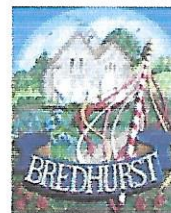


BREDHURST PARISH COUNCIL
Minutes of the Ordinary Parish Council Meeting
Blacksmiths Barn
Wednesday 7th December 2022 at 6.30pm



Present: Cllr Vanessa Jones (Chair), Cllr Chantelle Goodwin-Sword (Vice-Chair), Cllr Steve Bowring, Cllr Claire Sharp and Cllr Richard Collins.
 Steve Hill – Clerk & RFO.
 Public – One.

698. Apologies for Absence

Cllr Dan Fifield – apologies accepted.
 Borough Cllr Anne Brindle – apologies accepted.

699. Declarations of Interest

Cllr Jones declared a non-pecuniary interest in 707c (ii) and left the room during the discussions.

700. Parish Councillor Vacancy

Cllrs agreed to re-advertise the Parish Cllr vacancy.
AP1: Cllr Jones to advertise vacancy on Facebook, WhatsApp, and website.

701. Minutes of 2nd November 2022 Parish Council Meeting

The minutes were agreed by Cllrs and signed by the Chair.

702. Police Briefing

- i. Police officers visited a property in The Street following two incidents when a firework and possibly an air pellet went through windows.
- ii. The Police have confirmed they hope to carry out speed checks in Bredhurst shortly.

703. Matters Arising (for information only)

Action Points from 02-11-22

Action Points	Actions	Clerk or Cllr	Completed or Agenda Item 07-12-22
AP1	Ask contractor to go ahead with annual playground inspection	Clerk	Completed
AP2	Chase Savills re BPC's payment of outstanding balance	Cllr Jones	704a
AP3	Instruct electrical contractor to proceed with WC sensor light	Clerk	Completed
AP4	Instruct The Waterhouse Group to proceed	Clerk	Completed
AP5	Obtain quote for additional external light	Cllr Jones/Clerk	705a
AP6	Letter of complaint to MBC re non-collection of damaged bin	Clerk	Completed
AP7	Update Condition of Hire document	Cllr Jones	705b
AP8	Clerk to return Village Show funds	Clerk	708e

704. Community Playing Field

- a. BPC has had no response from Savills regarding our suggestion to pay the rent arrears of £570.90 over the next three financial years. The arrears were caused by an error on Savills accounting system. As we have had no response from Savills, Cllr Jones emailed the Property Director at the Diocese of Rochester. We await his response.
AP2: Cllr Jones to follow up.

- b. Cllrs considered the Annual Play Inspection Report and future inspections:
 - i. The Annual Play Inspection identified 12 low and 4 very low risk assessments. Cllrs noted the findings.
 - ii. MBC are ceasing their monthly inspections. Despite attempts to obtain three quotes, only one was received @ £52.50 which Cllrs accepted-
AP3: Clerk to instruct contractor.
- c. Other Community Field Matters
None.

705. Blacksmiths Barn

- a. Quote for additional external light not received.
AP4: Clerk to follow up
- b. Cllrs **agreed** to amend the Conditions of Hire:
 - i. At BPC's discretion, a 50% of hire charge to be paid at time of booking with the balance to be paid two weeks prior to the hire date.
 - ii. At BPC's discretion, a £100 deposit payable for larger events.
AP5: Cllr Jones to amend Conditions of Hire.
- c. Cllrs **agreed** to the re-decoration of The Barn in the spring. Quote to be obtained. Cllr Collins **agreed** to assist with the general minor maintenance issues.
AP6: Clerk to obtain three re-decoration quotes.
- d. Cllrs **agreed** to continue advertising The Barn as a community facility and to ask residents for their ideas as to how it could be used.
AP7: Cllr Jones to post on WhatsApp to canvass opinions.

