

WEST FARLEIGH PARISH COUNCIL
MINUTES OF THE MEETING
HELD ON MONDAY 18TH JANUARY 2010
AT ALL SAINTS CHURCH, WEST FARLEIGH

PRESENT :- Cllr B Scott (Chairman), Cllrs D Bailey, B Hards, L Johnson, G Martin, B Merritt, J Morgan and Mrs V Stancombe, Clerk

IN ATTENDANCE:- Borough Cllrs B Mortimer and J Wilson were present until Item 8. PCSO Joanne Watts was present at the start of the meeting and five parishioners were present throughout the meeting.

1. APOLOGIES

Apologies were received from County Cllr P Stockell.

2. COUNCILLOR DECLARATIONS

There were no declarations made.

3. MINUTES of the Full Council Meeting held on 16th November 2009

The Minutes of the meeting had been previously distributed and were **Agreed** unanimously. The Chairman signed off the official copy.

4. POLICE MATTERS

PCSO Watts reported two crimes since the last meeting being one incident of theft and one burglary and advised Members that farm machinery is being targeted by thieves.

5. HIGHWAY AND FOOTWAY MATTERS

5.1 PROW KM21

Cllr Hards reported meeting with the Officer Manager of Rookery Estates who did not see any reason why the footpath could not come out on Teston Lane. Rookery Estates will get quotes for getting the path cleared.

The footpath is now designated as the Medway Walk and it was suggested that a Dog Bin should be provided at the Teston Lane/Church Lane end of the footpath. The Clerk was asked to apply to MBC. ACTION: CLERK

5.2 PROW KM34

Members **Noted** that East Farleigh Parish Council has obtained costs for the installation of the kissing gate on the boundary between the two parishes and will be proceeding with the project.

5.3 MBC Road Safety Working Group Report

Members considered the recommendations of the Regeneration and Sustainable Communities Overview and Scrutiny Committee regarding the "Fit for the Road - Maidstone Road Safety Review" and disagreed with recommendations (a) to refer to incidences as "crashes" rather than accidents and (b) to contact Highways with the road safety problem of a site rather than a potential solution and agreed with recommendation (c) to contact the Fire and Rescue Education Team about areas where young people were gathering in cars.

ACTION: CLERK

5.4 Roads and footpaths & Salt

Members discussed the service provided by Kent Highways during the recent bad weather and the problems for residents in West Farleigh. Members **Noted** that the Parish Council are no longer able to purchase salt bins but must make a request to Highways.

6. RESOURCES AND ENVIRONMENT MATTERS

6.1 Community Centre

Members **Noted** that Whitehead Monckton has confirmed the lease has now been finalised for the land at Charlton Lane and the Title registered with Land Registry. Members **Agreed** that a meeting of the Working Party will be arranged to discuss the next stage of the project. Regarding the Ewell Lane site, Members **Noted** that Lambert & Foster had made a final offer of

£1205 and that Gullands has reduced its fee from £1500 to £500. Members **Agreed** to accept the offer from the Cornwallis family and to send an appropriate letter of thanks to Mr Gulland. ACTION: CLERK

6.2 Village Green Play Area

Members considered the quotations presented and it was proposed by Cllr Martin, seconded by Cllr Merritt “**that the Council accepts the quotation from Robert Gilbert for painting the Toddler and Junior Swing set frames at £370**”. This was **Agreed**.

Members **Noted** that following the Clerk’s letter of complaint to PlaySafety Limited regarding discrepancies with the Annual Play Area Inspection Report, Playsafety has advised the Head of Play Safety will visit the site to inspect the surfacing and carry out a further full inspection. Cllr Merritt expressed his wish to meet the Playsafety representative when he visits. ACTION: CLLR MERRITT

6.3 Annual Civic Service

Members considered the invitation from the Lord Lieutenant of Kent to attend the Annual Civic Service at All Saints Church, Maidstone on Thursday 22nd April but no Member is available to attend.

6.4 Village Sign

Cllr Merritt reported that following a routine risk assessment the Village Sign is leaning and the main post appears to be unsafe. Members discussed how to resolve the problem and Cllrs Martin, Merritt and Scott will arrange to meet at the Sign to assess the problem. ACTION: CLLRS MARTIN, MERRITT, SCOTT

6.5 Parish Council Newsletter

Members discussed the next issue that is due to be distributed with the next edition of LifeLine. Cllr Scott requested some further material from the other Members and will get the Newsletter ready in time for the distribution deadline. ACTION: CLLR SCOTT

6.6 KALC Learning and Development Survey

Members **Noted** Kent Association of Local Council is conducting a review of its Learning and Development provision and to assist in this review a short survey provided by KALC was completed by Members.

6.7 Refuse Collections

Members discussed the Refuse Collections during the recent bad weather and felt the service was acceptable considering the weather conditions.

7. MATTERS OF REPORT

Reports were received as follows:

7.1 County and Borough Councillors’ Reports

County Cllr Stockell and Borough Cllr Parr were unable to be present.

Cllr Wilson reported on KCC’s long-awaited Integrated Transport Review “Grown without Gridlock” that included a brief paragraph on the Freight Transport Strategy and advised that at a recent meeting with Geoff Mee, Director of KCC’s Transportation Department, Mr Mee had promised action on this long-standing problem. Cllr Mortimer updated Members on the Tutsham Farm application.

