

MINUTES of the Badgers Mount Parish Council meeting held on **Thursday 18th January 2024** in Badgers Mount Memorial Hall at

Attendees: Cllr Grint, Cllr Plumb, Cllr Dunlop, Cllr McCartney, Cllr Lake, Clerk

Meeting Started: 19:50

1. APOLOGIES FOR ABSENCE: Zena Belton
2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS: No declaration made.
3. NEIGHBOURHOOD PLAN COMMITTEE
 - 3.1. Briefing & Review of the outline of draft plan: Cllr Dunlop presented a brief overview of the progress made on the Neighbourhood Plan before it had to be put on hold and a proposed NP outline Plan
 - 3.2. Review Financials on the Neighbourhood Plan: The Council reviewed the financials of the Neighbourhood Plan bank account. It was decided that there were enough reserves in the account to primarily fund the Neighbourhood Plan should the Council decide to go forward with it in the near future.
 - 3.3. Decision on meeting with Planning Consultants: The Council decided that it would be most prudent and cost effective to remain with the consultants (O'Neil Homer), when the time is right to pick up on the Neighbourhood Plan.
 - 3.4. Agree on elements that need ratification of Parishioners & how to communicate/collate the data: The council acknowledged that several years had passed since the initial sharing of ideas and plans for the Neighbourhood Plan with the Parishioners. It was emphasized that during this time, circumstances may have evolved, necessitating a review of priorities. There was consensus among council members regarding the possibility of demographic changes within the village over the intervening years. This underscored the importance of ensuring alignment between the Neighbourhood Plan and the current needs and preferences of residents. It was unanimously agreed that a community engagement plan should be developed, aimed at soliciting input from members of the Parish. This initiative would serve to ascertain the evolving priorities of residents and inform subsequent revisions to the Neighbourhood Plan.
 - 3.5. Agree on an outline plan of work to produce the Final Plan: The council acknowledged the need for a comprehensive review of the objectives outlined in the Neighbourhood Plan. Given the developments that had occurred since the last work on the plan, particularly the utilization of available development areas by private enterprises, it was deemed imperative to reassess and potentially redefine the objectives to align with the current circumstances. Council members noted that the exhaustion of available development areas had significantly reduced the scope for further development within the village. This necessitated a careful examination of the objectives to ascertain their relevance and feasibility in the present context. It was unanimously agreed that the objectives of the Neighbourhood Plan must be closely scrutinized and re-established if required to facilitate the progression of the plan. This process would involve revisiting the fundamental principles underlying the plan and ensuring that they accurately reflect the evolving needs and dynamics of the community.
 - 3.6. Review recruitment of community members to the Neighbourhood Plan Steering Committee: It was decided that Cllr Grint would visit the next BMRA meeting to request the members to volunteer to join the Neighbourhood Plan Steering Committee

4. PLANNING

- 4.1. 23/03057/FUL: Station Court Sevenoaks Road Kent TN14 7HR: Extension to existing Gypsy/Traveller site through the creation of 13 additional pitches comprising the siting of 1 mobile home per pitch. Deadline: 26th Jan 2024. The Council have decided to respond to this Planning Application with a strong objection. The proposed density appears to be excessive, raising concerns about the strain it could place on existing infrastructure and resources. While amenities are mentioned, there is uncertainty about whether they will adequately cater to the needs of the additional population. There is a possibility of a lack of facilities within regulation standards. There are reservations regarding the capacity of essential services such as electricity, water, and sewerage to accommodate the proposed development. There is apprehension about the potential influx of transient residents, which could impact the stability and character of the community. The anticipated increase in the number of vehicles generated by the development raises concerns about congestion and safety, particularly on London Road. In light of these concerns, the Council aligns with the objections raised by Halstead Parish Council. It is believed to be essential to thoroughly address these issues before proceeding with the application.

Meeting Ended: 21:45