

BOUGHTON MONCHELSEA PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7pm on 2nd September 2025 in Boughton Monchelsea village hall, pursuant to notice.

Present:

Cllrs J. Green (Chairman)
 R. Martin
 C. Jessel
 A. Humphries
 D. Redfearn
 L. Date
 A. Dawes
 E. Steyl
 D. Smith
 M. Allen
 T. Oladimeji
 J. Robertson

Parish Clerk
Kent County Councillor, Brian Black
Luke Collett, Army Youths

1. **Apologies:** Apologies were received from Cllrs Edmans and Sutton.

2. **Open quarter**

Luke Collett stated that, following on from the successful VE day anniversary event in the village and Army Youths summer camp earlier this year, he would like to continue to engage with the community, focussing on bringing local young people together. He added that putting on a pantomime would be a great way to do this. Lengthy discussion followed and members were all in agreement that the Parish Council would fully support this excellent idea. Several members agreed to help Mr Collett out with contacts for various organisations and would contact him directly with details.

Cllr Black stated that he had recently given financial support to a Marden youth group and would be happy to offer similar support for this pantomime initiative. Cllr Black passed on his contact details to Mr Collett.

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

It was noted that the public and press should be excluded from the meeting for item 15.5 Clerk's annual salary review.

5. Reports from Police

The clerk had compiled the crime figures from the e-watch.co website. During July and August the following crimes were reported :

- South ward – 5 crimes (stolen goat, attempted break-in, damage to vehicle x 2, number plate theft)
- North ward – theft from business premises
- Langley Park ward – theft of scaffolding
- Joywood ward – No reported crimes

The following recent crimes were also noted :

- Several catapult incidents - window broken to a residential property
- Theft of timber vehicle and pedestrian gates at Lyewood

It was noted that further crime information is available on the Kent Police website.

Cllr Black stated that catapult issues were unfortunately widespread in Kent and a serious incident had recently occurred in Staplehurst. It was noted that Kent Police had written to schools earlier this year regarding catapults.

It was suggested that contact could be made with local schools regarding litter.

CLLR JESSEL

6. County and Borough Councillor updates

Cllr Black spoke regarding KCC savings and devolution. Speeding in the parish was also discussed. Cllr Black confirmed that he would be attending the next highways meeting in October, when the Parish Council's Highway Improvement Plan would be discussed.

Cllr Dawes reported as follows :

- Strategic CIL Funding: Bidding is now open until 30th November 2025. £5.4 million is available for strategic infrastructure projects
- Housing Supply Shortfall: MBC is addressing a shortfall in its 5 year housing land supply
- Contrary to recent media reports, the chestnut coppice on Heath Road will not be supported by MBC for housing development or use as a Gypsy and Traveller site. The area is protected by a Tree Preservation Order and is subject to the conditions of a Forestry Commission felling licence. Although coppicing is permitted, tree stool (stump) removal is prohibited
- Support for Fuel Poverty: 'We Are Group' offers free advice on income maximisation, energy use, and more. Visit www.wearegroup.com for details
- Fusion Healthy Living Centre: In recognition of its invaluable contribution to community wellbeing, MBC has resolved to cover Fusion's annual rental costs
- Reporting Racism and Hate Crimes: Any suspected racist activity or hate crime should be reported to MBC or Kent Police
- Community Statement on Flag Displays: Recent flag displays have prompted a range of views within the community. Any flags, graffiti or public messaging

that contains racist, hateful or extremist content should be reported to MBC or Kent Police

- Tackling Modern Slavery: Councillors and community networks play a key role. Further information can be found in the Local Government Association guide which provides practical advice for members on identifying and responding to modern slavery
- Stop Loan Sharks Webinar: Visit www.stoploansharks.co.uk for resources and support
- Breast Health Workshop: An event on breast health awareness will be taking place on 8th October 2025 at the Maidstone Innovation Centre ME14 5FY
- Community Proposal – Indoor Padel Tennis Centre: Exploring the development of an indoor Padel tennis centre at Monchelsea Farm Estate, Heath Road, to expand local business and give back to the community

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

Cllr Dawes handed the clerk an amended disclosable pecuniary interests form. Clerk to submit to MBC.

CLERK

As residents of The Quarries, Cllrs Redfearn and Robertson declared an interest in item 16.1 Parkwood Farm reservoir.

