of use to offices - 2 Sevenoaks Road. Permission granted.
TM/04/0191 Advertisements - 20/22 Western Road. Permission granted.
TM/04/0191 6m pylon sign - 20/22 Western Road. Permission refused.
TM/04/0318 Extension & garage alterations - 20 Wye Road. Permission granted.
TM/04/0469 External materials - adj 25 Conyerd Road. Details approved.

Planning Matters (Contd)

Additional items - reported to Area Planning Cttee 17/03/04:
 TM/03/1566 1no dwelling r/o 89 Station Road. Chairman reported. Additional street lighting discussed.
 TM/03/3364 8 no dwellings 24-28 Western Road. Cllr Mrs Murray reported.

169 **Oral reports from Members and Clerk**

Cllr Mrs Murray reported on: 1. The completion of T&MBC's Comprehensive Performance Assessment: a favourable report was received. 2. Court action re the Showmen's site, Crouch Lane. 3. Reported drug use in Borough Green: noted that the Police are investigating this matter. 4. T&MBC's 'Streetline' initiative is proving very successful.

Several highways maintenance items are still outstanding after a very long time including blocked gullies and the installation of a salt bin in Thong Lane. Chairman will now write to T&MBC Chief Executive.

JMcW

Following a recent RMC liaison meeting, Cllr Mrs Woodhams reported on matters in connection with the proposed infilling of the sandpit.

There is some concern about the amount of glass bottles regularly littering the High Street on Sundays.

Noted with no objections that the River Bourne is to be designated as a Main River.

Agreed to support the national 'Bash the Trash' campaign by carrying out a litter-pick on Sunday 23 May 2004 11-1pm. Schools will be invited to assist.

Noted that the resident of no 13 Lendon Road no longer wishes to rent council land to the rear of his property. For further discussion at the next meeting.

Clerk reported on the recent BMPOS cttee meeting. Noted that silt traps may now be installed in the Mill Pond rather than carrying out full de-silting works. The AGM will be held at 7.30pm for 8pm on 10 May at Potters Mede. Cllr Hughes will try to attend.

BH

The analysis of the Vital Villages questionnaires has now been completed and passed to the consultant. Noted that there was approx 30% response with the main areas of concern identified as traffic/bypass; lack of Police presence and youth associated issues.

There then followed the period for public consultation:

There was discussion about proposed parking restrictions in the village and drug use in Borough Green.

There was also considerable discussion about the barbeques recently installed in the Recreation Ground. Cllr Hughes proposed that, in the light of advice received from Kent Fire Brigade and the Parish Council's insurers, plus some local discontent, the barbeques be removed immediately. Seconded by Cllr Mrs Murray. Voting was 3 in favour, 4 against and 1 abstention. The motion was not carried. Cllr Brinkley-Willsher proposed that further consideration be given to the provision of barbeque facilities at the Recreation Ground during the course of the next two weeks. Seconded by Cllr Bailey. Voting was 4 in favour, 3 against and 1 abstention. The motion was carried.

All Cllrs

170 **Drug Use in Borough Green**

As reported under item 169 of the agenda.

171 **Traffic Speed Campaign**

Noted that the next traffic demonstration march will take place on 20 May 2004 at 3.30pm, commencing at the Village Hall. Cllr Mrs Murray gave further information from KCC about traffic related matters.