Cllrs Mortimer and Wilson reminded Members of the Devolved Budget Grant and the Clerk will make a formal request for assistance with painting the play equipment.

7.2 Chairman’s Report

The Chairman had nothing specific to report.

7.3 Individual Councillors Reports

Cllr Martin reported problems with overhanging trees on Ewell Lane between Hunt Street and Smiths Hill Drive on the bend just after Dove Cottage and offered to meet with Kent Highways to discuss the problem.

Cllr Johnson reported problems with flooding at the same location.

7.4 Clerk's Reports

7.4.1 Vacation

Members **Noted** the Clerk's vacation dates.

8. FINANCE

8.1 Budget Monitoring

The Budget Monitoring Report to 31st December 2009 was **Noted**.

8.2 Income received since the last meeting

Cllr Hards perused the records and was satisfied that the balances in hand agreed with the Clerk's records. Actual payments received since the last meeting were:-

Co-op - Interest on Community Directplus Account - November & December	£2.80
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8.3 Confirmation of payments already made

It was proposed by Cllr Martin, seconded by Cllr Bailey "that the Council approve the following payments made since the last Meeting". This was **Agreed**.

SO - Mrs V Stancombe - Net salary and Office Allowance for November	£410.33
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8.4 Cheques for signature

It was proposed by Cllr Martin, seconded by Cllr Meritt "that the Council approve the following payments". This was **Agreed** and the cheques were signed.

100857 - Mrs V Stancombe - Reimbursement of Expenses - Nov & Dec	£16.19
100858 - Churchwarden, All Saints West Farleigh - Hire of Church, 18 Jan	£30.00
100859 - L Johnson - Village Green Maintenance 2009	£305.00

8.5 2010/11 Budget and Parish Precept

Members **Noted** the Concurrent Functions Grant for 2010/11 will be £4,531 and discussed a budget paper produced by the Clerk. It was proposed by Cllr Martin, seconded by Cllr Bailey "that the Budget is accepted with the removal of £1,000 for the Play Area and the Precept is set at £10,000 for the forthcoming year, an increase of £0.61 per year for a Band D property". This was **Agreed**. It was further proposed by Cllr Hards, seconded by Cllr Bailey "that £4,000 is transferred from General Funds to the Play Area Reserve". This was **Agreed**.

9 PLANNING

9.1 Planning Applications Received

The following applications were considered and recommendations made:

9.1.1 19 Charlton Lane - MA/09/2259

Erection of a single storey side extension and front entrance porch. Recommendation: **No objection**

9.1.2 Ewell Manor, Ewell Lane - MA/09/2304

An application to extend the time limit for implementing permission MA/05/1729 (Erection of a single private dwelling, recreation of former gardens and tennis court, conversion of outbuildings to equestrian, home office and holiday cottage use. Alterations to vehicular and pedestrian entrances, erection of garages for the Bothy and Garden Cottage). Recommendation: **Refuse**.

- 9.1.3 Ewell Manor, Ewell Lane - MA/10/0040**
An application to extend the time limit for implementing permission MA/05/1728 (an application for listed building consent for the conversion of barn to home office, ancillary to a private dwelling proposed on the site of former Ewell Manor and alterations to other outbuildings). Recommendation: **Refuse**.
- 9.1.4 Marshalls Farm, Hunt Street - MA/09/1061**
Construction of temporary Spanish Polythene Tunnels. Members considered the Amended details relating to this application and Agreed that the Council's original recommendation was still appropriate: **Refuse**.
- 9.2 Planning Decisions Received**
The following Decisions received from MBC were **Noted**:
- 9.2.1 Trees North of Teston Lane - MA/TA/0141/09**
Application for consent to fell one Beech tree, two Poplar trees, one Sweet Chestnut tree and one Elm tree, plus crown lift up to a maximum of 8 metres trees overhanging Teston Lane. **Council recommendation: No objection. MBC: Granted permission.**
- 9.2.2 Tutsham Hall, Hunt Street - MA/09/0603**
Demolition of American oast, reconstruction/restoration of traditional oast house and change of use to holiday let accommodation. Conversion of general purpose building to stable complex, conversion of small barn to office/store and construction of ménage. **Council recommendation: Refuse. MBC: Refused Planning Permission.**
- 9.2.3 Marshalls, Hunt Street - MA/09/1598**
Alteration to existing outbuilding to include raised ridge height and new pitched roof. **Council recommendation: No objection. MBC: Granted Planning Permission.**
- 9.2.4 Marshalls, Hunt Street - MA/09/1926**
Erection of a first floor rear extension. **Council recommendation: No objection. MBC: Granted Planning Permission.**
- 9.2.5 Thatched House, Heath Road - MA/09/1640**
Erection of a two bay detached garage. **Council recommendation: No objection. MBC: Granted Planning Permission.**
- 9.2.6 The Birches, Lower Road - MA/09/1948**
Erection of single storey extension to South East elevation, alterations to ground floor fenestration including new bay window plus new gabled main roof with increased ridge height and three flat roofed dormers. **Council recommendation: No objection. MBC: Granted Planning Permission.**
- 10. DATE OF NEXT MEETING**
The next full Council Meeting is on Monday 15th March 2010 at All Saints Church.

There being no further matters to be discussed the meeting closed at 9.05pm.