8. Matters outstanding from minutes (1st July 2025) not included in agenda:

Risk register. Cllr Green to progress

CLLR GREEN

Emergency response plan : Cllr Sutton was not present at the meeting.

Progress to be reported at the next meeting.

CLLR SUTTON

Parkwood Farm reservoir : Cllr Edmans was not present at the meeting.

Cllr Edmans to purchase and install 'donut' to keep blue / green algae away from the sluice gate.

CLLR EDMANS

KALC local government reorganisation survey : Cllr Smith had completed this on behalf of the Parish Council.

Potential extension of Green Lane footpath : Cllr Green has written to the landowner and Cllr Smith has made contact in person. Discussions ongoing.

CLLR GREEN / CLLR SMITH

9. Minutes of the meeting held on 1st July 2025 :

Cllr Green proposed that the minutes of the Parish Council meeting held on 1st July 2025 be approved as correct. Seconded by Cllr Martin and agreed by all members. Cllr Green signed the minutes at the end of the meeting.

10. Clerk's report

The contents of the clerk's report were noted.

11. Finance

Payments from Nat West BNG account since last meeting:

Nat West	Monthly bankline fee	20.45
Nat West	Monthly bankline fee	20.45

Receipts into Nat West BNG account since last meeting:

None

<u>Payments from Unity Trust PC current account since last mtg (incl VAT) :</u>		Totals (£)
Parish Clerk	Clerk's June salary	1939.50
Unity Trust bank	Bank fees	11.10
Safeplay	Monthly play area inspection	63.00
Parish Clerk	Clerk's expenses	67.33
Rory Stroud	Installation of new Church Street noticeboard	120.00
Wynsdale Waste	Dog bin emptying	113.40
Lionel Robbins	Internal accounts audit fee	175.00
HMRC	Tax and NI - June	738.78
Safeplay	Play area repairs	61.38
Lloyds	Multipay card transactions magnets for noticeboards, BMAT confirmation statement fee	61.10
Hugo Fox	Gov.uk e-mail addresses – monthly fee	20.99
Safeplay	Monthly play are inspection	63.00
Gallagher	BMAT annual insurance premium	380.75
Parish Clerk	Clerk's July salary	1939.50
Wynsdale Waste	Dog bin emptying	113.40
Safeplay	Monthly play area inspection	63.00
HMRC	Tax and NI - July	738.78
Parish Clerk	Clerk's expenses	53.33
Unity Trust bank	Bank fees	8.55
EDF Energy	Electricity supply to parish hut	20.81
Lloyds	Monthly fee for Multipay card	3.00
Hugo Fox	Gov-uk e-mail addresses – monthly fee	20.99
EDF Energy	Electricity supply to parish hut	21.50

Receipts into Unity Trust PC current account since last meeting:

Internal transfer	From PC savings to PC current	2,000.00
Internal transfer	From PC savings to PC current	3,000.00

Payments from Unity Trust PC savings account since last meeting :

Internal transfer	From PC savings to PC current	2,000.00
Internal transfer	From PC savings to PC current	3,000.00

Receipts into Unity Trust PC savings account since last meeting:

Unity Trust bank	Interest	1703.67
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Payments from Unity Trust BNG current account since last meeting:

Unity Trust bank	Bank fees	6.00
Unity Trust bank	Bank fees	6.15

Receipts into Unity Trust BNG current account since last meeting:

None

Payments from Unity Trust BNG savings account since last meeting:

None

Receipts into Unity Trust BNG savings account since last meeting:

Unity Trust bank	Interest	501.44
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Payments from Unity Trust Medical Transport current account since last meeting:

Unity Trust Bank	Bank fees	6.00
Unity Trust Bank	Bank fees	6.00

Receipts into Unity Trust Medical Transport current account since last meeting:

None

Balances as at 28th August 2025 :

Nat West BNG funds account	139.80
National Savings	310.66
Unity Trust PC current account	2,017.80
Unity Trust PC savings account	333,462.58
Unity Trust BNG current account	44.12
Unity Trust BNG savings account	86,228.07
Unity Trust Medical Transport current account	9.68
Total Financial Assets	422,212.71

11.1 Finance report - Agreement of payments made and income received since last meeting :

The above financial statement was accepted. Proposed by Cllr Green, seconded by Cllr Smith and agreed by all members.

Cllr Redfearn had checked the Parish Council's online bank balances to verify the accuracy of the above financial statement and signed the bank reconciliation accordingly.

