

# **BREDHURST PARISH COUNCIL**



## **Minutes of the Ordinary Parish Council Meeting held at Bredhurst CE Primary School, on Wednesday 7<sup>th</sup> June 2017 at 6.30pm**

**Present:** Cllr Vanessa Jones (Chair), Cllr Nichola Carr (Vice-Chair), Cllr Steve Bowring, Cllr Louise Ferne, Cllr Malcolm Greer, Cllr David Hales, Cllr Derek Butler (MBC), Cllr Wendy Hinder (MBC), Bex Ratchford (Clerk)

Public: 25

### **23. Apologies for absence**

There were no apologies for absence.

### **24. Declarations of interests**

Cllr Jones declared a non-pecuniary interest in item 33 as a regular participant. Cllr Carr declared a non-pecuniary interest in item 34a as a close neighbour. Cllr Greer declared a non-pecuniary interest in item 34c as the applicant is known to him. Cllr Bowring declared a non-pecuniary interest in item 34c as a close neighbour.

### **25. To approve the minutes of the meeting held on 31<sup>st</sup> May 2017**

The minutes were **agreed** as an accurate record of the meeting and were signed and dated by the Chair.

### **26. Police briefing**

PCSO Adlington was not present and no briefing was available.

The meeting adjourned for a short public session but there were no matters raised.

### **27. Matters arising (for information only)**

- a. AP1: letters were sent to MBC and BVH.
- b. AP2: residents have been written to and a meeting is awaited with KCC.
- c. AP3: planning comment made.
- d. AP4: planning comment made.
- e. AP5: MBC planning has stated it is a civil matter.

### **28. Playing field**

The tree work has been done and the strimming will be done by the usual contractor, in time for the church fete. It was **agreed** to purchase two aluminium 300mmx200mm 'no alcohol' signs for the play area, at a cost of £9.89 each plus postage. **Action 1: Clerk to purchase signs.** It was noted that it remains the responsibility of BVH to enforce their own licensing condition that no alcohol must be consumed outside the hall. The repairs to the play equipment will cost £325 in total but it was **agreed** that no decision could be made on this expenditure until a decision has been made on the lease renewal. It was **agreed** that a decision on the lease renewal cannot be made until BPC has met with BVH, which is due to happen this week. The lease will therefore be considered in full at the next meeting.

The meeting adjourned for a short public session. The issues with the BPC lease renewal were explained: the land agent raised queries about the gates to the field from Fir Tree Grove, and about a possible sub-letting agreement with the church shop. The other issue is with users from the village hall using the field as an extension of their hire, particularly when alcohol is involved, and particularly in the toddlers' play area. BPC is hopeful of resolving the issues with the land agent easily, leaving the issues with the village hall remaining.

#### **29. Village maintenance**

The delay is due to staff shortages at KCC. The lines outside the school and the zebra crossing are scheduled to be done. The contractor returned to paint the railings but did the Medway side of the bridge in error; Cllr Carr is discussing this with KCC. The survey has been done for the Belisha beacons and costs are awaited. Weed killing needs to be done before road sweeping. **Action 2: Clerk to check contract and arrange weed killing as soon as possible.** Strimming will be done of footpaths (KH49, KH49a and KH50), and on the field around the picnic tables, bench and both play areas. It was felt that the grass cutting throughout the village had been better this month. **Action 3: Clerk to inform and thank KCC.** The second quote for an area of resurfacing is still awaited, and footpath clearance still needs arranging. The fence to the field at the entrance of the village at The Street looks unsightly and needs renewing. **Action 4: Cllr Jones to speak to landowner.** The insurance claim for the AONB sign has been paid and work will start once the company can commence the work. The £250 excess should be reimbursed in due course.

#### **30. Insurance**

It was **agreed** that the sum for 'other surfaces' is not necessary. It was **agreed** to insure for one year only due to the ongoing uncertainty with the field.

