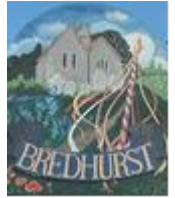


BREDHURST PARISH COUNCIL



Minutes of the Ordinary Parish Council Meeting held at St Peter's Church, on Wednesday 3rd July 2019 at 6.30pm

Present: Cllr Vanessa Jones (Chair), Cllr Nichola Carr (Vice-Chair), Cllr Steve Bowring, Cllr Miriam Noble, Cllr Anne Brindle (MBC) (until agenda item 44), Cllr Wendy Hinder (MBC) (until agenda item 52), Bex Ratchford (Clerk)

Public: 26

41. Apologies for absence

Apologies were received from Cllr Merrick, Cllr Sharp, Cllr Till and Cllr Bob Hinder (MBC).

42. Declarations of interests

Cllr Noble declared a non-pecuniary interest in agenda item 49 as one of the event organisers. All cllrs declared a non-pecuniary interest in agenda item 54c as the community building will be used by the council. A dispensation was granted under Section 33 of the Localism Act on the grounds that without the dispensation the number of persons prohibited by section 31(4) from participating in the business would be so great as to impede the transaction of the business.

43. To approve the minutes of the meeting held on 5th June 2019

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

54. Planning

This item was brought forward at the Chair's discretion.

- a. 19/500796 – Stockins Meadow, Blind Lane – erection of a replacement dwelling with swimming pool and annexe, detached garage and associated planting and landscaping – refused – noted.
- b. 18/505079 – Glebe Cottage, Dunn Street Road – redevelopment of site to accommodate 2 x 4 bed dwelling houses, with associated parking and landscaping – refused – allowed on appeal – noted. It was **agreed** to write to the applicant to ask if he would consider using an alternative roofing material. **Action 1: Clerk to write to applicant.**
- c. 19/502090 – Green Court, The Street – amendment to internal layout and alterations to window and door positioning on community building with alterations to access and associated parking previously approved under 16/504798, 18/506185 and 19/500682 (part retrospective). The original plans were for two separate patio doors and no window in the kitchen, but this has been amended to one central patio door and a kitchen window. It was felt this was more aesthetically pleasing, more practical and gives more light, and there was no effect on the privacy of neighbours. It was **agreed** to comment in favour of the application and to request it be called in should the officer recommend refusal. **Action 2: Clerk to make planning comment.**
- d. 19/502467 – Land rear of Forge Lodge – Forge Lane – approval of reserved matters for the erection of 2no. detached dwellings (appearance, landscaping, layout and scale being sought) following 16/506195 – outline application for residential development (access only being sought) allowed on appeal. Residents raised concerns regarding drainage, the width of the access road, parking, the design being out of keeping with the village, loss of privacy and the removal of trees. Cllrs had concerns over the height of the buildings and access to

the site, especially during construction, and long term access for refuse vehicles and emergency vehicles. It was **agreed** to object to the proposal on these grounds. **Action 3: Clerk to make planning comment.**

- e. 19/502547 – 3 Blind Lane – demolition of existing outbuildings, erection of no.4 four bed detached dwellings with access and associated parking. The applicant was present and stated the intention to work with residents to achieve a satisfactory outcome. Residents raised concerns regarding the scale and height of the buildings, the loss of privacy, particularly in respect of the proposed balconies, and the loss of view. The applicant stated that the ground height will be lowered so the ridge height will be the same as that of neighbours and it was noted that the development is outside the minimum distance from neighbouring properties and loss of view is not a material planning consideration. It was **agreed** to comment in favour of the application but to request that mature, established trees are planted along the north east boundary and the balconies are appropriately screened. **Action 4: Clerk to make planning comment.**
- f. 19/501770 – Hurst House, The Street – erection of single storey side extension with internal alterations – approved – noted.

44. Police briefing

The crime figures had been checked via the E-watch website. There have been no crimes reported in Bredhurst in the last month.

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

45. Matters arising (for information only)

- a. AP1: insurance company contacted and it appears they will pay the extra. The sign has now been removed by a local contractor, at no charge to the council. The contractor is also able to repair it.
- b. AP2: Village Show accounts received.
- c. AP3: allotment tenancy agreement sent and response and payment awaited.
- d. AP4: MBC informed regarding the road name and agreed to a matching sign. BPC will purchase the sign and the developer will refund the money.
- e. AP5: Medway Council is waiting for MBC's response before giving their own.
- f. AP6: Barge contacted regarding strimming around play equipment and a pile of nettles left at one end of one of the footpaths.
- g. AP7: agenda item 47.
- h. AP8: additional comments provided and response submitted.
- i. AP9: planning comment made.
- j. AP10: agenda item 55.
- k. AP11: insurance company informed regarding overpayment of VAT; it is unclear whether they will request the money back.
- l. AP12: Village Hall Committee contacted regarding cutting back the holly.