Cllr Humphryes requested that the latest income from the village hall endowment fund account be transferred to the village hall's bank account. Clerk to arrange transfer of funds.

CLERK

11.2 Budget monitoring report : The budget monitoring report to 28th August 2025 was noted.

12. Correspondence:

12.1 Buttercups goat sanctuary – request for funding for defibrillator :

Correspondence had been received from Buttercups goat sanctuary requesting funding for a defibrillator, to be located on the greensand way. It was noted that when a similar request had been received from the Scout group, the Parish Council had turned this down although the Scout group have been given an annual grant from the PC for many years, to be spent as they wish. Following further discussion, it was agreed that Cllr Jessel should contact the goat sanctuary manager to advise that the Council is very enthusiastic about Buttercups, regularly supports local not for profit organisations with small grants and would be pleased to consider a donation to the goat sanctuary's work during 26/27.

CLLR JESSEL

13. **Planning Report:**

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

- | | | |
|-----------|--|----------------|
| | | MBC notified : |
| 24/502214 | 70 The Quarries, Boughton Monchelsea
Erection of an ancillary residential annexe, replacing the existing garden shed
DECISION :
No objection however if MBC are minded to approve the application, a condition should be imposed to ensure the annexe remains ancillary to the main house in perpetuity | 26/6/25 |
| 25/502324 | Units F & G Bircholt Road, Parkwood Industrial Estate, Maidstone
Site layout alterations including the creation of a new cross over access to Unit F2 associated with the continued flexible employment use (Classes E(g)(ii) / E(g)(iii) / B2 and / or B8) of the Site. Installation of new security fence
DECISION :
No objection / comment | 26/6/25 |
| 25/502235 | Land rear of 58 Church Street, Boughton Monchelsea
Demolition of existing stables and shed and erection of 18 no. extra care retirement bungalows (Class C2) comprising 7 no. semi-detached pairs (14 no. total) and 4 no. detached bungalows and a single storey rear extension to existing clubhouse, communal garden to include timber pavilion, with associated landscaping, access roads and parking
DECISION :
The Parish Council wish to see the above planning application refused for the following planning reasons. If MBC are minded to approve it we wish to see the application reported to MBC planning committee for decision. | 24/7/25 |

MBC commissioned a Settlement Hierarchy Review which was carried out in 2021. In carrying out the settlement reviews, information was considered within the following four general factors – connectivity, economy, facilities and scale. Overall, there has been no improvement in these factors since the review was carried out. In fact, there has been a decline in services as although Bocton café has opened, the bus service has significantly declined and the hairdressers has closed down.

Government planning inspector, David Spencer BA(Hons) DipTP MRTPI made a final report to Maidstone Borough Council on the Maidstone Local Plan review on 8th March 2024. This report included the following statement '***Given the positive allocation of land at Boughton Monchelsea, the settlement is not identified for additional housing growth***

which would be justified but Policy LPRSP8 should reference the allocation at Campfield Farm and MM36 would do this, ensuring the Plan would be effective in this regard'. This statement was made in acknowledgement that Boughton Monchelsea was, uniquely, the only smaller village with an allocated site and, as such, no further development over and above these 25 allocated homes could be justified

Since the original Genn Park application was approved there has been a Local Plan review and Boughton Monchelsea is now a Smaller Village. Policy LPRHOU7 of the Local Plan states that ***'Proposals for specialist residential accommodation in unsustainable locations, and not within or adjacent to the defined boundaries of the Maidstone Urban Area, Rural Service Centres and Larger Villages will not be permitted'***. Boughton Monchelsea is a Smaller Village and is not sustainable therefore permitting a C2 development in this location would be contrary to policy. We acknowledge that there is a need both nationally and within MBC for C2 housing but there will be other locations within the Borough that are both sustainable and policy compliant. It should be noted that other C2 schemes such as Ledian Gardens in Leeds were approved under policies contained within the 2017 Local Plan. This has since been reviewed and policies have changed.

