

BOUGHTON MONCHELSEA PARISH COUNCIL

**Minutes of the Parish Council Meeting held at 7pm on 13th May 2025
in the main hall of Boughton Monchelsea village hall, pursuant to notice.**

Present:

Cllrs J. Green
A. Humphryes
D. Redfearn
D. Smith
R. Edmans
T. Oladimeji
A. Dawes
C. Jessel
R. Sutton
M. Allen

Parish Clerk

5 members of the public

1. Elections :

1.1 Chairman

Cllr Smith nominated Cllr Green as Chairman of the Parish Council. Seconded by Cllr Edmans and a vote was taken with all in favour. Cllr Green was therefore duly elected as Chairman of the Parish Council.

Cllr Green signed the Chairman's Declaration of Acceptance of Office, took his place as Chairman and chaired the meeting from this point onwards.

1.2 Vice Chairman

Cllr Edmans nominated Cllr Humphryes as Vice-Chairman of the Parish Council. Seconded by Cllr Green and a vote was taken with all in favour. Cllr Humphryes was therefore duly elected as Vice-Chairman

- 2. Apologies:** Apologies were received from Cllr Date, Cllr Martin and KCC member, Cllr Linden Kemkaran.

3. Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item

No intention to film the meeting was expressed.

4. Open session

Members of the public were at the meeting to discuss the recent VE day anniversary event they had organised and felt the Parish Council had not been supportive. The Parish Council had received correspondence in February asking if they would put on an event and had responded that there weren't volunteers within the Parish Council available to plan and organise it but they would be pleased to help by advertising for volunteers, advertising the event itself and perhaps offering some financial support. Nothing further was heard therefore it was assumed that an

event wasn't going ahead. The residents had contacted the village hall committee in the meantime, thinking this was part of the Parish Council.

Councillors expressed their thanks to the residents for organising such a successful event which was enjoyed by many in the parish.

5. Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :

Cllrs Edmans and Redfearn declared an interest in item 17.1 Parkwood Farm reservoir.

6. Appointments :

6.1 Planning & Licensing Committee : Chairman – Cllr Smith (proposed by Cllr Edmans, seconded by Cllr Redfearn and agreed by all members). Vice Chairman – Jeremy Green (proposed by Cllr Smith, seconded by Cllr Edmans and agreed by all members). Planning committee members were agreed as Cllrs Smith, Green, Dawes, Humphryes, Martin, Date and Steyl

6.2 Finance Committee : Chairman – Cllr Allen (proposed by Cllr Smith, seconded by Cllr Green and agreed by all members). Finance committee members were agreed as Cllrs Allen, Smith, Green, Martin and Sutton

6.3 KALC representative : Unfilled

6.4 Village Hall & Rec Ground Committee representative : Cllr Humphryes

6.5 Allotment representative : Cllr Martin

6.6 Neighbourhood Watch representative : Cllr Oladimeji

6.7 Police Liaison representative : Cllr Sutton

6.8 Highways representative : Cllr Steyl

6.9 Footpaths co-ordinator : Cllr Green

6.10 Tree health and preservation co-ordinator : Cllrs Martin and Redfearn

6.11 Litter group co-ordinators : Cllrs Jessel and Edmans

6.12 Speedwatch co-ordinator : Cllr Date

6.13 Biodiversity and Environment lead : Cllr Jessel

6.14 Reservoir co-ordinator : Cllr Edmans

6.15 Play area representative : Cllr Redfearn

7. To decide whether the public and press should be excluded from the meeting for any item.

To avoid disclosing the successful recipient, it was agreed that the public and press should be excluded from item 16.3 Parishioner of the Year.

8. Police Report

The clerk had compiled the crime figures from the e-watch.co website. During March and April there were 6 reported crimes in south ward and none in Joywood ward, north ward and Langley Park ward. The clerk noted that this does not necessarily mean that there have been no crimes in these areas, just that they may not yet have been recorded on the website www.e-watch.co

9. Reports from County and Borough Councillors on matters relating to the parish

Cllr Dawes spoke regarding Houses in Multiple Occupation within the borough.