46. Gibraltar Farm

MBC has had a conversation with the developers, suggesting that the currently proposed traffic mitigation measures may not be helpful, and has invited BPC to suggest alternative measures that may be more productive. It was **agreed** to suggest the installation of chicanes throughout the village (along Dunn Street, The Street and Forge Lane), footpaths along Forge Lane, more 20mph roundels on the road and more repeater signs, 'no HGV' signs and speed

cameras at each end of the village, with profit sharing with BPC. **Action 5: Clerk to make suggestion to MBC.**

47. Tree work

Two quotes had been received for the tree work of varying priority. It was **agreed** to accept the quote from Lucanus Services for the most urgent work only, as this was cheaper than the second quote. It was also **agreed** to accept the quote from Harraway Trees to investigate the decay in the horse chestnut on the green, as the methods used to survey the tree were more comprehensive. **Action 6: Clerk to inform contractors.** It was also **agreed** to investigate entering into a three year contract with Lucanus Services to provide the annual survey and any prioritised works up to an agreed sum each year. **Action 7: Clerk to contact Lucanus Services.**

48. Bollard removal

Cllr Carr had contacted KCC Highways regarding the bollard in The Street. The response was that the bollard was installed for safety reasons and can therefore not be removed. **Action 8: Clerk to inform resident and suggest they speak to KCC personally.**

49. Field usage request

Two requests to use the community field had been received. The first was for a wedding party to use the field for photos and it was **agreed** not to give permission for this as it is not in line with the field usage policy. The second request was from the church to use the field for a church afternoon tea and races afternoon. Cllr Noble declared an interest but remained in the room to answer questions before leaving for the discussion and vote. No alcohol will be consumed on the field and all funds raised will go to St Peter's. It was **agreed** to give permission for the church to use the field as it is in line with the policy. It was **agreed** to give the clerk delegated authority to refuse future requests which are not in line with the policy. **Action 9: Clerk to inform both enquirers.**

50. Community Barn

It was **agreed** that Cllr Jones and Cllr Carr would compile a list of suggested fixtures and fittings. **Action 10: Cllrs Jones and Carr to make list.** It was **agreed** to approach local businesses and residents for donations of money, goods or services, and to consider any specific item requests that could be sent to borough cllrs. **Action 11: Clerk to design flyer for businesses and residents.** A donation of £1500 had already been received and the resident was thanked for their generosity.

51. Proposed Traffic Regulation Order

It was **agreed** to comment in favour of the proposal by KCC to formalise no stopping on 'School Keep Clear' markings between certain times on Mondays to Fridays during school term time as marked on site in Hurstwood Road. **Action 12: Clerk to make comment.**

52. Village maintenance

Cllr Carr will be meeting with the highways stewards but their remit does not cover drains and verges. It was **agreed** that Cllr Carr would lead on highways issues and continue to liaise with KCC over any necessary works to be done.

53. Grant awarding policy

This was deferred until the next meeting.

55. Finance

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

Account	Balance as of 30/06/19
Current Account	8,117.74
Reserve Account	25,620.01
Total	33,737.75

- b. The budget report for the first quarter was reviewed and accepted.
- c. Unity Bank offers online banking to parish councils, and is recommended by the internal auditor. Although there is a monthly fee of £6, the simplification of banking was felt to be worth the fee. **Action 13: Clerk to open account.**
- d. As there were only two cheques remaining, it was **agreed** to pay the clerk's back pay and expenses, and Cllr Merrick's expenses by BACS.
- e. The church does not require a donation for meeting hire. It was **agreed** to use the money towards the community barn instead. **Action 14: Clerk to send letter of thanks to church.**
- f. Payments were **agreed** as follows:

Cheque	Payment	Amount	VAT*	Total
BACS	Clerk – wages and office rental (for info only)			
BACS	Clerk – back pay	58.68	-	58.68
BACS	Clerk – expenses (stamps & phone calls)	30.47	-	30.47
BACS	Cllr Merrick – topsoil and bolts	35.00	-	35.00
1509	Barge – grounds maintenance	237.08	47.42	284.50
1510	School hire – five meetings 2018-19 (May, Jun, Jul, Sept & Mar)	75.00	-	75.00

* VAT to be reclaimed.

56. Reports from parish councillors

Nothing to report.

57. Reports from borough and county councillors (if present)

Nothing to report.

58. Correspondence

All correspondence was noted.

- A resident had asked about replacing a front wall with a hedge and had been advised to check with MBC.
- An invitation to contribute to a street cleaning review by MBC had been received but it was felt the recent questionnaire had covered all the points to be raised.
- Some Public Rights of Way are to be temporarily closed for works by the National Grid.

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

59. Close of meeting

The meeting closed at 9.05pm.

The next meeting will be held on Wednesday 4th September 2019 at 6.30pm.

Signed.....

Date.....