- 172 **Street Lighting**
2004/2005 maintenance agreement and charge: Cllr Brinkley-Willsher has checked the Seeboard schedule and will pass details of queried items to the Clerk.
Repair - village hall car park: Chairman proposed that a quotation from Seeboard in the sum of £176.73 + VAT be accepted. Agreed.
Replacement columns: Cllr Brinkley-Willsher reported and proposed that a quotation from Seeboard in the total sum of £2,511 + VAT be accepted for replacement columns in Lendon Road, Crowhurst Road and Annetts Hall. Seconded by Cllr Mrs Murray. Agreed. Further agreed that Seeboard be asked to mask one side of the light in Staleys Road to prevent it from shining in the nearby house.
- 173 **Vital Villages**
As reported under item 169 of the agenda.
- 174 **Parish Council Office**
Chairman has liaised with BGVHMC re a small office within the village hall. Rent for exclusive use by the Parish Council would be £3,000 p.a - but may be reduced to £1,500 in the first year as refurbishment works would need to be put in hand by the Parish Council. Clerk would be present in the office each morning during the week commencing the last Monday of each month. Chairman proposed that this be accepted. Agreed. Further agreed to ask an engineer to carry out repair works to office computer.
- 175 **Land j/o Western Road/Fairfield Road**
Chairman proposed that possible disposal of the area of waste land to the Parish Council should be investigated. Agreed. Clerk will ask the owner of the land to contact the Chairman. JMcW
- 176 **Kent Men of The Trees Report**
Copies of the report had been given to all members. Copies will be sent to T&M Housing Assn and the Primary School.
- 177 **Skate Park**
Chairman reported on his correspondence with T&MBC re the lease of part of Whitegate Field. and future management of the area. There is some dispute as to whether Wrotham or Borough Green Parish Council should take out the lease: Chairman is endeavouring to liaise with Wrotham PC. Agreed that if Wrotham can give assurance that they have the resources and an appropriate strategy to manage the land, then the lease can be in their name, otherwise it should be in the name of BGPC. Further agreed that the council support the Skate Park becoming part of the Youth Group Management Cttee's responsibilities: consequently, Chairman has written to Platt PC to assess their interest in joining the Management Cttee. Chairman will continue to try and liaise with Wrotham PC. JMcW
- 178 **Recreation Grounds**
Cricket square maintenance: Cllr Mrs Murray proposed that a quotation from KCC in the sum of £530 + VAT for spring, summer and winter maintenance be accepted. Seconded by Cllr Brinkley-Willsher. Agreed. Noted that this does not include rolling.
Barbeques: As discussed during the period for public consultation.
- 179 **Cheques for Signature**
Pre-Meeting
Auto-Pay
£983.07 R Springett - Asst. Groundsman 1/3 - 31/3/04
£832.78 H Damiral - Clerk March 2004
£627.91 W Austin - Caretaker/Groundsman 1/3 - 31/3/04
£32.21 Seeboard - Street Lighting repair - 8 Sandy Ridge
£168.49 Seeboard - Street Lighting Supply February 2004
£30.02 Seeboard - Street Lighting repair - 18 The Avenue
£552.88 Seeboard - Supply, Potters Mede
£112.60 Kent Aluminium - Maint. materials, Potters Mede/Rec.Gd/Western Rd
£25.00 J P Stephens - Websites maintenance March 2004
£299.63 KCC - Playground inspections Dec.'03 & Jan.'04 + bark top-up

Cheques for Signature (Contd)

£22.00 KCC - Maint. materials, P. Mede (VAT element of invoice detailed 1/3/04)
£168.49 Seeboard - Street Lighting Supply March 2004
£133.27 Kent Aluminium - Maint. materials, Potters Mede + BBQs Rec.Gd

£214.76 Cash – Petty Cash & telephone rental January - March 2004
£910.82 Inland Revenue – PAYE/NI contributions January - March 2004
£1325.19 KCC - Superannuation contributions Oct 2003 - March 2004
£6.00 Cash - Rec. Gds. Imprest a/c
£117.57 EJP Fire Protection - Annual inspection/maintenance, Potters Mede
£45.13 EJP Fire Protection - Annual inspection/maintenance, Recreation Ground
£5.00 KAPC - Publications
£58.75 Peter Wellard Electrical Service - Repairs to heating & light, P. Mede
£457.90 J McWilliam - Reimbursement of payment re. VV analysis

Meeting

Auto-Pay

£244.97 T&MBC - Rates, Potters Mede April 2004
£53.76 T&MBC - Rates, Rec. Gd. April 2004

£821.29 KAPC - Subscription 2004/05 + Local Council Review publication
£10.00 Men of the Trees - Competition fee 2004

Proposed by Cllr Mrs Murray, seconded by Cllr Brinkley-Willsher that the above cheques be paid
Agreed

180 There were no matters for discussion in committee.

Dates of future meetings:

Next Planning committee Tuesday 4 May 2004
Annual Parish Council meeting Monday 10 May 2004
Annual Parish Meeting Thursday 20 May 2004
Planning committee Tuesday 1 June 2004

All Cllrs
All Cllrs
All Cllrs
All Cllrs