The Planning, Design and Access Statement (section 4.3) states that ***'Whilst adjacent to the existing built form of Boughton Monchelsea, the proposed development is a departure from the development plan owing to the location being within the countryside. However, more important is the need for extra care homes as there has been a persistent under-delivery within the Borough with no allocated sites in the adopted Local Plan for this type of development'***. This statement fails to take into account that the application does not conform with policy LPRHOU7. The Planning, Design and Access Statement (PDAS) goes on to say ***'Above everything else, the proposed site is an extension to the existing site, so by definition cannot be located elsewhere. The proposal will use the same clubhouse building and is looking to increase the delivery of services currently available, bringing benefits to both existing and future users'***. This is no justification whatsoever for approving this completely new application as C2 housing can be provided anywhere else in the Borough (in Rural Service Centres or Larger Villages). The presence of a small existing clubhouse (effectively just a meeting point for residents) does not justify

approving 18 additional C2 homes in an unsustainable, Smaller Village location. It should be noted that Local Plan policy LPRHOUS7 (section 9.28) states ***‘The policy refers to accommodation for older and disabled persons. These have been grouped together to reflect the Planning Practice Guidance. This policy will cover specialist residential accommodation (including nursing homes, care homes, and extra care accommodation) that fall within Use Class C2 providing some form of care package and communal facilities more than a lounge’***. The communal facility at Genn Park is principally a lounge with a small treatment room and office which residents tell us are not used.

The Planning, Design and Access Statement (section 4.5) states ***‘Boughton Monchelsea is by far the largest village within the small villages category; it is located in close proximity to the Rural Service Centre of Coxheath and the urban confines of Maidstone, whilst all other villages are significantly more rural and remote’***. This statement is irrelevant as Boughton Monchelsea ***IS*** a Smaller Village by definition, based on its unsustainability and lack of services. MBC’s Settlement Hierarchy Review dated July 2021 states ***‘In relation to overarching considerations of terminology, the terms larger and smaller villages imply that scale is the main or even only factor being considered within the hierarchy. Our report has examined a wider set of issues and data relating to the potential sustainability of places. The impression given by names can be long lasting and we therefore consider it appropriate to reconsider the hierarchy names in this context’***. As a further point, it is irrelevant how close Boughton Monchelsea may be to Coxheath or Maidstone when there is virtually no way of getting there, apart from by private motor vehicle. Boughton Monchelsea has been designated a Smaller Village in the Local Plan as a result of MBC’s Settlement Hierarchy Review.

Boughton Monchelsea is not a sustainable location. The transport statement states ***‘The site is located within the urban confines of Boughton Monchelsea, where a range of everyday services and facilities can be accessed within an acceptable walking distance. In addition, bus services are readily accessible from the village, allowing for greater connectivity to a wider variety of services and amenities without the need for private vehicle use’***. This statement is inaccurate and misleading. There is a very limited range of services in the village, within walking distance of Genn Park – a

single shop and post office, a village hall and social club, a pub / restaurant (not open every day) and a café. Apart from the very early 'school bus' (term time only) there is only a once a day bus service to and from Maidstone (except on Weds when there are 2 buses). This number 14 bus gives shoppers less than 2 hours in Maidstone, leaving them stranded if they need to stay longer.

The applicant's submission suggests that the site is in a sustainable location for such a use. This simply is not the case and it fails to meet the criteria in the NPPF (National Planning Policy Framework) in that;

Boughton Monchelsea has very limited services. It has no doctors surgery or other such services and only has a single shop / post office which is unable to meet every day needs

There is no sustainable transport system as Boughton Monchelsea has a very limited bus service so occupants would be reliant on the motor car for access to facilities in Maidstone and / or the rural service centres and larger villages. Since the original bungalows were permitted the bus service has been cut further with only 1 bus per day on most days and no buses at the weekend.

As we all witness in our daily lives in Boughton Monchelsea, Church Street is not only a narrow street but vehicle movement is heavily impeded by the intensive on street parking by existing residents, on both sides of the road. A large proportion of properties in Church Street have no off street parking and therefore the availability of on street parking is essential. The Genn Park / Church Street junction is, uniquely, a pedestrian priority junction and existing Genn Park residents tell us they do not feel safe pulling out on to Church Street due to lack of visibility and the need to constantly watch out for pedestrians. An increase in the number of properties from 24 to 42 would mean that a pedestrian priority junction would be wholly inappropriate for the number of expected traffic movements. Of particular concern is the fact that many children walk to school each day on the Church Street footpath and there is no path on the other side of the road due to the limited road width. The Travel Plan (section 2.3.1) states that the footpath on Church Street is approximately 1.8m wide. This is factually incorrect – the majority of the path is not even wide enough for two pedestrians to pass each other and is unsuitable for those using wheelchairs and mobility scooters who are forced to use the

road.

