

Minutes of the Badgers Mount Parish Council meeting held on **Thursday 16th July 2026** in Badgers Mount Memorial Hall

Attended by: Cllr Grint, Cllr Plumb, Cllr Dunlop, Cllr McCartney, Cllr Lake, Cllr Blundell KPC, Cllr Carol KPC, 2 x residents

Meeting commenced: 19:07 hours

MINUTES

1. **APOLOGIES FOR ABSENCE:** Apologies were received and accepted from the Clerk, Ms Sejuti Roy.
2. **APPROVAL OF MINUTES:** Minutes of the of the Parish Council Meeting held on 4th of June 2026 approved.
3. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS:** No declarations
4. **PUBLIC SESSION:**

- 4.1. Cllr Dave Blundell (Chair, Knockholt PC) and Cllr Carol (Vice-Chair, Knockholt PC) attended to strengthen relationships between neighbouring parish councils. They expressed interest in collaborative working on shared issues affecting both communities.

Mr Arthur Evans addressed the Council regarding the application for tree works at the Conway site. He requested that any trees removed be replaced with saplings to maintain sound-deadening and environmental benefit. **Action:** The Chair requested that the Clerk contact Conway to ask whether replacement planting is planned, and if not, to request that this be considered. Mr Evans also reported that the Waste Site – Junction of OLR and Shoreham Lane the gates to which were open. The site is extensive, though no burning was observed at present.

5. **DISTRICT AND COUNTY COUNCILLORS REPORT:**

- 5.1. Broke Hill update: The decision on the current Broke Hill application (consultation closing tomorrow) is expected promptly.
- 5.2. Local Government Reorganisation – West Kent Unitary Authority. Government boundary changes confirm that Badgers Mount will fall within the new West Kent Unitary Authority, covering Sevenoaks, Tunbridge Wells and Maidstone, effective 1 April 2028. It is anticipated that significantly more planning decisions will be made by planning officers rather than elected councillors. Current referrals to Development Control Committee (approx. 25 per year) may reduce to around 5 under the new authority. Parish council comments are expected to continue to be invited and considered.
- 5.3. Local Government Reorganisation – West Kent Unitary Authority. Government boundary changes confirm that Badgers Mount will fall within the new West Kent Unitary Authority, covering Sevenoaks, Tunbridge Wells and Maidstone, effective 1 April 2028. It is anticipated that significantly more planning decisions will be made by planning officers rather than elected councillors. Current referrals to Development Control Committee (approx. 25 per year) may reduce to around 5 under the new authority. Parish council comments are expected to continue to be invited and considered.
- 5.4. Confirmation has been received that the 40mph speed limit on OBP has been approved. Works will commence in due course.

No County Councillor was present.

6. **FINANCE AND STAFFING**

- 6.1. Payments as presented were approved.
- 6.2. Bank reconciliation June 2026- To be submitted by the Clerk at the next meeting.

7. **CHAIRMAN'S REPORT:** No additional items to report

8. **CLERKS REPORTS**

- 8.1. Review & adopt statement of Internal Control: The draft document was considered logical and appropriate. To be discussed, finalised and adopted at the meeting on 3 September 2026.

- 8.2. Review & adopt IT Policy: Clarification sought on whether the policy applies to councillors using personal devices. Council discussed including a requirement for councillors to maintain antivirus protection, password-secured devices, and secure routers. **Action:** Policy to be reviewed at the next meeting following clarification and any necessary amendments & subsequently adopted
- 8.3. Community newsletter: Council queried whether BMRA had submitted content. Clerk to contact BMRA to request submission. Newsletter to be finalised once all items are received, likely at the next meeting.
- 8.4. Discuss request from residents & BMRA for upkeep of the verges/trees on Highland Road & Badgers Road on an annual basis - Residents and BMRA requested annual maintenance of verges and trees. BMRA reported being asked to contribute to works required on an oak tree in Highland Road. Council noted previous reimbursement of similar works. BMRA to obtain quotes, complete grant application paperwork, and submit for consideration at the next meeting. Knockholt PC provided information on their woodland ownership model. Council to explore discussions with Knockholt Tree Preservation Trust.
- 8.5. Discuss overgrown shrubs & trees on OLR & OBP (not under the responsibility of KCC) encroaching upon the pavement - Council to consider writing to affected property owners requesting that encroaching vegetation be cut back. Cllr Lake to provide property details. Mr Evans to submit photographs to the Clerk. A general reminder to residents regarding boundary hedges will be included in the newsletter. Clerk to contact KCC regarding overgrown bushes near the planter on OLR, which are causing pedestrians to step into the road.
- 8.6. Update on the Planning enforcement cases on OLR & Bluebell cemetery- 30 OLR: Car port refused; structure has now been removed. Bluebell Cemetery: New accessway refused; owners required to remove unauthorised works. Halstead PC has also requested removal of illegal mobile homes at the rear of the cemetery. Council will liaise with Halstead PC to ensure continued enforcement.

9. AMENITIES/PROJECTS/SAFETY

- 9.1. Increasing levels of complains of inappropriate Parking around the village including Woodland's view: Council noted increasing complaints regarding inappropriate parking. Parish Council has no authority to install "No Parking" signs at Woodlands View; residents may consider installing their own signage. Reminder on considerate parking to be included in the newsletter. Council will only act upon direct contact from affected residents, not hearsay.
- 9.2. Agree on wordings for the cards for sensible parking : During the Annual Parish Meeting, several residents suggested that the Parish Council provide parking reminder cards for use within the village. A set of wording options was subsequently prepared and presented to the Council for consideration. The Council voted by majority to adopt **Option 4**: *"PARKING NOTICE – This vehicle is blocking the road and may prevent emergency access. Please park more considerately."* These wordings are to be printed on cards and distributed to residents. The Council further agreed that including telephone numbers on the cards would present personal safety risks and should therefore not be included.

10. PLANNING:

- 10.1. Adjoining Parish amended consultation - 25/02129/OUT- Former Broke Hill Golf Club Sevenoaks Road Halstead Kent TN14 7HR. Development: Outline application (with all matters reserved except for access) for up to 660 dwellings (Use Class C3), a retirement village of up to 150 units (Use Class C2) and care home (Use Class C2) together with a primary school, local centre, café, mixed use area, and country park with associated car parking and landscaping. Deadline: 17th July 2026. Noted.
- 10.2. Perran – Planning Permission Approved. Council noted approval of the application. Council requires sight of the Construction Management Plan to ensure:
 - Access arrangements reflect the single-track nature of Highland Road.
 - Consideration is given to residents living beyond the site.
 - Emergency vehicle access is safeguarded.
 - No parking is available at the top of Highland Road.

Meeting ended: 2040 hours