Newly elected KCC members, Cllrs Brian Black and Linden Kemkaran were not present at the meeting.

10. **Matters outstanding from minutes (4th March 2025) not included in agenda:**
Cllr Green to amend risk register. **CLLR GREEN**

Cllr Oladimeji to produce article warning against confronting those involved in crime or anti-social behaviour. **CLLR OLADIMEJI**

Cllr Redfearn stated that the 'i-Tree' app does not appear to be working.

It was noted that Cllr Martin had attended the recent training session on allotment law and management.

Cllr Oladimeji stated that he had attended the last Police Independent Advisory Group meeting.

Cllr Smith stated that MBC's Green Open Homes event will now take the form of a presentation, to be held in the autumn.

Cllr Sutton stated that he is still working on the Parish Council's emergency response plan. **CLLR SUTTON**

11. **Minutes of the meeting held on 4th March 2025 :**
Cllr Edmans proposed the Parish Council meeting minutes of 4th March 2025 be approved as correct. Seconded by Cllr Redfearn and agreed by all members. Cllr Green signed the official copy of the minutes.

12. **Clerk's report**
The contents of the clerk's report were noted. It was agreed that the Parish Council will pay the whole £750 cost of the clerk's CiLCA training and registration. It was also agreed that the Parish Council should pay £240 for the clerk's annual membership of the Society of Local Council Clerks and £137 for the book 'Local Council Administration'. **CLERK**

13. **Finance**
Agreement of payments and income since last meeting

Payments from Nat West BNG account since last meeting:

| | | |
|----------|----------------------|-------|
| Nat West | Monthly bankline fee | 20.00 |
| Nat West | Monthly bankline fee | 20.00 |

Receipts into Nat West BNG account since last meeting:

None

Payments from Unity Trust PC current account since last mtg (incl VAT) :

| | | |
|--------------|------------------|----------|
| Parish Clerk | Clerk's salary | 1,969.50 |
| Parish Clerk | Clerk's expenses | 81.41 |

| | | |
|------------------------|---|------------|
| Village hall committee | Hall hire | 38.75 |
| Caroline Jessel | Extension lead for use with laptop | 8.95 |
| Ivaron Construction | Path work – Green Lane | 474.00 |
| HMRC | Tax and NI | 638.12 |
| Unity Trust bank | Bank fees | 9.45 |
| Safeplay | Monthly play area inspection fee | 63.00 |
| Noticeboard Company | New noticeboard for Church Street | 1,704.18 |
| Grammer Printers | BMAT flyers | 75.00 |
| Grammer Printers | BMAT flyers | 135.00 |
| Parish Clerk | Clerk's salary (to cover underpayment) | 40.00 |
| P. Waring | Landscape maintenance work 24/25 | 12,845.58 |
| Richard Martin | Allotment training course fee | 84.00 |
| Wynsdale Waste | Dog bin emptying | 105.96 |
| Village hall committee | Hall hire | 26.00 |
| Ivaron Construction | Noticeboard installation | 60.00 |
| Noticeboard Company | New noticeboard for Church Street (additional cost to upsize) | 92.40 |
| HMRC | Tax and NI | 638.12 |
| Parish Clerk | Clerk's expenses | 173.74 |
| Parish Clerk | Clerk's salary | 1,969.50 |
| Unity Trust Bank | Bank fees | 1.20 |
| Unity Trust Bank | Bank fees | 7.50 |
| Wynsdale Waste | Dog bin emptying | 105.96 |
| Parish Clerk | Clerk's expenses | 91.99 |
| Fusion | Catering for Annual Parish Meeting | 255.00 |
| Safeplay | Monthly play area inspection fee | 63.00 |
| Hugo Fox | E-mail address fees | 20.99 |
| EDF Energy | Electric supply to parish hut | 78.05 |
| Parish Clerk | Clerk's salary | 1,969.50 |
| Internal transfer | From PC current to PC savings | 140,000.00 |
| KALC | Annual KALC subscription | 2,004.41 |
| KCS | Stationery | 14.88 |
| Wynsdale Waste | Dog bin emptying | 113.40 |
| Aspen Tree Services | Tree surgery in Walk Meadow | 1,080.00 |
| Castle Water | Allotment water supply | 582.68 |
| Safeplay | Monthly play area inspection fee | 63.00 |
| HMRC | Tax and NI | 708.78 |
| Parish Clerk | Clerk's expenses | 53.33 |
| Unity Trust Bank | Bank fees | 8.25 |