The Interim Travel Plan (section 2.5.1) states that there is a Hotel – Cherry Tree Park in Boughton Monchelsea. Cherry Tree Park is not a hotel, it is a caravan park with year round occupancy. In addition, the Planning, Design and Access Statement (section 4.8) makes reference to services such as A&Z fish and chip shop in Loose and various businesses such as Huntingdale Electrical, JMA Plumbing & Heating and Sols Tech IT Support which are simply linked to residential addresses in the area. It should also be noted that Hair & Beauty by the Green closed down at least 2 years ago and is now a residential property

The Interim Travel Plan states that a Travel Plan Co-ordinator will be appointed to manage the interim travel plan prior to first occupation, obtaining and maintaining commitment and support from residents etc. This is unachievable and unenforceable and neglects to take into consideration that Boughton Monchelsea is an unsustainable location with very poor public transport facilities. It is unrealistic to expect elderly residents to walk or cycle to use services in adjacent villages or Maidstone town centre. The Interim Travel Plan (section 5.3.1) states '***The proposed development enjoys ready access to regular bus services***'. This statement is factually incorrect.

Genn Park residents tell us there are no activities in the club house apart from tea and cake meet ups that they organise themselves. The addition of an extra 18 homes will not make events and activities viable that are currently unviable. The club house is simply a meeting point for residents, nothing more. Residents living at Genn Park tell us they do not have the spare income to afford tai chi classes and the like and say this was offered but there was little to no take up and in any case they could access tai chi classes for free on You Tube.

The Planning, Design and Access Statement (PDAS) states '***Clarendon Homes has been liaising with Helping Hands and WrinklyCIC.org who provide a range of services to the public, including social events within Boughton Monchelsea. These organisations are looking to expand their services and we are proposing to support their growth by paying for their bid for future grant funding and allowing them use of the clubhouse building***'. We believe Helping Hands in its current format is a commercial enterprise and we question whether residents would want or need the services that may be on offer. The PDAS also states '***Helping Hands***

offers a transport service for medical visits As far as we are aware Helping Hands do not provide a voluntary transport service for Boughton Monchelsea residents and we understand their hourly rate for such a service is prohibitively expensive. A further statement in the PDAS states '***Grant funding will pay for staff that can be based at the clubhouse and provide a wide range of activities and services to all residents of Boughton Monchelsea, helping to integrate and support the entire community***'. We question whether this is viable in the long term and whether use of the club house by non-residents would be accepted by those living there. In any case it should not be given any consideration when assessing the application as it may well not happen.

Both current and proposed developments are effectively market value residential homes, providing the bare minimum to qualify as C2 Extra Care. The only part of the original scheme that qualifies it as C2 appears to be the club house, the one thing that is not needed (and, as the existing residents tell us, is barely used). Residents also tell us the only qualifying factor for living on the development (apart from being over 55) is that they must pay for a minimum of 2 hours care per week but this can be used for cleaning. The need for care appears to be self-assessed. The 'bespoke care package' on offer is simply care that any resident in Boughton Monchelsea can access. The only difference is that Genn Park residents are forced to use a single care provider, all other residents can use whichever of the many care providers they wish.

By qualifying as bare minimum C2, the developer avoids paying CIL or providing affordable accommodation. As a result, properties are sold at market residential rates, making them potentially unaffordable to some residents of Boughton Monchelsea who may wish to live in them.

Aside from policy non-compliance, we do not believe there is a need for further C2 housing in Boughton Monchelsea. We understand the existing 'sheltered housing' provision off Haste Hill Road is not filled with the type of older residents it is intended for. In addition, we note there are currently 3 properties for sale in Genn Park which do not appear to be selling (one reduced on Rightmove on 31/1/25, one reduced on 3/6/25, one added on 21/6/25). There were also 2 properties which have now been sold but took many months to sell. We have been informed that prospective buyers have been put off by the high service charges (which they would not need to pay if

they downsized to residential dwellings without the C2 designation.

The Clarendon Homes design rationale contained within the PDAS states :

Easy access to Maidstone, neighbouring villages & towns

Close proximity with local facilities and services

Connected to existing transport / infrastructure – local bus services (14 & 59) easily accessible within short walking distance

Activities & regular events to encourage residents & non-residents to get together E.g. pilates, yoga, weekly board games, coffee mornings, communal dinner / lunch, talks or lectures, chiropody session & mobile salon

None of the above should be taken into consideration when assessing the application because much of the evidence is factually incorrect. Boughton Monchelsea is a Smaller Village and an unsustainable location for further C2 housing.