#### **31. Financial Regulations**

The updated Financial Regulations are a little less prescriptive about estimates and quotes. It was **agreed** to look at them again with regard to the levels required and the number of quotes required at each level. **Action 5: Clerk to re-examine.**

#### **32. Transparency Fund application**

Although a Transparency Fund application was made some time ago, another can be made this financial year. It was **agreed** to claim for an additional five staff hours per month.

#### **33. DCLG Park Run consultation**

Cllr Jones remained in the room but did not vote on this item. Park Run is a weekly event, held at parks across the country, run by volunteers. The DCLG is consulting on whether local councils should be able to charge for Park Run. It was **agreed** not to comment either in favour or against.

The meeting adjourned for a short public session. A resident recently had an accident in Fir Tree Grove and another happened at the junction of The Street and Kemsley Street Road. The footpath over the M2 bridge also appears to be subsiding. It was **agreed** to contact KCC and ask them to do a survey of all paths/pavements in the parish. **Action 6: Clerk to write.**

#### **34. Planning**

- a. Cllr Carr left the room for this item. 16/505261 – 4 Willis Cottages – retrospective application for erection of a single storey log cabin for use as garden summer house –

granted – noted. One of the conditions is that a native hedge must be planted around the summer house but the space available would make it difficult to plant and maintain. MBC planning apparently sent an email to BPC regarding this application but it was not received. Inappropriate and inaccurate comments have also been published on the planning portal. It was **agreed** to write to MBC planning on these three issues and in future to ask as a matter of course that all applications opposed by BPC go to committee. **Action 7: Clerk to write to MBC planning.**

- b. 16/504798 – Land at Forge Lane – construction of six detached dwellings and associated parking, access and landscape works alongside the conversion of the existing barn to provide a community use on the land at Forge Lane – appeal granted – noted. It was **agreed** that a meeting with the developer will be necessary. **Action 8: Clerk to arrange.**
- c. Cllrs Bowring and Greer remained in the room for this item but did not vote. 17/502100 – Bredhurst Garden Centre – demolition of existing wedding venue, office and other commercial buildings and erection of 4 detached dwellings with associated parking, access, infrastructure and landscaping works. Boxley PC is objecting to the application. Residents expressed concern that the development was too big and imposing, but that something more sympathetic would be preferable to the current site. It was **agreed** to object to the application on the grounds that the development would be detrimental to the street scene, would be clearly visible from an adjacent Public Right Of Way (KH9), there appears to be no access from the development to the field behind and this type of imposing development is particularly harmful within the AONB. **Action 9: Clerk to comment.**
- d. 16/506615 – Stockins Meadow – demolition of existing bungalow with erection of replacement detached dwelling to include indoor swimming pool and erection of detached double garage – refused – appeal lodged – noted.

### 35. Finance

- a. The financial statement and bank reconciliation were reviewed and accepted.

Account	Balance as of 31/05/17
Current Account	785.89
Reserve Account	23501.53
<b>Total</b>	<b>24287.42</b>

- b. Payments were **agreed** as follows:

Cheque	Payment	Amount
BACS	Bex Ratchford – wages and office rental	422.22
1411	Appointment Business Machines – printing	29.16
1412	Bex Ratchford – ink (51.98) and stamp (0.98)	52.96
1413	Savills – playing field rental	112.50
1414	Cllr Jones – paper (19.99) and plants (86.06)	106.05
1415	Came and Co - insurance	612.21

### 36. Reports from parish councillors

Cllrs Jones and Carr had attended the BVH AGM.

**37. Reports from borough and county councillors (if present)**

A new magazine for the borough is being produced. MBC is going to be using social media more.

**38. Correspondence**

All correspondence was noted.

The meeting adjourned for a short public session. The speed limit between the bridge and the village was queried but this is a matter for KCC highways. There were more questions regarding the playing field lease and it was explained that BPC leases the field from the Diocese of Rochester. Expenditure on the field has been over £15,000 over the last five years.

**39. Close of meeting**

The meeting closed at 8.25pm.

The next meeting will be held on **Wednesday 5<sup>th</sup> July 2017** at 6.30pm.

Signed..... Date.....