Receipts into Unity Trust PC current account since last meeting:

| | | |
|------------------------|---|------------|
| Internal transfer | From PC savings to PC current | 1,000.00 |
| Internal transfer | From PC savings to PC current | 1,000.00 |
| Internal transfer | From PC savings to PC current | 2,000.00 |
| Unity Trust bank | Multipay card set up fee refund | 50.00 |
| Internal transfer | From PC savings to PC current | 16,000.00 |
| Allotment leaseholders | Allotment rent | 95.00 |
| MBC | Precept | 149,400.00 |
| Parish Clerk | Refund of overpaid salary due to tax code | 30.00 |

| | | |
|------|-----------------------|-----------|
| HMRC | change VAT reclaim | 12,499.64 |
|------|-----------------------|-----------|

Payments from Unity Trust PC savings account since last meeting :

| | | |
|-------------------|-------------------------------|-----------|
| Internal transfer | From PC savings to PC current | 1,000.00 |
| Internal transfer | From PC savings to PC current | 1,000.00 |
| Internal transfer | From PC savings to PC current | 2,000.00 |
| Internal transfer | From PC savings to PC current | 16,000.00 |

Receipts into Unity Trust PC savings account since last meeting:

| | | |
|-------------------|-------------------------------|------------|
| Unity Trust | Interest | 1,320.12 |
| Internal transfer | From PC current to PC savings | 140,000.00 |

Payments from Unity Trust BNG current account since last meeting:

| | | |
|------------------|---|----------|
| Unity Trust Bank | Bank fees | 6.30 |
| Chris Smith | Hedge cutting and bramble clearance at Lyewood | 200.00 |
| P. Waring | 24/25 landscape maintenance at Walk Meadow | 1,167.84 |
| P. Waring | 24/25 landscape maintenance at Lyewood | 705.30 |
| Unity Trust Bank | Bank fees | 6.30 |
| Caroline Jessel | Loppers for volunteer use | 69.99 |
| Chris Smith | Hedge cutting and bramble clearance at Lyewood | 200.00 |
| Unity Trust Bank | Bank fees | 6.45 |

Receipts into Unity Trust BNG current account since last meeting:

| | | |
|-------------------|--|----------|
| Internal transfer | Transfer from BNG savings to BNG current | 2,000.00 |
|-------------------|--|----------|

Payments from Unity Trust BNG savings account since last meeting:

| | | |
|-------------------|--|----------|
| Internal transfer | Transfer from BNG savings to BNG current | 2,000.00 |
|-------------------|--|----------|

Receipts into Unity Trust BNG savings account since last meeting:

| | | |
|------------------|----------|--------|
| Unity Trust Bank | Interest | 569.92 |
|------------------|----------|--------|

Balances as at 2nd May 2025 :

| | |
|---------------------------------|-------------------|
| Nat West BNG funds account | 220.70 |
| National Savings | 310.66 |
| Unity Trust PC current account | 15,617.62 |
| Unity Trust PC savings account | 330,758.91 |
| Unity Trust BNG current account | 292.57 |
| Unity Trust BNG savings account | 85,726.63 |
| Total Financial Assets | 432,927.09 |

13.1 Finance report - Agreement of payments made and income received since last meeting : The above financial statement was accepted. Proposed by Cllr Dawes, seconded by Cllr Smith and agreed by all members.

13.2 Annual Governance Statement 2024/25 :

The annual governance statement (section 1) of the AGAR was approved by all members (proposed by Cllr Humphryes, seconded by Cllr Smith).

13.3 Approval of Accounting Statements for 2024/25 :

The accounting statements (section 2) of the AGAR was approved by all members (proposed by Cllr Jessel, seconded by Cllr Redfearn).