The proposed development does not meet all five of the criteria set out in the Smaller Village policy LPRSP8 of the MBC Local Plan

25/502321	13 Joywood, Boughton Monchelsea Erection of single storey rear extension including 3 no. rooflights DECISION : No objection / comment	24/7/25
24/504110	The Lodge, Boughton Mount, Boughton Lane Demolition of double garage, store and outbuildings. Erection of 1 no. self-build two storey dwelling with associated access, parking, landscaping, provision of secure cycle parking facilities and rebuild of a section of the boundary wall (NOTIFICATION OF APPEAL) DECISION : No further response	24/7/25
25/502564	9 Haste Hill Road, Boughton Monchelsea Demolition of existing outbuilding, erection of a part two storey part single storey rear extension and changes to fenestration DECISION : No meeting held, no response returned	--
25/503175	Heinz Orchard, Wierton Hill, Boughton Monchelsea Conversion of agricultural building to 2 no. four bedroom residential dwellings with the insertion of 6 no. rooflights, solar	--

PV arrays and the provision of 4 no. (2 for each dwelling)
parking spaces

DECISION :

Not yet decided

The following applications have been APPROVED by MBC:

- 25/502214 70 The Quarries, Boughton Monchelsea
Erection of ancillary residential annexe, replacing the existing garden shed
- 25/501995 53 Lewis Court Drive, Boughton Monchelsea
Demolition of existing garage and sunroom and erection of a new garage / store and single storey rear extension
- 21/505300/ Boughton Service Station, Heath Road, Boughton Monchelsea
ADV Advertisement consent for 1 no. internally illuminated totem sign (retrospective)
- 25/502373/ Honeydew Barn, Bottlescrew Hill, Boughton Monchelsea
TCA Conservation area notification to reduce the crown of one (T1) oak tree overhanging the patio by 3.8m, leaving a circa 3m canopy spread
- 25/502324 Units F & G Bircholt Road, Parkwood Industrial Estate, Maidstone
Site layout alterations including the creation of a new crossover access to Unit F2 associated with the continued flexible employment use (Classes E(g)(ii) / E(g)(iii) / B2 and / or B8) of the site. Installation of new security fence
- 25/502300/ 2 Mulberry Gardens, Hermitage Lane, Boughton Monchelsea
LAWPRO Lawful Development Certificate for proposed change of use from a C3 residential dwelling to C3b residential children's home. Children's home will operate 24 hours per day 7 days per week

The following applications have been REFUSED by MBC:

- 25/501538 Cliff House Cliff Hill Boughton Monchelsea Kent ME17 4NQ
Change of use from agricultural land/open field to a secure dog walking and exercise field for private bookings only, including the replacement of the existing front entrance gate and alterations to entrance wall to a heritage-sensitive wrought iron gate design, installation of a secure exit gate to the rear boundary, secure boundary fencing, erection of a small open-sided timber shelter, portable dog washing facility, 4no. parking spaces, and minor landscaping and biodiversity enhancements.

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

Cllr Smith advised that the Parish Council had confirmed to MBC that it will be renewing its Neighbourhood Plan in 2026. It was noted that, in planning terms, Boughton Monchelsea is now a 'smaller village'. Cllr Smith to contact NHP consultant, Anna Cronin regarding updating the plan. **CLLR SMITH**

14. Representatives' Reports:

14.1 KALC: Cllr Oladimeji agreed to take on the KALC representative role. Clerk to forward relevant correspondence and meeting dates. **CLLR OLADIMEJI**

14.2 Allotments : Clerk to arrange for hedge on Haste Hill Road allotment site to be cut. **CLERK**

14.3 Village Hall & Recreation Ground : Cllr Humphries advised as follows :

- Tarmac patching work has been carried out in the car park
- The flat roof is leaking and will soon be repaired
- Craft and chat group has around 12 members and is outgrowing the café area so has been offered use of a back room in the village hall for their sessions

14.4 Neighbourhood Watch : Cllr Oladimeji had nothing to report.

14.5 Police liaison : Cllr Sutton was not present at the meeting.

14.6 Biodiversity and environment : Cllr Jessel advised that the next community litter pick will take place in mid to late November. Date to be confirmed.