706. Village Maintenance

- a. The insurance company has not responded to the Clerk's emails regarding the damage to the wall outside The Bell caused by a delivery driver who has denied liability. We are in discussions with The Bell to see if the manager can help resolve this as residents should not have to pay for damage caused by one of their delivery drivers.
AP8: Clerk to follow up.
- b. Following the partial re-surfacing of The Street and repeated emails from BPC, KCC have confirmed the re-painting of white lines has now been completed. The blocked drain outside Glebe Cottage has still not been cleared. If residents notice other blocked drains, details to be provided to the Clerk. It is unclear when the completion of the re-surfacing work in The Street will be carried out. Residents to be encouraged to report potholes and highway issues to KCC via their online portal
<https://www.kent.gov.uk/roads-and-travel/report-a-problem>
- c. Three, three-year hedge-cutting quotes were requested but only two could be obtained:
Contractor 1 - Year one @ £553.00. Year two @ £553.00 + CPI (Consumer Price Index). Year three @ year two's price + CPI.
Contractor 2 - Three-year fixed price @ £993.60 per year.
Cllrs unanimously **agreed** to proceed with contractor 1.
AP9: Clerk to instruct contractors.

- d. Cllrs thanked Liam Wildish of Clean Scene Window Cleaning for cleaning some Bredhurst road signs free of charge. Cllrs suggested we obtain quotes for cleaning The Barn windows.

AP10: Clerk to obtain quotes.

707. Planning

- a. The Stage 1 MBC Local Plan Hearing took place on 22nd & 23rd November and was attended by Cllr Jones and BPC's legal team who raised many serious issues with the inclusion of Lidsing in MBC's Local Plan. The Inspector will now consider all evidence relating to Lidsing and other proposals across the Borough. He will decide if he wishes to proceed to a Stage 2 Hearing or, if the Plan is fundamentally flawed, that the process is halted. He hopes to write to MBC with his decision before Christmas or early January at the latest.

Donations raised from residents and neighbouring communities total £37,489. Lidsing related expenses total £45,675. The balance of £8,186 has been funded by BPC.

- b. Responses to MBC's Design and Sustainability Development Plan Document (DPD) are required by 5pm on 12th December. Once finalised, this document will be used alongside the Local Plan when MBC consider planning applications. It will also help MBC defend any planning application appeals. BPCs response to include measures to ensure sustainable houses are built with high quality materials. Cllrs agreed BPC's response.

AP11 – Clerk to submit response.

- c. 22/505429/FULL | Partial demolition and conversion of existing stable building to a dwelling/house with associated parking, ecological enhancements and landscaping including changes to fenestration. | The Old Stable Dunn Street Road Bredhurst Gillingham Kent ME7 3LY.

Cllr Jones left the room, and this item was Chaired by Cllr Goodwin-Sword.

Cllrs discussed inaccuracies in the applicant's Planning Statement which gives 21 references to the stables being redundant/a vacant building and that it 'became surplus to requirements some time ago as horses on site were re-located'. Cllrs noted that there are still horses present and it appears to still be in use as a stable. The Planning Statement also commented 'the village of Bredhurst contains a number of shops', but there are none. Lastly, the name under which the application has been submitted 'The Old Stables' is the identical name to the immediate neighbouring property. Cllrs agreed to highlight the anomalies to MBC and, providing these are overcome, to approve the application with the following conditions – chestnut post and rail fencing, native hedging to all boundaries and water permeable driveway i.e., no block paving. Gravel would be a preferred alternative. Lastly, BPC to highlight to MBC that two comments on their planning portal do not relate to this application. They refer to an application in Lenham.

AP12 – Clerk to submit response.

- d. BPC were contacted by Redrow asking for comments regarding a proposed development for up to 88 houses at Blowers Wood (land opposite ex-commuter car park). Cllrs **agreed** to reply to the developer objecting to their proposals and advising a full response will be given once a planning application has been submitted to Medway Council.

AP13 – Clerk to submit response.

- e. Other planning matters.

None.

708. Finance

a. Financial statement and bank reconciliation were **received and accepted**.

Account	Balance as of 30/11/22
Unity Trust Account	£38,014.39

b. The following Payments made out of and at this meeting were **agreed**. Payments made by BACS unless specified otherwise.

