

MINUTES of the Badgers Mount Parish Council Meeting held on **Thursday 16<sup>th</sup> Apr 2026** in Badgers Mount Memorial Hall at **7.00 pm.**

Attended by : Cllr Grint, Cllr Plumb, Cllr McCartney, Clerk + 3 residents

**Meeting started: 19:05**

## MINUTES

1. *APOLOGIES FOR ABSENCE*: Apologies were received and accepted from Cllr Dunlop and Cllr Lake.
2. *APPROVAL OF MINUTES*: Members resolved to approve the minutes of the Parish Council meeting held on 5 March 2026 as a true and accurate record.
3. *DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS*: Cllr Plumb declared a personal interest in Agenda Item 10.1 (Planning Application 26/00546/OUT) as the site adjoins his neighbour's property. He took no part in the discussion or decision on this item.
4. *PUBLIC SESSION*: During the Public Session, two residents from Old London Road attended to raise concerns regarding construction works being undertaken at a neighbouring property. They explained that the structure currently being built appears to exceed permitted development height limits by approximately 0.3 metres, and includes a wraparound veranda and potential habitable rooms such as a bathroom and kitchen. The residents stated that the height and positioning of the structure result in direct overlooking into their home, causing a significant loss of privacy and affecting their enjoyment of their property. They reported the matter to Planning Enforcement, who have visited the site and requested that the owner submit a planning application; however, the owner has not provided access to officers. The residents expressed the view that the unauthorised construction should be removed and the land restored to its original level. They also noted that several other neighbours are similarly affected and have raised concerns. The Council acknowledged the issues raised and noted that the matter remains with the enforcement team.
5. *DISTRICT AND COUNTY COUNCILLORS REPORT*: The District Councillor informed the Parish Council announced that Cllr Tony Marshall had been elected in the recent election. He also informed that there were current pressures within the Planning Enforcement Team, which is operating with reduced capacity due to the manager being on maternity leave. He advised that the District Council Annual Meeting will take place on 14 May 2026 clashing with the Annual Parish meeting. Elections under the Local Government Act are scheduled for May 2027. He further reported that year-end financial processes are underway. The District Councillor also highlighted significant resident concern across the district regarding asset transfers arising from Local Government Reorganisation, particularly in relation to the Stag and Hollybush Recreation Ground, which will now be transferred to the new unitary authority.
6. *FINANCE AND STAFFING*
  - 6.1. Approve Accounts for Payments: Approved
  - 6.2. Bank Reconciliation: Noted. All accounts reconciled and matched.
  - 6.3. Internal Audit 2025-26 & AGAR: The Council noted that Lionel Robbins, Independent Internal Auditor, will conduct the audit on 18 May 2026. The Parish Council will complete the Annual Governance and Accountability Return (AGAR) for 2025/26.
  - 6.4. Grant Request: Knockholt Christmas Fund. The Council considered the application and resolved to award a grant of £150.
7. *CHAIRMAN'S REPORT*
  - 7.1. Planning enforcement issue at 30 OLR: This matter was discussed under the Public Session (Item 4).

8. *CLERKS REPORTS*

- 8.1. Saturday Bulky Waste Freighter Service Trial : The Council agreed to proceed with the trial. A date of 2 May 2026 was proposed; however, as this falls on a Bank Holiday weekend, Members will consider scheduling the trial for the following Saturday.
- 8.2. Parish Priorities Statement – Pros & cons: Discussion deferred to the next meeting.
- 8.3. Annual Parish Meeting-May 2026: The meeting will take place on 14 May 2026, jointly with BMRA and the Hall Committee. The BMRA Secretary briefed Members on their proposed agenda.

9. *AMENITIES/PROJECTS/SAFETY*

- 9.1. Continue discussion on “No Parking” signs requests from various locations in the village along with other road safety issues: The Council will seek wider resident feedback at the Annual Parish Meeting before progressing further.
- 9.2. Continue discussions on Postcode & Address anomalies within certain parts of the village: The Clerk has discussed the issue with the SDC Street Naming Team, who are willing to progress the matter. The document prepared by Cllr Plumb will be shared with SDC as the basis for formal discussions.

10. *PLANNING:*

- 10.1. 26/00546/OUT-Perran Charles Road Badgers Mount Kent TN14 7BB. Outline application for demolition of two existing buildings, creation of a development plot and the erection of two detached dwelling with all matters reserved. Deadline: 18th Apr 2026. The Parish Council opposes this application. Clerk to prepare and submit a formal objection.
- 10.2. 25/03468/REM-DSTL Fort Halstead Crow Drive Halstead Kent TN14 7BU. Development: Reserved matters application (details relating to appearance, landscaping, layout and scale) pursuant to condition 5 of hybrid planning permission 19/05000/HYB for 93 residential dwellings, car parking, cycle parking and associated infrastructure including landscaping. The hybrid application was subject to Environmental Impact Assessment and an Environmental Statement has been approved. Deadline: 19th Apr 2026. No further comments. The Council requests that SDC ensure the views of the business most affected within the Parish are fully considered.
- 10.3. 25/03318/FUL - Oak Tree Farm London Road Badgers Mount Halstead Kent TN14 7AB. Development: Use of dwelling for office purposes. Extension of existing car park to provide 2 disabled, parking bays, planting and cycle stands. Deadline: 24<sup>th</sup> Apr 2026. No change to the Parish Council’s previously submitted position.
- 10.4. Broke Hill : The Council’s response to the amended application has been submitted.

**Meeting ended: 21:15**