

BREDHURST PARISH COUNCIL



Minutes of the Ordinary Parish Council Meeting held at Bredhurst CE Primary School, on Wednesday 7th December 2016 at 6.30pm

Present: Cllr Vanessa Jones (Chair), Cllr Nichola Carr (Vice-Chair), Cllr Steve Bowring, Cllr Louise Ferne, Cllr David Hales, Bex Ratchford (Clerk)

Public: 11

104. Apologies for absence

Apologies were received from Cllr Malcolm Greer and Cllr Derek Butler (MBC) due to another meeting and Cllr Wendy Hinder (MBC) due to prior commitments.

105. Declarations of interests

Cllr Carr declared a pecuniary interest in agenda item 109 as the wife of the contractor and agenda item 115b as a close neighbour.

106. To approve the minutes of the meeting held on 2nd November 2016

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

107. Police briefing

There was no police briefing or crime figures available.

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

108. Matters arising (for information only)

- a. AP1: the enquirers about the vacant allotment have been spoken to; it is still vacant but there may be some interest from elsewhere.
- b. AP2: allotment holders have been written to regarding tidiness.
- c. AP3: MBC were contacted about licensing comments and website policy and comments will be passed on.
- d. AP4: agenda item 111.
- e. AP5: agenda item 109.
- f. AP6: the planning comment was made.
- g. AP7: agenda item 113c.

109. Hedge cutting

Cllr Carr left the room for this item. Although the quotes from last year could not be found in the old filing system and no contract appeared to have been agreed, advice from KALC and the internal auditor was that if the work had been satisfactory, there was no need to obtain more quotes and the last year could be considered a probationary year, with a three year contract to be entered into from now on. As cllrs were happy with the work to date, it was **agreed** to enter into a three year contract with James Carr to undertake hedge cutting within the village. **Action 1: Clerk to formulate contract.**

110. Playing field

A meeting had been held with the land agent, representing the landlord, the Diocese of Rochester. The land agent raised several concerns including access to the field and current and

possible future boundaries. It was **agreed** to hold over on the existing lease until queries have been answered and all possibilities considered. The benefit of a long lease is a fixed rent but the commitment to maintain the playground equipment needs to be taken into account. More clarification of the issues surrounding the village hall is needed and responsibilities need to be made clear. **Action 2: Clerk and cllrs to continue liaising with Savills.**

111. Dog bins update

MBC have been sent a plan of required locations for co-mingled bins based on current usage. The locations have been verbally agreed but will be finalised next week. Implementation will start soon after. It was **agreed** that the wooden bins in the playground would be disposed of as they are no longer fit for purpose due to current guidelines.

112. Drain maintenance

This was discussed last year. The culvert at the bottom of The Street needs clearing where it floods at the junction with Kemsley Street. A resident had previously offered to do this and then it can be jet washed by KCC. It was **agreed** to ask Cllr Greer to make contact with the resident and establish if he is still happy to do the work and the cost. **Action 3: Cllr Greer to contact resident.** If this is no longer possible it was **agreed** to get quotes from other sources and agree the work via email. **Action 4: Clerk to obtain quotes if necessary.** The 'spoil' will also need to be disposed of. KCC will collect any large debris and the landowner has said the rest can go on the edge of the field.

113. Trees on KH49

There are some overhanging trees on KH49 (the footpath between the church and Kemsley Street) which may need attention. It was **agreed** to contact the tree officer at MBC and ask advice. **Action 5: Clerk to contact MBC.**

114. MBC consultations

It was **agreed** that cllrs would respond individually to consultations if they wished to do so. **Action 6: Cllrs to respond individually.**

115. Planning

- a. 16/507872 – Bredhurst Village Hall – single storey extension with internal boiler and external chimney – it is difficult to make a decision until the access and boundaries have been discussed and addressed. It appears from the kerb and edging that the gate is in the wrong place and should be nearer the village hall. It was **agreed** to abstain from comment as the access route is in discussion with the land agent. **Action 7: Clerk to comment with abstention.**
- b. Cllr Carr left the room for this item. 16/508124 – Channing Farm Barn, Dunn Street Road – conversion and extension of existing barn to create a 3 bedroom dwelling. The applicant was invited to comment and explained they wanted to redevelop the barn so they could live next to their land. Residents were invited to comment and concerns raised included the velux windows at the back, the full length kitchen windows, parking and whether a large fence would be installed at the front. There is no intention to install a large fence and any landscaping would be done with native species. Residents were generally in favour of the application. It was **agreed** to comment in favour of the application with the condition that there is space to park more than two cars and that TPOs are considered on the two large trees in the front garden. **Action 8: Clerk to comment in favour.**

The meeting adjourned for a short public session. There has been a rise in the number of burglaries and attempted break ins in the village and surrounding area and police presence is very limited. The

PC was advised to publicise the email and number of the PCSO which has been done. More feedback for residents, particularly those involved in crimes, was requested. It was **agreed** to write to PCSO Adlington expressing these concerns. **Action 9: Clerk to write to PCSO Adlington.**

116. Finance

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

Account	Balance as of 30/11/16
Current Account	1966.45
Reserve Account	15750.62
Total	17717.07

- b. As the council tax base figures had not yet been received it was **agreed** to circulate the suggested budget for comment via email. **Action 10: Clerk to circulate.** Last year the precept request had been accepted after approval at the February meeting.
- c. Payments were **agreed** as follows:

Cheque	Payment	Amount
BACS	Clerk – wages and office rental	435.46
1397	Savills – playing field rental	112.50

117. Reports from parish councillors

Cllr Carr had completed the fire hydrant inspection. There were three issues: a hydrant is sticking up in Forge Lane, there is no longer a sign in The Street and the signage in Fir Tree Grove is wobbly. Issues have been reported to Kent Fire and Rescue Service.

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

There were no cllrs present.

119. Correspondence

All correspondence was noted.

- a. Cllr Paul Carter has pledged £350 towards vegetation management.
- b. Cllrs were in favour of being able to claim a Dependent Carers' Allowance. It was **agreed** that the clerk would respond to the survey. **Action 11: Clerk to respond.**
- c. The new website is now available. Support may not be ongoing so it would be good to get it up to date as soon as possible. Cllr Ferne offered to look at the new system. **Action 12: Clerk to forward details to Cllr Ferne.**
- d. Emails from a resident had been passed on to cllrs.

120. Close of meeting

The meeting closed at 7.52pm.

Please note that there is no meeting in January.

The next meeting will be held on Wednesday 1st February 2016 at 6.30pm.

Signed.....

Date.....