Payments made out of meeting

Ref	Details	Amount	VAT*	Total	Auth
110	Waterhouse Group-SWIF02 PR01-Invoice 2022	487.47		487.47	DF & CGS
DD	Onecom - Nov	29.46	5.89	35.35	DF & CGS
111	Ecotricity - Oct	87.65	4.38	92.03	DF & CGS
112	Clerk's Salary - Nov	-	-	-	-
113	HMRC - PAYE - Nov	-	-	-	-
DD	Bytes Software Services Ltd - Nov	8.77	1.75	10.52	DF & CGS
114	Ecotricity - Nov	137.06	6.85	143.91	DF & CGS
115	Clerk's Salary - Dec	-	-	-	-
116	HMRC - PAYE - Dec	-	-	-	-

* VAT to be reclaimed.

Payments for authorising at meeting

Ref	Details	Amount	VAT*	Total	Auth
117	HMRC - PAYE - Pay Arrears & Overtime	155.80		155.80	VJ & CGS
118	Bryant Landscape Planning - Lidsing	888.00	178.00	1066.00	VJ & CGS
119	Motion Transport Planning Services - INV15347	3020.00	604.00	3624.00	VJ & CGS
120	Rachel Ford - Gardening 5.5 hrs - Nov	137.50		137.50	VJ & CGS
121	Playspaces - Annual Playground Inspection	325.00	65.00	390.00	VJ & CGS
122	TEEC Hosting Charges 2022 - INV4391	125.99	25.20	151.19	VJ & CGS
123	Bespoke Property Consultants - INV26044	780.80	156.16	936.96	VJ & CGS
124	Clerk - Cartridgesave A4 Printer Paper 006856110	29.15	5.83	34.98	VJ & CGS
125	Every Little Nook Cleaning - Nov	64.00		64.00	VJ & CGS
126	Clerk - Pay Arrears (£306.46) & Overtime (£317.04)	623.50		623.50	VJ & CGS
127	Rachel Ford - Garden Bulbs	7.25		7.25	VJ & CGS
128	Nichola Carr - Returned Village Show Funds	479.86		479.86	VJ & CGS
129	Pinnacle Electrical Services - Barn WC Light - 3602	150.00	30.00	180.00	VJ & CGS

* VAT to be reclaimed

Cllrs Jones and Goodwin-Sword **agreed** to authorise the above payments.

c. Cllrs considered and **agreed** a proposed budget of £30,369 for 2023-2024.

d. Cllrs **agreed** to set the 2023-24 precept at £30,588 which gives a Band D charge to residents of £151.96pa, a monthly increase of £3.94. The increase is due to funding required to fight the development at Lidsing and increased audit costs. It was noted that Blacksmith Barn continues to be self-sufficient and no funding from the precept is required.

AP14: Clerk to submit Precept form to MBC when received.

e. As advised by BPC auditors, Cllrs unanimously **agreed** to return the surplus Village Show funds of £479.86 to Nichola Carr in her capacity as Chair of the Show Committee. No alternative bank account details were received from Ms Carr.

AP15: Clerk to arrange payment.

709. Reports from Parish Councillors

Cllr Bowring tried to join a recent KALC Teams online meeting but was not admitted to the meeting. He has complained to KALC and is awaiting a reply.

710. Reports from Borough and County Councillors (if present)

None received.

711. Correspondence

a. BPC have received numerous complaints regarding non-collection or disruption of the waste collection service. This is the responsibility of MBC and BPC has no more influence or information than a member of the public. BPC advises that all residents register with MBC for bin collection alerts and report all missed collections via the MBC online portal <https://maidstone.gov.uk/home/primary-services/bins-and-recycling>

b. Cllrs noted that no acknowledgment or an apology has been received from Boxley PC to BPCs complaint regarding remarks in Boxley PC's July minutes.

712. Closed Session - Staffing

a. Cllrs **agreed** the 2022-23 pay award and arrears of pay. Cllrs also **agreed** to increase the Clerk's salary to SCP15 backdated to 12th November 2022.

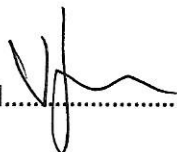
b. Cllrs **agreed** the payment of 30 hours overtime.

c. Cllrs **agreed** to carry forward 8.75 days annual leave over to 2023.

713. Close of Meeting

The meeting closed at 8.40pm.

714. Date of Next Meeting - Wednesday 11th January at 6.30pm

Signed.....


Date.....11/1/23.....