

MINUTES of the Badgers Mount Parish Council held on **Thursday 3<sup>rd</sup> July 2025** in Badgers Mount Memorial Hall at **7.00 pm**.

**In attendance:** Cllr Grint, Cllr Plumb, Cllr McCartney. None from the public

**Minutes taken by:** Cllr McCartney (in the absence of the Clerk)

**Meeting commenced: 07:00 pm**

1. **APOLOGIES FOR ABSENCE:** Apologies were received and accepted from Cllr Lake, Cllr Dunlop and the Parish Clerk, Sejuti Roy
2. **APPROVAL OF MINUTES:** The minutes of the Parish Council meeting held on 3rd June 2025 were approved and signed as a true record.
3. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS:** None to declare.
4. **PUBLIC SESSION:**
5. **DISTRICT AND COUNTY COUNCILLORS REPORT:**
  - 5.1. Debrief on Planning application 24/03279/FUL – Indoor Padel Courts at Polhill Garden Centre: Application considered at the Development Management Committee on 19th June 2025. Officer recommendation was refusal due to development being within a National Landscape. The Committee, however, voted by an overwhelming majority to approve. As development in a National Landscape requires approval by the Secretary of State, SDC is preparing its report for submission. Outcome expected before the next PC meeting.
  - 5.2. Cllr Grint (DC) confirmed his reappointment as Chair of the Finance Committee. Local Government reorganisation discussions continue. KCC's request for a 6-month delay was rejected by the Minister.
  - 5.3. No County Councillor present. Clerk to ensure the schedule of BMPC meetings is shared with the County Councillor, who has expressed an interest in attending.
6. **FINANCE AND STAFFING**
  - 6.1. Approve Accounts for Payments: Payments as prepared by the Clerk were approved. It was noted that the spreadsheet contained an error: the total payable is **£1,525.74** (not £760.73). Clerk to amend.
  - 6.2. Bank Reconciliation: Deferred to next meeting
  - 6.3. Finalise renewal of Insurance for BMPC: It was unanimously agreed to renew with Hiscox, the existing insurer.
7. **CHAIRMAN'S REPORT:** The Chairman updated on the Community Infrastructure Levy (CIL). The CIL Board approved 9 bids this year. Parish Councillors to review 2 potential applications relevant to Badgers Mount for consideration at a future meeting. Although the next CIL Board meeting will not be until 2026, applications require lengthy preparation and only 6 weeks' notice is given, it would be prudent for work to begin early.
8. **CLERKS REPORTS**
  - 8.1. Debrief on HIP Review meeting with KCC: Online meeting held with KCC representative, who was broadly supportive. A further speed/volume survey to be arranged for September. Kent Highways have noted the Parish Council's request for:
    - Speed limit reduction on Orpington Bypass (OBP)
    - Potential pedestrian crossing
    - Surface noise reduction (however, this is under the purview of Highways maintenance rather than HIP)
  - 8.2. Set start date for collection of email IDs from residents for more effective communication & distribution of Herb Pods to residents: No agreement reached. Cllr Grint to discuss with Cllr Lake and the Clerk regarding collection of resident email addresses and herb pod distribution.
  - 8.3. Re-open discussion on resident concerns regarding parking-related safety issues along Badgers Road, particularly between the junction with Milton Avenue and the A224: Safety concerns and access for

emergency vehicles noted. Highway Code guidance on parking near junctions highlighted. Discussion to be continued at next meeting with a view to preparing a newsletter article. Nesbitt Care Home to be advised once a position is reached with reference to their employees parking

- 8.4. Unadopted vs Private Roads: Clerk has prepared an explanatory document. Councillors agreed the importance of ensuring signage at Highland Road/Badgers Road reflects correct status. Cllr Plumb to approach sign maker about a sticker stating "Unadopted Road" (to replace "Private Road"). For further discussion at next meeting and eventual newsletter inclusion
- 8.5. Discuss appropriate steps to ensure compliance with regulations at Bluebell Cemetery: SDC Tree Officer visited following reports of tree works. SDC Enforcement investigating further unauthorised activity. As the site lies within Halstead parish, BMPC will continue to share relevant information with Halstead PC. BMPC will also continue to monitor.

## 9. PLANNING

- 9.1. 25/01062/FUL– Retreat House Polhill Kent TN14 7AA– Use of building as a larger HMO for 8 persons  
BMPC's response was submitted to SDC prior to the deadline of 3rd July 2025.

*(Note: Agenda error amended; no meeting on 17th June as previously listed.)*

**Meeting closed: 9:16 pm**