13.4 Agreement of appointment of internal auditor :

Cllr Jessel proposed that Mr Lionel Robbins be appointed as the Parish Council's internal auditor for the 24/25 accounts. Seconded by Cllr Redfearn and agreed by all members. It was noted that the internal audit would take place on 27th May, to be attended by the clerk.

CLERK

13.5 Budget monitoring report

Cllr Humphryes proposed that the budget monitoring report to 2nd May 2025 be accepted. Seconded by Cllr Redfearn and agreed by all members.

14. **Planning Report:**

The following applications had been considered by the Planning and Licensing Committee:

| | | |
|-----------|--|--------------|
| | | MBC notified |
| 25/500751 | Sunny Brae, Hubbards Lane, Boughton Monchelsea Erection of a pitched roof single storey rear extension. Removal of existing single storey rear extension DECISION : No objection / comment | 20/3/25 |
| 25/500899 | Roseberry, Gandys Lane, Boughton Monchelsea Erection of single storey rear extension DECISION : The application should be considered in conjunction with the other current planning application for this site (25/501019). Consideration should be given to the overall footprint of the builds in relation to the plot size | 20/3/25 |
| 24/500888 | Glen View, Heath Road, Boughton Monchelsea Conversion of existing front bedroom into a garage and loft conversion including 1 no. side dormer and 1 no. rooflight DECISION : MBC should assess the impact on neighbouring property of overlooking from the new first floor dormer windows | 20/3/25 |
| 24/501019 | Roseberry, Gandys Lane, Boughton Monchelsea Erection of an outbuilding to serve as a cattery to be run as a business DECISION : The Parish Council wish to comment on the application as follows : The application should be considered in conjunction with the other current planning application for this site (25/500899). Consideration should be given to the overall footprint of the builds in relation to the plot size | 8/4/25 |

Has the applicant applied for change of use of the site to business use?

25/500571

Fairway B, Church Hill, Boughton Monchelsea

8/4/25

Retrospective planning application for change of use of land for the stationing of 1 no. static caravan and 2 no. touring caravans for gypsy / traveller occupation, erection of utility / storage building and shed, installation of hardstanding and creation of new access

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC intend to approve it we would like the application reported to planning committee for decision.

The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the siting of an additional static caravan, touring caravans and utility / storage building will result in harm to the character and appearance of the open countryside

When considered with adjacent sites, including those awaiting decision or appeal decision, the proposal represents significant over development, both in terms of the number of mobile homes proposed and the number of people who would be housed. Over the years, the proposal, when considered with adjacent sites (including those awaiting decision or appeal decision), would result in a reduced number of places for the settled community at the adjacent primary school, creating an unacceptable imbalance between the settled and traveller communities

The application is for a change of use of land from a greenfield site. The Government's Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited

Freedom of information details provided to the Parish Council from an MBC caravan count on 25/1/24 showed 2 mobile homes at Cobnut Tree Place, 1 mobile home at Greenacre, 1 mobile home at Fairway and 6 mobile homes at Four Oaks. The permitted number of mobile homes at each of these sites is 1 at Cobnut Tree Place, 1 at Greenacres, 2 at Fairway and 3 at Four Oaks. In total then there are 10 mobile homes on these sites with only 7 permitted. If planning applications 24/503377 (awaiting decision), 24/504358 (awaiting appeal decision) and this new application were all approved then there would be 21 mobile homes in total on the Church Hill sites. This represents a completely unacceptable intensification from the 7 mobile homes that currently have planning permission

The development is contrary to Boughton Monchelsea

Neighbourhood Plan policy RH1 in that development south of Heath Road will not be supported unless it conforms with national and local rural exception policies

The photos submitted with the application do not correspond with the submitted drawing – the existing close board fence appears to be significantly taller than 1.8m and trees which are shown as retained appear to have been removed

