

MINUTES of the Badgers Mount Parish Council meeting held on **Thursday 5<sup>th</sup> September 2024** in Badgers Mount Memorial Hall at **7.00 pm**.

Attendees : David Masters, Cllr Plumb, Cllr Dunlop, Cllr Lake, Cllr Grint + Clerk

### **Metting started:**

1. APOLOGIES FOR ABSENCE: Cllr McCartney apologised; Cllr Grint joined in late after his SDC meeting
2. APPROVAL OF MINUTES: Minutes of the of the Parish Council Meeting held on 18<sup>th</sup> July, 2024 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.
4. PUBLIC SESSION: Including items emailed to the Clerk in advance of the meeting (up to 15 minutes). Residents have raised concerns about irresponsible parking, particularly on the verges along Highland Road, Badgers Road, and Milton Avenue. It was suggested that a reminder be included in the next community newsletter, asking residents to park responsibly and be considerate of others. Additionally, there were comments about the overgrown foliage on the verges, especially the laurels on Highland and Badgers Roads. It was noted that the land does not belong to any specific individual, but some areas have been taken over. There is also a need for signage to prevent speeding delivery vans & lorries from causing damage on Badgers Road. It was suggested that Conway be approached regarding this issue. A proposal was made to hire a contractor to carry out maintenance work on the verges to address these concerns.
5. DISTRICT AND COUNTY COUNCILLORS REPORT: None
6. FINANCE AND STAFFING
  - 6.1. Approve Accounts for Payments – None
  - 6.2. Close of Audited AGAR 2023-24. AGAR & Audit have been completed
  - 6.3. Review Grant Application – Awaiting response/advise on this from Internal Auditor
  - 6.4. Discuss options for spending of CIL Funds : Deferred to next meeting when the entire team is present
7. CHAIRMAN'S REPORT : None
8. CLERKS REPORTS
  - 8.1. Grant from UK Shared Prosperity Funding: Order to be formalised. SDC to be informed and asked if clearing would be done by SDC. Exact dimensions of the litter bins to be obtained from the supplier.
  - 8.2. Planning Briefing: Implications under the new Government discussed especially changes to the proposed NPPF. How would tis impact the SDC Local Plan especially the aggressive housing targets set?
  - 8.3. Response to NPPF Consultation: The consensus was that we didn't have the required expertise on some of the technicalities to comment on the NPPF
  - 8.4. Concerns in response to Polhill Padel Club Planning application: This was in response to the chatter on WhatsApp Groups & social media regarding the process of consultation with residents on planning applications. It was reiterated that the submission of responses was part of the consultation process itself. All residents are encouraged to respond on planning applications directly to SDC on the Planning Portal
  - 8.5. Badgers Mount Survey – Recon for responses to be done and then 5 in-person interviews can be done to increase the response rate
  - 8.6. Revival of the Neighbourhood Plan – Discussion for the next Planning/Amenities/NP meeting would be more fruitful post the announcement of the new NPPF policies
  - 8.7. St Margarets Churchyard – Update provided to the Council regarding the decision to go ahead with the expansion plans. The Council is not very clear on what the requirement from the Church is at this point in time.
9. AMENITIES/PROJECTS
  - 9.1. Safety concerns by residents on unadopted roads : This was as discussed in the Public session in the beginning of the meeting and has been minuted under point 4.

9.2. Kent Highways HIP 2024/25: Date to be set for an online meeting with the HIP Team to understand the constraints of KH and the priorities to be listed in the HIP

10. PLANNING

10.1. 24/01874/FUL: Polhill Business Centre Polhill Kent TN14 7AA Change of use from warehouse B8 to gym Class E. – No objection from the Parish Council as long as a viable Parking management plan is in place.

10.2. 24/02097/HOUSE: Wits End 1 Sandersons Avenue Sevenoaks Kent TN14 7AL - Extend roof ridge line to create gable end at rear with Juliet balcony, and convert loft space to habitable rooms. New dormer extensions, and additional dormer. Demolish chimneys. Demolish conservatory and part of garage, replace with new single storey flat roofed side extension with rooflights. New porch to front. Changes to fenestration. Changes to rear raised patio and steps. No objection by the Council

**Meeting finished : 21:45**