14.7 Highways : It was noted that the next meeting with KCC Highways will take place on 16th October. The Parish Council's Highway Improvement Plan will be discussed, as well as any other highway related issues. The clerk and Cllrs Steyl, Dawes and Green will attend. **CLERK / CLLRS STEYL, DAWES & GREEN**

Traffic congestion on Brishing Lane was discussed. This is on the Parish Council's Highway Improvement Plan and will be discussed further at the October meeting with KCC Highways. **CLERK**

15. Decision items :

15.1 MBC community governance review consultation :

It was agreed that Cllrs Green and Oladimeji should respond to this on behalf of the Parish Council. Both members to send their responses to the clerk for compilation and submission. **CLLR GREEN / CLLR OLADIMEJI / CLERK**

15.2 Speedwatch – request for funding for bodycam :

Cllr Date advised that members of the Speedwatch team had suffered several incidents of abuse from drivers and requested funding for a body mounted camera. It was noted that this could also be used to record speeding drivers, to avoid errors

in noting down number plates. Cllr Date proposed that the Parish Council purchase one camera and mount, at a cost of up to £200. Seconded by Cllr Green and agreed by all members. Cllr Date to liaise with the clerk regarding order of the equipment.

CLERK

Cllr Jessel expressed thanks on behalf of the Parish Council and Boughton Monchelsea community for all the hard work of the Speedwatch team.

15.3 Village hall roofing work – agree scope of project and budget

It was noted that a sum of £80,000 had already been approved by the Parish Council for the village hall flat roofing work in the 25/26 budget. The Finance Committee had met on 14th August where a recommendation was made to seek approval from full Council to appoint professional advisers (including an Architect, Structural Engineer, designers and management consultant) to manage the project on behalf of the village hall committee, in compliance with the Construction (Design & Management) Regulations 2015 and Building Safety Act 2022. It was noted that this would increase the cost of the overall project from £80,000 to up to £125,000 but the project would then be professionally managed and the Parish Council would be absolved of any liability.

Following lengthy discussion, Cllr Jessel proposed that the Parish Council increase the budget for the village hall roofing project from £80,000 to £125,000 (to be expended in 26/27). Seconded by Cllr Smith and agreed by all members.

15.4 Woodland adventure walk – discuss liability issues and agree to proceed with project :

Following previously expressed concerns regarding liability, Cllr Green had carried out relevant research and advised that RoSPA will carry out inspections of woodland adventure trails. Following lengthy discussion, Cllr Green proposed that the Parish Council proceed with the woodland adventure walk project, with an appropriate inspection regime to be put in place. Seconded by Cllr Smith and agreed by all members.

CLLR GREEN

Cllr Brian Black and Luke Collett left the meeting.

15.5 Clerk's annual pay review : Following discussion, the clerk's annual salary was increased from £28,600 to £30,000, effective from 1st September 2025.

16. Update / discussion items :

16.1 Parkwood Farm reservoir :

Cllr Edmans was not present at the meeting.

17. Health & Safety Issues:

Members discussed overgrown hedges encroaching on the Church Street footpath. It was noted that these should be reported via the KCC Highways portal <https://www.kent.gov.uk/roads-and-travel/report-or-track-a-problem-on-the-road-or-pavement>

CLERK / CLLRS

Bi-annual tree survey of Parish Council and BMAT trees is now due. Cllrs Martin and Redfearn to action.

CLLR MARTIN / CLLR REDFEARN

18. Items for information only :

Cllr Dawes stated that she had received correspondence regarding a proposal for an indoor Padel tennis centre at the Monchelsea Farm estate on Heath Road. It was agreed to add this to the agenda for the next Parish Council meeting.

CLERK

Cllr Smith stated that a resident had asked if there is a horticultural society in Boughton Monchelsea. It was noted that the closest is in Sutton Valence / Chart Sutton.

It was noted that the flower planter at the east end of Heath Road has been damaged by a vehicle. Clerk to arrange repairs.

CLERK

It was suggested that the Parish Council should start thinking about replacement of some of the play equipment in the Church Street play area. To be added to agenda for the next meeting.

CLERK

22. Date of Next Meeting:

The next full Parish Council meeting is due to be held on Tuesday 4th November 2025 at 7pm in the main hall of the village hall.

There being no further business the meeting closed at 9.45pm