There are no details of how sewage from the site would be dealt with

- | | | |
|---------------------|--|---------|
| 25/501133 | Spring Farm, East Hall Hill, Boughton Monchelsea Section 73 Application for Minor Material Amendment to approved plans condition 2 (minor amendment to add a home gym and office space incorporated within a modest single-storey enlargement. Approval visual appearance of side additional using local ragstone and completing with a matched hip roof) pursuant to 24/504896/FULL for Demolition of existing dwelling and ancillary domestic outbuildings. Erection of replacement self-build dwelling with associated driveway and 4 (no) parking bays DECISION : No objection / comment | 8/4/25 |
| 25/501309 | Annobere, Heath Road, Boughton Monchelsea Hip to gable loft conversion with rear elevation dormer and 5 no. roof lights to front (resubmission of 25/500107/FULL) DECISION : No objection however MBC should ensure that neighbours' right to light is maintained | 8/4/25 |
| 25/501366 | Weald Barn House, Wierton Hill, Boughton Monchelsea Replace existing window with timber french doors with steps to garden on south elevation, extension to patio and changing to fenestration DECISION : No objection / comment | 8/4/25 |
| 25/501367/ LBC | Weald Barn House, Wierton Hill, Boughton Monchelsea Listed Building Consent for internal and external alterations including removal of block work partition on ground floor, replacement stairs second floor, replace existing window with timber french doors with steps to garden on south elevation, extension to patio and infill opening on east elevation with matching brickwork DECISION : No objection / comment | 8/4/25 |
| 25/501264/ LDCEX | The Mobile Home East of The Barn at Wierton Hill Farm, Wierton Hill, Boughton Monchelsea Certificate of Lawful Existing Use and Development for change of use of land and siting a mobile homes used as a residential dwelling with associated amenity curtilage DECISION : The Parish Council wish to comment on the application as | 29/4/25 |

follows :

25/501300 If MBC are minded to approve the application it must be temporary permission for temporary accommodation only
59 Church Street, Boughton Monchelsea 29/4/25
Erection of the front and rear two storey extensions and raising the eave of the existing roof to create a first floor

DECISION :

The Parish Council wish to comment on the application as follows :

The proposal represents a 35% increase in footprint and, due to the additional storey, a huge increase in the overall floor area of the dwelling

The proposal substantially reduces the rear garden area of the property. In addition, the application documents do not accurately depict the current situation as there is an existing large studio type structure in the garden which is not shown on the plans

The proposal represents overdevelopment of the site

The impact on neighbour amenity space needs to be fully considered

25/501096 Wierton Place, Wierton Hill, Boughton Monchelsea 29/4/25
Change of use of garden space for siting of 6 (no) holiday pods within walled garden

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it, the application should be reported to planning committee for decision.

The proposal represents completely inappropriate development within the curtilage of the listed greenhouse building and would ruin this heritage asset and its walled garden setting

The proposal represents overdevelopment of the overall site.

There are already 4 newly constructed / part built dwellings on the north side of the greenhouse and another 5 dwellings to the east of the proposal (application ref 11/0511). The planning status of these 5 unbuilt dwellings should be confirmed

The following applications have been APPROVED by MBC:

- 24/504122 Land at Lower Farm Road, Boughton Monchelsea
Change of use of land for the stationing of two static mobile homes, two touring caravans, installation of storage container for use as a day room and erection of kennels, installation of hardstanding (part retrospective)
- 24/504617 The Barn at Lewis Court, Green Lane, Boughton Monchelsea
Conversion of an existing residential storage and annexe building into a 3 no. bedroom dwelling with associated parking and landscaping
- 24/505266 Units F & G Bircholt Road, Parkwood Industrial Estate, Maidstone
Alterations to site layout to create a secure compound for Unit F1, including the installation of new security fencing and gate, amendments to the access to Unit F1, F2, F3 and G, the removal of refuse area and relocation

- of cycle shelter, and other work associated with the continued flexible employment use of the units (Classes E(g)(ii)/E(g)(iii), B2 and or B8).
- 25/500426 Wierton Grange, Back Lane, Boughton Monchelsea
Demolition of an existing 1970's garage and erection of a replacement oak-framed 3 bay garage under a tiled roof, with weatherboarding, on a brick plinth
- 25/500751 Sunny Brae, Hubbards Lane, Boughton Monchelsea
Erection of a pitched roof single storey rear extension. Removal of existing single storey rear extension

