

MINUTES of the Badgers Mount Parish Council Meeting held on **Thursday 6th February 2025** in Badgers Mount Memorial Hall at **7.00 pm**.

Attended by: *Cllr Grint, Cllr Plumb, Cllr Dunlop, Cllr McCartney, Cllr Lake, Clerk*

Meeting started: 19:10

1. APOLOGIES FOR ABSENCE: To receive and accept apologies for absence. None
2. APPROVAL OF MINUTES: Resolve to approve the minutes of the of the Parish Council Meeting held **Thursday 16th January 2025**. Approved
3. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS: To receive any disclosure by members of personal interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the Code of Conduct. None received
4. PUBLIC SESSION: Including items emailed to the Clerk in advance of the meeting (up to 15 minutes)
5. DISTRICT AND COUNTY COUNCILLORS REPORT: **Devolution Update:** The Government announced on 5 February that Kent and Medway have not been selected to be part of the Devolution Priority Programme. This decision was unexpected, and further details are awaited. As a result, plans to establish a new strategic Mayoral authority for Kent have been put on hold. SDC & KCC will provide updates as more information becomes available regarding the implications for local government reorganisation. **Upcoming Elections and Meeting Date Change:** Kent County Council elections will take place on 1 May this year. Consequently, the BMPC Annual Parish Council Meeting will now be held on Thursday, 15 May. **New Code of Conduct for Councillors:** The Standards Committee has recommended the adoption of a new Code of Conduct for Councillors. The Monitoring Officer will communicate the changes to all members in due course.
6. FINANCE AND STAFFING
 - 6.1. Approve Accounts for Payments: Payments approved
 - 6.2. Bank Reconciliation : Bank statements & accounts reconciled
7. CHAIRMAN'S REPORT: Nothing new to report
8. CLERKS REPORTS
 - 8.1. Devolution & Local Govt reorganisation update: As mentioned in the District Councillors Report.
 - 8.2. Changes in the Bins in the village: The 5x Dog Bins replacement i.e. the Clean City Eco Bins have arrived at Dunbrik. The SDC Team have been preparing the base for installing the new bins & they should be installed (weather permitting) within the week.
 - 8.3. Update on the tree works on Badgers Road/Highland Road Junction: The Contractor for the tree works on the junction has been chosen and date for the works have been set for 11th Feb 2025. Letters to residents explaining about the works have already been distributed to all houses in the Mount.
 - 8.4. New Planters & Village Planters maintenance contract : The order for new planters along with a Bench has been placed and are due to be shipped late February. The Parish Council has also entered into an agreement with CJS plants (the company that maintains Planters for the Parish of Dunton Green & Riverhead as well as Sevenoaks Town Council) as the number of planters has grown & the volunteers are finding it challenging to take care of the planters. CJS Plants will now take care of the planting, watering & refreshing of plants according to the seasons.
 - 8.5. BM Annual Charity Bake Sale: The Community Charity Bake Sale date has been set for Sunday, April 27, 2025. List of charitable organizations to be confirmed in conjunction with the BMRA
9. AMENITIES/PROJECTS
 - 9.1. Brown field next to Polhill Garden centre. A proposal was discussed regarding the potential for a solar farm on land adjacent to Polhill Garden Centre. The land is unsuitable for agriculture and may contain impurities due to historic waste disposal. Various ideas were considered for setting up a solar plant; however, as the land does not belong to the Parish Council, any initiative must come from the landowner.

- 9.2. Preparing a proposal for the Conway land : Following a recent meeting with a representative of FM Conway, the Parish Council was informed that VINCI Construction has fully acquired FM Conway. While the Parish Council is not yet clear on the new company's plans for the Chelsfield Depot, which resides within the Parish, it was agreed that this might present an opportunity to engage in discussions with management. The aim would be to explore the possibility of working together on the usage of the non-ancient part of Jenkins Woods for community benefit. To that end, it was decided that a formal proposal would be prepared for FM Conway.
- 9.3. Update on land opposite Parish Fields – The Chairman met with the Butler brothers at their request to discuss potential development plans for their land. They are considering the possibility of constructing 4-5 houses on the field, with a focus on affordable housing. As per planning policy, this would require an exception to the Development Plan since it is not currently included in the plan. A detailed proposal would be necessary for further consideration.

10. PLANNING

- 10.1. 24/03469/HOUSE: 18 Old London Road Badgers Mount Kent TN14 7AE. New rear extension, raise roof of existing extension and add parapet. Associated alterations to landscaping. Demolish and replace front porch. Proposed 1st floor level extension over existing footprint with new pitched roof. Removal of chimney. Alteration to fenestration. (Deadline: 18th Feb 2025) . No objection. Minimal change to the frontage
- 10.2. 24/03470/DETAIL: DSTL Fort Halstead Crow Drive Halstead Kent TN14 7BU. Details pursuant to condition 30 (construction traffic management plan) of 19/05000/HYB (Deadline: 19th Feb 2025). BMPC reviewed the application and raised the following concerns: The number of construction trucks should be reduced to minimize disruption to residents. Construction traffic should be restricted during peak hours to ease congestion. Pedestrian crossing should be installed on the A224 Orpington Bypass to ensure safety, particularly for children using school buses. Flooding issues due to blocked drains along the affected roads must be addressed. Consideration must be given to the cumulative impact of both development plans i.e. Chevening House & Fort Halstead in the area, as they will adversely affect Badgers Mount due to a substantial rise in vehicular traffic. BMPC will submit these concerns as part of its formal response to the planning application.

Meeting ended: 21:30