The following applications have been REFUSED by MBC:

- 25/50010 Annobere, Heath Road, Boughton Monchelsea
Hip to gable loft conversion including 1no. rear dormer and 5no. roof lights to front
- 25/500138 Weald Barn House, Wierton Hill, Boughton Monchelsea
Removal of french doors and addition of new set of french doors to replace window. New terrace and steps to garden
- 25/500139/ LBC Weald Barn House, Wierton Hill, Boughton Monchelsea
Listed building consent for removal of french doors and addition of new set of french doors to replace window. New terrace and steps to garden

The following applications have been notified as WITHDRAWN :

None

The following APPEALS have been notified:

None

The following APPEAL DECISIONS have been notified:

None

The following APPEALS have been notified as WITHDRAWN:

None

15. Representatives' Reports:

15.1 KALC: Cllr Date had nothing to report.

15.2 Allotments : Cllr Martin was not present at the meeting.

15.3 Village Hall & Recreation Ground : Cllr Humphries reported as follows :

- The solar panels on the village hall roof have been working very well
- One of the trees in the village hall car park is looking unhealthy. Clerk to arrange for tree surgeon to inspect but advised that the village hall committee will be responsible for paying for any necessary work, not the Parish Council

CLERK

- The new football club are now responsible for grass cutting on the recreation ground and will be bringing a storage container to site shortly, to be located next to the basketball court. The old container will be removed from site

15.4 Neighbourhood Watch : Cllr Oladimeji is monitoring the Neighbourhood Watch Facebook page. Cllr Dawes spoke regarding the Police's 'My Community Voice'. Cllr Oladimeji to share relevant information with the Facebook group.

15.5 Police liaison : It was noted that there had been no recent ward cluster meeting.

15.6 Biodiversity and environment :

Cllr Jessel reported as follows :

- Next farm cluster meeting will take place on 19th May
- A volunteer work party from Southern Water carried out some bramble clearing work recently in Walk Meadow
- An incident occurred at Lyewood where a lurcher type dog was lifted over the fence into the sheep field by two youths. The shepherd arrived soon after and the dog jumped back over the fence
- Representatives from the Woodland Trust will be visiting Salts Wood on 16th June
- The Salts Wood video filmed by the Woodland Trust has been posted on you tube with links on the Parish Council and BMAT websites
- Donations to BMAT have been gratefully received from The Albion and Monchelsea Stores

16. Decision items :

16.1 Agree grants to organisations for 25/26 :

The following grants were agreed by all members :

- Boughton Monchelsea Brownies £350
 - Boughton Monchelsea Friendship Circle £350
 - Boughton Monchelsea Baby & Toddler group £350
 - Boughton Monchelsea Women's Institute £350
 - Boughton Monchelsea Scouts £350
 - Salvation Army £350 (to be paid after Carols on the green)
 - Royal British Legion £350 (in recognition of the successful VE day anniversary event, organised by residents)
 - St Peters Church £2,500 towards grass cutting (to be paid to Steven Waring)
- Clerk to arrange payments **CLERK**

Cllr Jessel suggested the Parish Council should produce a grant awarding policy.

It was noted that the grant to St Peters Church would be reducing from May 2026, to bring it in line with grants to other organisations.

16.2 Annual Parish Meeting 20th May :

Final details for the meeting were agreed.

16.3 Parishioner of the Year :

A number of nominations had been received from members of the public. It was agreed that the person with the most nominations should receive this year's Parishioner of the Year award. Clerk to arrange engraved silver photo frame as a gift.

CLERK

16.4 Review of Parish Council policies :

The following Parish Council policies and governance documents had been reviewed by the clerk. Cllr Green proposed that all documents be adopted. Seconded by Cllr Smith and agreed by all members. Clerk to upload re-adopted documents to the Parish Council website.

CLERK

- Banking policy
- Complaints policy
- Data protection policy
- Disciplinary policy
- Equality policy
- Expenses policy
- Freedom of Information policy
- Grievance policy
- Harassment policy
- Health & Safety policy
- General Privacy Notice
- Staff, Councillor and Role Holder Privacy Notice
- Sickness absence policy
- Tree monitoring policy
- Co-option to vacancies policy
- Code of conduct for members
- Freedom of Information Act 2000 – publication scheme
- Standing Orders
- Financial Regulations
- Terms of Reference – Planning committee
- Terms of Reference – Finance committee

Cllr Green agreed to update the Parish Council's Risk Register. **CLLR GREEN**

16.5 Review of contracts for services, memberships and subscriptions

The Parish Council's contracts for services, memberships and subscriptions for 25/26 were reviewed and accepted.

16.6 Review of allotment rent and lease agreement for Langley Park and Haste Hill Road allotment sites :

It was noted that allotment income for 24/25 was £2,000. Allotment expenditure for the same period was £1,978.88. Following discussion, it was agreed to increase allotment rent to £25 per year for a half plot and £45 per year for a full plot, effective from 1st June 2025 for the Langley Park allotments and from 1st October 2025 for

the Haste Hill Road allotments. It was noted that this level of rent was in line with other Kent parishes.

Following discussion it was agreed to amend the allotment lease agreement as follows :

Clause 17 amended to :

17. Control of pests and diseases : Wherever possible use organic methods to improve biodiversity. If chemical control is essential take great care, use minimal amounts, avoid any spillage or drifting spray, store safely in locked facilities using the original containers and use the least toxic option available.

New clause 30 added (Haste Hill Road lease agreement only) :

30. A Parish Council owned petrol lawnmower is provided at the Haste Hill Road allotment site. This is stored in the site portacabin and is used entirely at your own risk. The Council accepts no responsibility for any resulting injury however caused. A risk assessment on safe use and refuelling of this lawnmower is posted on the wall inside the portacabin and is also e-mailed to all tenants. You must read and comply with the contents of this risk assessment.

It was noted that a tenant at the Langley Park allotment site had offered to maintain the allotment hedges if the Parish Council agrees to purchase a battery powered hedge trimmer. This kind offer was acknowledged however it was agreed that the Parish Council should not purchase any further equipment for use by plot holders. It was noted that there is no communal storage shed or building at the Langley Park allotment site.

CLERK

17. Update / discussion items :

17.1 Parkwood Farm reservoir update :

Cllr Edmans noted that the on site plan has been updated. The next annual inspection will take place in October 2025 and the next ten year inspection is due within the next two years.

17.2 Transport to medical facilities :

Cllr Edmans stated that a recent meeting was held with Xpress cabs who have stated that they do not wish to be involved with vetting users of the medical transport service. Following discussion, it was agreed in principle that once the service has been advertised, residents should be asked to register and will be issued with an ID card they can use when booking and using transport. It was noted that once a contract with Xpress cabs has been signed, the Parish Council will be able to draw down S106 funds from MBC. Cllr Edmans agreed to produce an updated report for the next meeting.

CLLR EDMANS

17.3 Woodland adventure walk :

Cllr Green stated that he has spoken to Loose Swiss Scouts who are in favour of the woodland adventure walk being located partly on their land (adjoining the parish). It was agreed that Cllr Green should obtain quotes for the work.

CLLR GREEN

Cllr Green to organise a site visit to show Councillors the location for the woodland adventure walk.

CLLR GREEN

18. Health & Safety Issues:

Cllr Dawes noted that there is a sharp piece of metal fence post sticking out of the ground at the boundary of the Furfield Park open space and Skinner Trust land. It was noted that this fence belongs to the Skinner Trust, not BMAT but Cllr Smith agreed to cut it down below ground level.

It was noted that there is no fire alarm or smoke detectors in the pavilion however this is an issue for the village hall and recreation ground committee, not the Parish Council.

19. Items for information only :

Cllr Dawes spoke regarding Maidstone's Big Day Out and stated that scavenger hunts and quiz sheets will be made available on the Parish Council and BMAT websites, for download by residents.

20. Date of Next Meeting:

The next full Parish Council meeting is due to be held on Tuesday 1st July 2025 at 7pm in the main hall of the village hall.

There being no further business the meeting closed at 9.15pm